

9 Magnolia Dr, Valla Beach, NSW 2448

\$420,000

House 3 1 2



## BASK IN THE WINTER WARMTH

Entrance to this home is via a high set porch with extended roof line, within Valla Beach Over 50's Lifestyle Village. Enter the home to a small tiled entry with half nib wall and a glass feature insert, through to the open plan lounge, dining and kitchen. This area is spacious with raked ceilings, carpet underfoot, drapes & curtains to the windows, ceiling fan and an air conditioner. The kitchen has a hutched bench dividing the large dining space and kitchen area. A good size fridge space, gas upright glass top cooker and electric stove, plenty of cupboards & drawers and a rangehood. There are 3 bedrooms and one bathroom. The main bedroom consists of ceiling fan, large built-in robe and sliding glass door giving access to the back enclosed verandah. A large bathroom is well appointed consisting of large shower, toilet and corner vanity. The second bedroom has built-in robes, ceiling fan and carpet underfoot. A third bedroom is at the rear of the home with built-in robe and ceiling fan. A walk-through laundry with built-in cabinetry and drop-in tub along with a separate second toilet adjacent. The laundry leads through the backdoor to an enclosed rear carport of lattice for privacy. The carport would house two cars comfortably. At the rear of the home is a delightful outdoor all-weather room with timber lookalike planking for easy maintenance and external blinds, an ideal space for relaxing and entertaining. From the backdoor of the outdoor room is easy access of ramps for ease of maneuverability, possible wheelchair use if need be. A lawned backyard with stenciled paved footpaths, rotary clothesline, gas HWS, 6 solar panel system.

### Open for Inspection

By Appointment.

DISCLAIMER: Whilst we deem this information to be reliable the agent cannot guarantee its accuracy and accepts no responsibility for such. Interested persons should rely on their own enquiries.

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