



### 68/52 Bellambi Chase, Lakelands FOR SALE



#### 'Latitude Lakelands' offers resort style living for the over 55's

This beautiful village is gated, secure and situated in the heart of Lakelands within walking distance to The Lakelands Shopping Centre, cafes, eateries, libraries, doctors, dentists, and many other community services and close to the new Lakelands train station.

If you don't feel like a trip to the shops or local cafe, then village life will keep you entertained with a host of activities which will appeal to everyone's interests: morning teas, craft groups, water aerobics, bowls and so many more.

There is also a great range of resort-style facilities including a lap pool, bowling green, hobby shed and private gym. Take advantage of the fantastic clubhouse, bar, lounge area and large function room with commercial catering facilities.

Even more attractive: homes in the village are survey strata-titled which means that you own home and land. Each has been architecturally designed encompassing style with features and fittings to cater for your future needs: wider doorways and corridors, no steps, higher level power points, larger shower areas and spacious garages. For complete peace of mind, each home is also fitted with an emergency call system, monitored 24 hours a day.

Unit 68, the 'Iona' home, built in 2013, features two spacious bedrooms, two-bathrooms, open plan dining and living area, a dedicated and large study, large enough to be a 3rd single bedroom, beautiful rear courtyard with undercover alfresco with ceiling fan.

#### Other Features Include:

- Large master bedroom with double robe with sliding doors
- Good sized second bedroom with Jack and Jill large bathroom
- Separate study with cupboard
- Separate laundry
- Two additional cupboards with sliding doors
- Large bathrooms with extra large showers
- Modern kitchen with plenty of storage and bench space and room for a fridge-freezer, four-burner gas hob, single electric oven
- New laminate flooring to main areas
- 1 x Split System air-conditioning unit in main living
- Security screens to doors



**Jan Holloway**

Principal - Lewis Holloway Property

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**Denise Lewis**

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- Instantaneous gas hot water thermostatically controlled from the laundry
- 3.5kw Solar system
- Double garage with extra storage
- Caravan storage on site
- NBN ready

Council rates - Approx \$1322 PA

Strata fees - Approx \$388.00 per quarter

Admin/Clubhouse - Approx \$201.50 per month

## Features

1 Living Area



**Jan Holloway**

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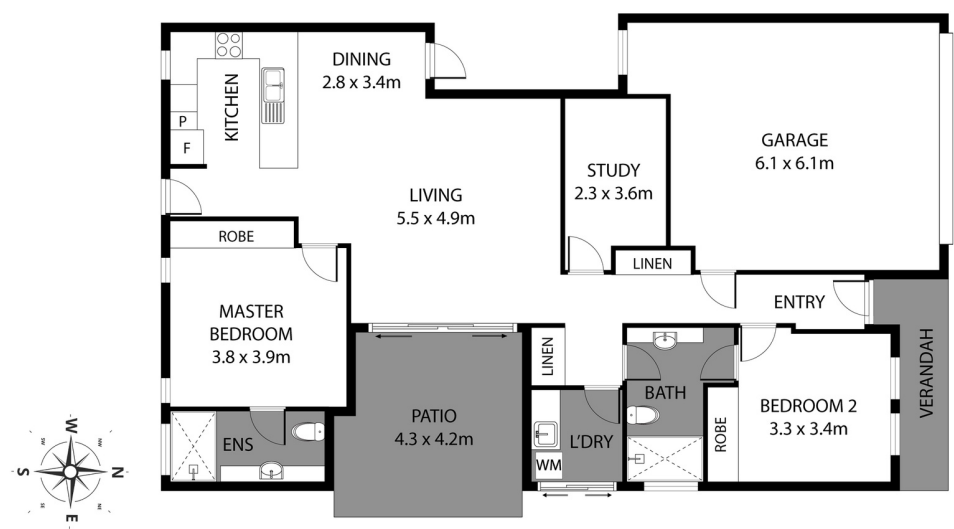


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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.