

# 27/2A Railway Avenue, Werribee, Vic 3030



## Retirement Living For Sale

Tuesday, 25 June 2024

27/2A Railway Avenue, Werribee, Vic 3030

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Retirement Living**



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**\$250,000**

Welcome to this charming one-bedroom established home located opposite Yarra Park. Enjoy picturesque views from the two front windows that overlook the lush community greenspace beyond your front steps. The separate living and dining areas feature air conditioning, while the entire home enjoys ducted heating and is adorned with sheer lace curtains and roller blinds for added elegance and functionality. The main living areas and bedroom have cosy carpeting, while the wet areas boast practical vinyl flooring for easy maintenance. The front patio is perfect for relaxing outdoors, while the original kitchen provides ample storage with a tiled splashback, electric oven, ceramic cooktop and a rangehood. A tranquil single bedroom at the rear of the home includes a built-in wardrobe and ceiling fan. The original bathroom has been updated with a new vanity, and this home is complete with a separate laundry with storage and clothesline to the backyard. Enjoy the open-air in the outdoor paved area where you can take in views of the surrounding established gardens. Additional features a single remote-access carport with storage shed to the rear, and a fully fenced garden space. This home is a perfect blend of classic charm and modern convenience.

Home Features:

- Single bedroom with built-in robe and ceiling fan
- Main living dining areas with air-conditioning
- Ducted heating throughout
- Original bathroom
- Sheer curtains and roller blinds throughout
- Carpet to main living, dining and bedrooms vinyl to wet areas
- Covered front patio with shade blind overlooking garden
- Kitchen with an abundance of storage and tiled splashback
- Electric oven and ceramic cooktop with rangehood
- Outdoor paved open-air alfresco area
- Separate laundry with storage and tub
- Single remote access carport
- Storage shed
- Large garden space, paved pathways and fully fenced yard
- Pet friendly community

Federation Village Werribee presents an exquisite 15 acre peaceful and pristine community. With its tree-lined streets and pockets of green space, Ingenia Federation Village is a charming natural sanctuary, despite its bustling metropolitan location close to public transport, shops and the Werribee River. A large community centre and ample amenity within and beyond the gates make this an ideal community for those who love to be in the heart of it all. Proudly owned and operated by leading Ingenia Communities, Ingenia Federation Werribee 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 residential 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 an Independent Lifestyle Village.