

**142/314 Buff Point Avenue, Buff Point, NSW, 2262**

**Retirement For Sale**

Saturday, 10 August 2024

142/314 Buff Point Avenue, Buff Point, NSW, 2262

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Retirement**



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## Embrace Serene Coastal Living in the Heart of Lakeland Community!

Seize the chance to own this delightful 2-bedroom cottage, ready for you to personalise and call home. Located in the serene Lakeland Community, you'll find a vibrant lifestyle enclave, for over 50's. Nestled next to the picturesque Budgewoi Lake, this community offers a safe environment, rich in amenities, making opportunities to join this community a true rarity.

This cosy cottage is primed and ready for renovation, making it the [perfect canvas for a handyman seeking a rewarding project, ready to bring their vision to life. If handiwork is not your thing, a quote for renovations is conveniently available, to help you revive this loved residence.

On entry to the home you are welcomed into a bright and airy open planned living area, flowing into a good sized kitchen with plenty of benchtop space. Built-in robes can be found in both beds, and ceiling fans throughout and air conditioning ensures year round comfort.

The front deck and enclosed sunroom help make the most of the idyllic coastal lifestyle on offer, and dual street access from the home makes it is easy to explore the beautiful walking track that meanders around the lake's edge.

Located just moments from world-class beaches, major shopping centres, amenities and the M1 Highway, this truly is a rare opportunity waiting for you to discover, reach out and secure your inspection today!

### Features:

- \* Modern open plan kitchen with plenty of cupboard space
- \* 2 bedrooms with built in robes
- \* Bathroom with additional second separate toilet
- \* Ceiling fans throughout
- \* Air conditioning
- \* Gas heating and hot water
- \* Dual garden sheds
- \* Space for herb/vegetable garden
- \* Carport

### Lakeland features include:

- \* BBQ area
- \* Pool
- \* Fully maintained parklands