

**5/70 Marina Boulevard, Ocean Reef, WA 6027**

THE AGENCY

**Villa For Sale**

Monday, 27 May 2024

5/70 Marina Boulevard, Ocean Reef, WA 6027

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 78 m2**

**Type: Villa**



Gaylene Bicheno  
0419929616

## FROM \$399,000

Situated on the ground floor, overlooking the bowling green and swimming pool, this one bedroom one bathroom over 55's villa is nestled within the wonderful Ocean Reef Country Club, offering the ultimate low-maintenance active, coastal lifestyle with a lovely overall community feel. This is not a lease for life and there are no exit fees, the only requirement is that one person residing in the property is over 55. This villa is light, bright & welcoming. The open plan kitchen, dining & living room are airconditioned with sliding doors to a little courtyard area perfect for morning coffee and for accessing all the complex facilities. Prime coastal location next to the medical centre, parks & transport, only 2.2kms to the Ocean Reef Boat Harbour, what a wonderful lifestyle on offer here! Look at these wonderful features: Single garage Shoppers entry Ample visitors parking Spacious kitchen with gas cooking & lovely outlook Separate laundry Master bedroom with built in robes & ceiling fan Full bathroom with bath & shower Country Club facilities: Heated swimming pool Bowling green Library Clubhouse with kitchen Dining room NOTE: Strata property. Strata fees \$636.10 per quarter Buy now & move in or rent out until you are ready. For further information on this property and to secure your place in this fantastic suburb, call Gaylene 0419 929 616. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.