

**3/15 Dunban Rd, Woy Woy, NSW, 2256**



**Townhouse For Sale**

Sunday, 18 August 2024

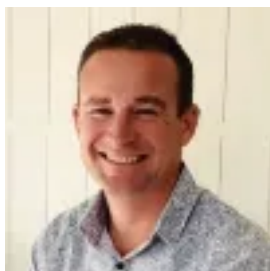
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**Bedrooms: 3**

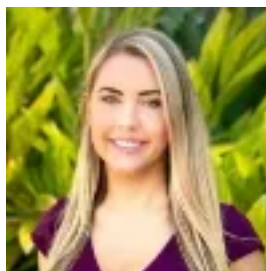
**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Anthony Zdravic  
0243427011



Amy Sherrin  
0243427011

## Near New Single Level Living

"The Glades" is the answer for active 'over 55s' who live independently & seek traditional ownership in a more mature and controlled neighbourly environment.

Exceptionally designed and configured, there is excellent division and privacy throughout the development. Purpose built with energy efficiency and low maintenance at the forefront, means less for you to do, lower energy bills and more time and money for you to spend on the things you deserve.

Anyone for golf or perhaps lawn bowls? The development adjoins Everglades Country Club, featuring 18-hole golf course, lawn bowling and restaurant/club facilities at your door step. Enjoy all the benefits as a Club member without having to fund it with extraordinary fees as expected with most "village" style developments. Simplicity, convenience and efficiency is the hallmark of this exceptional concept. 15-minutes' drive to M1 Motorway (approx. 1-hour drive to Sydney) and moments to Woy Woy Township, railway and the pristine beaches of Broken Bay. Bus stop very close by, providing direct and regular access to Woy Woy, Umina Beach and Ettalong shopping facilities providing every amenity imaginable.

Absolute quality and peace of mind is assured, being developed and built by highly respected Homebrook Pty Ltd, a proud local builder established in 1989 with a proven track record of quality projects throughout the Peninsula. See : [www.homebrook.com.au](http://www.homebrook.com.au)

- \* Large 3 bedroom, two storey town-home
- \* 116.28m<sup>2</sup> internal living space - 79.15m<sup>2</sup> ground floor / 37.13m<sup>2</sup> upper floor
- \* Ideal northerly aspect throughout living area, bathing in natural light
- \* Main bedroom plus generous bathroom downstairs
- \* 2nd Bedroom plus media room/3rd bedroom and 2nd bathroom upstairs
- \* Private driveway access to Dunban Rd
- \* Potential for additional secure, off street parking for caravan/boat
- \* Over-sized S.L.U.G with internal access
- \* Front and rear private courtyards on title
- \* Ducted air-conditioning throughout
- \* Only one common wall being garage

Residents must be over 55 years (or have a disability), meaning the assurance of knowing who your neighbours are. Simple Strata Title ownership applies, meaning simplicity with no oppressive retirement village fees or restrictions on title.

This property demands a private inspection to fully appreciate so call Anthony on 0402 540504 and book your private appointment today.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.