



56/52 Bellambi Chase, Lakelands FOR SALE

Exclusive over 55's resort style living!

'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, cafés, 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 56, the 'Huntly' home built in 2009, features two spacious bedrooms, two-bathrooms, open plan dining and living area, a dedicated and large study, beautiful rear courtyard with undercover alfresco with cafe blinds.

Other Features Include:

- Large master bedroom with his/hers robe with sliding door
- good sized second bedroom currently being used as a second lounge room
- Separate study with cupboard, large enough to be a 3rd single bedroom
- Separate laundry with triple door sliding robe
- Large bathrooms with extra large showers
- Large linen press
- Modern kitchen with plenty of storage and bench space and room for a fridge-freezer, four-burner gas hob, single electric oven & dishwasher
- 2 x Split System air-conditioning units
- feature lighting
- Crimsafe type security screens to doors



Jan Holloway

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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

Water service charge and usage - Approx \$150 per month

Council rates - Approx \$1322 PA

Strata fees - Approx \$336.35 per quarter

Admin/Clubhouse - Approx \$201.50 per month

Disclaimer: The following information is provided solely for general informational purposes and should not be construed as professional advice. The details, descriptions, and specifications of the property advertised are believed to be accurate at the time of listing. However, the seller or their agents do not guarantee the accuracy or completeness of such information and shall not be held liable for any errors or omissions. All potential buyers are advised to conduct their own due diligence and seek independent professional advice before making any decisions.

Features

1 Living Area



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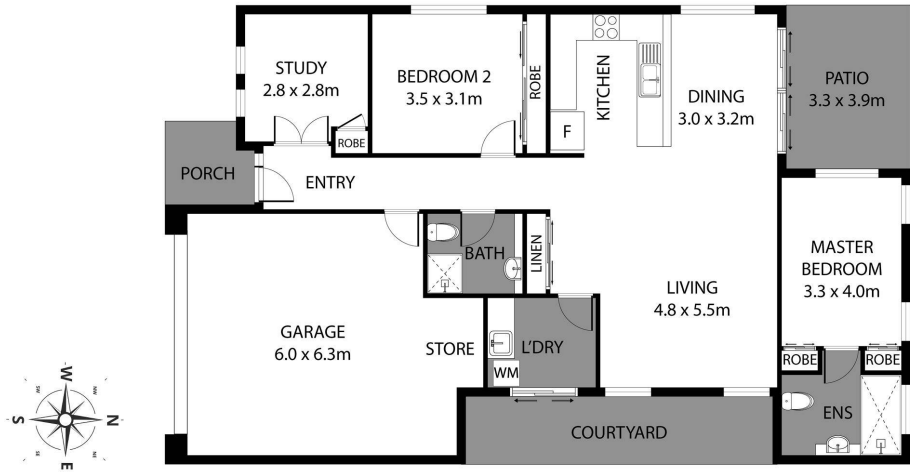
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