

6/48 Fairfax Road, Warners Bay, NSW 2282

Villa For Sale

Monday, 22 January 2024

6/48 Fairfax Road, Warners Bay, NSW 2282

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 155 m2

Type: Villa



Matt Hutchinson
0249260635



Alex Brooks
0249260600

Guide \$650,000 to \$700,000

Tucked away within the quiet elegance of Park Lane Villas, an over 55's meticulously maintained complex surrounded by lush, well-established gardens, sits this inviting 2-bedroom, 2-bathroom unit promising a lifestyle of ease and comfort. Radiating a bright and open ambience, this delightful residence not only offers easy upkeep, but also features generous living spaces, ample storage, and a selection of serene spots for relaxation and entertainment. These include a sweet front patio, a spacious, air-conditioned lounge and dining with a pleasant leafy outlook, and an enclosed north-facing sunroom – your year-round retreat for soaking up the sunshine with a cuppa and a good book. An adjoining tiled courtyard, encircled by privacy fencing and adorned with lush foliage, provides seclusion and tranquility, making it the perfect setting for entertaining. Guests can mingle freely, choosing from the various places to gather, while you whip up a feast in the immaculate kitchen with its generous bench space and pantry. The storage abundance continues in the bedrooms - the master bedroom boasts not only a walk-thru robe, but an additional built-in robe, and the second bedroom is equipped with a walk-in robe. These thoughtfully designed rooms are complemented by an ensuite to the master, and a bright main bathroom with shower. Vehicles are amply catered for too, with both a carport and a garage on title. A separate laundry, a shed, and a drying area in the courtyard add to the convenience of this abode. This lovely home is perfectly situated close to all the leisure activities of the lake - whether it be bike-riding, paddleboarding, or taking leisurely lakeside strolls. Warners Bay village is also close by and offers a wide range of eateries, shops, schools, parks, and specialty stores. Come and inspect today – your monopoly on easy living awaits at Park Lane!

Features include:- Light-filled residence in well-maintained grounds with lush landscaping.- Free flowing open-plan layout, with spacious lounge and dining, with air-conditioning.- Separate fully enclosed sunroom – ideal for year-round entertaining and relaxation.- Immaculate kitchen with large pantry, double sinks, and plenty of storage.- Two spacious bedrooms, master boasting both a walk-thru robe and a built-in robe; and second bedroom with walk-in robe.- Two bathrooms, comprising ensuite to master, and second bathroom adjacent to the guest room.- Private tiled courtyard surrounded by lush foliage and incorporating a shed and drying area.- Ample car storage with a carport and a separate garage on title.- In a great location within range of all the leisure activities the lake has to offer, as well as supermarkets, specialty stores, restaurants, and cafes.

Outgoings: Council Rates: \$1,231.50 approx. per annum
Strata Rates: \$1032.75 approx. per quarter

Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.