

58/639 Ballarat Road, Albion, Vic 3020



Retirement Living For Sale

Tuesday, 7 May 2024

58/639 Ballarat Road, Albion, Vic 3020

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



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0391017867

\$270,000

Embrace a lifestyle of comfort and convenience in this pet-friendly home. As you enter you are met with split-system air-conditioning and a cosy original gas heater, ensuring comfort throughout the seasons. Boasting an open-plan layout and high ceilings, this charming two-bedroom offers carpet underfoot as you explore, with hybrid flooring to the kitchen and bathroom areas. Entertain with ease in the kitchen with stone benchtops, a convenient breakfast bar, plus electric oven, cooktop, and dishwasher. Enjoy easy access to the outdoor alfresco area through wide steps leading to the back door, ideal for indoor-outdoor living. Relax and unwind in the two bedrooms, each with built-in robes and main with ceiling fan for added comfort. The bright, tiled bathroom offers practicality with a separate toilet accessible via the internal laundry, which comes complete with linen storage and a laundry tub. Outside, enjoy the privacy of the high back fence surrounding the alfresco area and pet proof yard. A single remote access garage ensures security and ease, while a garden shed, and water tank add functionality to the outdoor space. Home features • Two bedrooms with built-in robe, main with ceiling fan • Split system air-conditioning, original gas heater • Venetian blinds throughout • Kitchen with stone benchtops • Electric oven and cooktop, dishwasher • Modern bathroom with separate toilet • Internal laundry, external clothesline • Outdoor entertainment area • High back fence – very private • Internal laundry • Single remote access carport • Pet Friendly, fully fenced yard • Garden shed • Water tank Live among nature at Ingenia Federation Sunshine, where neighbouring parkland – including a walking trail and dog park – provides a scenic backdrop to daily life. Those who enjoy the outdoors will be in their element in this welcoming community. Proudly owned and operated by leading Ingenia Communities, Ingenia Federation offers a relaxed and connected lifestyle among like-minded people. You can live life on your own terms, whether that means getting involved in village life and the local community, making time for family and friends, or enjoying the privacy and comfort of your low-maintenance home. For many of our residents, downsizing to a lifestyle community frees up more time to enjoy all the above and more. Living among people at a similar stage of life means opportunities for friendship and connection are always close at hand, and there's a vibrant social calendar of events, activities and interest groups to bring the community together. This property falls under the Residential Tenancy Act 1997, when purchasing you sign into a 90-year land lease. This advertisement is for the dwelling only which is in a Lifestyle Village.