

7/68 Albert Street, Warners Bay, NSW 2282



Villa For Sale

Sunday, 23 June 2024

7/68 Albert Street, Warners Bay, NSW 2282

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Villa



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Guide \$735,000

Victoria Court is a boutique collection of just seven villas, cherished for their unbeatable lakeside lifestyle. Nestled in a quiet street, this prime location offers the best of both worlds: a mere five-minute walk to the local shopping centre and less than ten minutes to the picturesque Lake Macquarie foreshore. For the first time in over 30 years, number 7 is available, boasting an end-of-complex setting that provides peace and privacy. It's one of only two homes with both a carport and a garage on title. Inside, the open plan design is complemented by beautiful ornate ceilings and a bay window. The two bedrooms are served by a full-size bathroom, with the main bedroom opening to a deck and private garden, perfect for alfresco enjoyment. This villa is impeccably maintained and ready for some cosmetic updates to truly shine. New floor coverings and a fresh coat of paint will provide an instant lift, while modernising the kitchen and bathroom will add immediate value. Located just moments from Lake Macquarie's vibrant lifestyle hub, you'll have easy access to delightful coffee spots, fabulous dining experiences, and charming boutique shops. Embrace the low-maintenance lifestyle and the potential for added value in this walk-easy location.

- Brick and tile duplex villa on offer for the first time-
Open plan living with a/c, ornate ceiling, bay window- Tidy original kitchen with electric stove and walk-in pantry- Two bedrooms each with a built-in robe, main opens to deck and garden- Single carport plus single garage with auto door and internal access- Ideal for first homebuyers, downsizers or investors- Directly opposite new childcare centre, 1.2km – Warners Bay Public School, 1km – Warners Bay High- 450m to Coles and local shops, 550m to Warners Bay foreshore reserve

Outgoings: Water: *\$760pa + usage Council: *\$1,431pa Strata: *\$3,780pa* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)