

**2/156 Medcalf St, Warners Bay, NSW 2282**

**Sold - \$650,000**

Villa 2 1 1 2



## VILLA BY THE LAKE

This superbly presented and maintained single level, free standing villa is located literally just steps from the lake foreshore and esplanade walk.

One of only four properties in a well-managed strata complex, this home boasts a private rear yard which is easy to maintain.

You will love the timber floors, generous lounge room and secure double garage.

The kitchen and dining area overlook the rear courtyard and garden.

This property would be perfect for downsizers, investors or first home buyers alike.

- Two bedrooms with built-in robes
- Full bathroom and separate powder room
- Modern kitchen with dishwasher
- Private outdoor space
- Timber floors to main living areas
- Ceiling fans
- Privately located at rear of complex
- Double garage with remote and internal access
- Single level living
- Just steps to the lake
- Close to schools, shops and transport

Strata Rates: \$656 per quarter Council Rates: \$365 per quarter

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

### Listed By

The Office  
Phone: (02) 4915 3888

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### Open for Inspection

By Appointment.