

87/314 Buff Point Avenue, Buff Point, NSW 2262



Retirement Living For Sale

Thursday, 30 May 2024

87/314 Buff Point Avenue, Buff Point, NSW 2262

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Retirement Living



Diana Systemans
0497712837

\$370,000 - \$405,000 Guide

Perfect for Downsizing: Spacious 2-bedroom manufactured home in the well maintained over 50's Community at Lakeland Park Lifestyle Community situated on 12.5 acres on the shores of beautiful Budgewoi Lake at Buff Point with its direct access to walking tracks along the lake. BBQ and park area plus a brand-new club house and heated pool. The village offers companionship, security, and a variety of community facilities. The Manufactured Home itself is well-proportioned and has a great lay-out with a very spacious main bedroom with a built-in robe (3 mirror sliding doors) & a fan, while the 2nd bedroom is smaller it also has a mirror built-in robe. There is an open plan Kitchen/ dining & a separate lounge room. The kitchen has a beautiful granite stone bench top, a Chef gas oven/grill & gas cooktop, a pantry lots of drawers with ample cupboards. Flooring is modern vinyl floorboard look. The lounge room is light filled air-conditioned with a fan, bay window with plantation shutters and beautiful carpet. The main bathroom has a vanity, a shower & WC. Separate laundry. There is a spacious carport at the back of the house which leads into the home from the side door with a ramp. It also has a small but lovely outdoor backyard for a small dog and an undercover veranda with power point for a fridge. As well as a shed. This home is conveniently located: Bus Stop directly on the local public transport route, short drive to Coles at Budgewoi Shopping Centre, local Shops, medical services, Aldi at Toukley, Wyong Hospital, National Parks and golden beaches. In addition, Courtesy Buses are available from Halekulani Bowling Club, Budgewoi Soccer Club, Doylson RSL Club; All venues have entertainment, dining facilities, bingo. Enjoy The Many Inclusions • NO STAMP DUTY, NO ENTRY & EXIT FEES • LAND LEASE with Site Fees only • PET FRIENDLY Small Dog allowed once approved. • Rheem instant gas hot water • Split System Reverse Cycle Mitsubishi 5kw Air-conditioner & 3 Fans • Separate Internal laundry, linen press • Plantation Shutters • Carpet to bedrooms / lounge. • Kitchen & dining have vinyl floorboards. • Chef oven/grill & gas cook top • Low maintenance and small backyard • Large carport, ramp & garden shed • Front & back veranda • TV Antenna, NBN • Access to new community heated pool & BBQ facilities • New Community Hall/ Club house, gym, snooker • Gated, Secure Complex, Community Bus • Rent assistance for eligible pensioners. • Close to public transport, Lake, Shops • 1 hour from Sydney and 45 minutes to Newcastle For further information or to make an appointment to view the property- Call Diana Systemans today 0497 712 837