



## 87/52 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 that 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 gym. Take advantage of the fantastic clubhouse, bar, lounge area and large function room with commercial catering facilities.

Even more attractive: homes within the village are surveyed strata-titled, meaning you own a home and land. Each has been architecturally designed encompassing style with features and fittings to cater to 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 87, this 'Huntley' home built in 2013, features two bathrooms, open-plan dining and living area, a dedicated and large study, extra height and width double garage with storage recess and a larger than average alfresco with fitted bbq and kitchenette.

Other features include:

- Separate laundry
- Hybrid flooring throughout main areas, tiles to wet areas and kitchen with brand new carpets to bedrooms and study.
- Built-in, mirrored sliding door robes to both bedrooms
- Large bathrooms with extra-large showers.
- Hobless showers in both bathrooms
- Large linen press
- Modern kitchen with plenty of storage, bench space and dishwasher
- Space for a large fridge-freezer, four-burner gas hob, single electric oven, pull-out extractor fan
- Reverse cycle ducted air conditioning



**Jan Holloway**  
Principal - Lewis Holloway Property  
M: 0499 955 442  
E: jan.holloway@smileelite.com



**Denise Lewis**  
Principal - Lewis Holloway Property  
M: 0412 877 613  
E: denise.lewis@smileelite.com

- Crimsafe-type security screens for doors
- Beautiful plantation shutters to windows
- Beautiful extended gabled alfresco with ceiling fan and outdoor kitchenette and BBQ
- Cafe blinds to alfresco
- Thermostatically controlled instantaneous hot water system
- Caravan storage on site
- NBN ready

Water service charge and usage - Approximately \$150 p/m

Council rates 2022 – \$1094 p/a

Strata fees - Approximately \$388.00 p/q

Admin/Clubhouse - Approximately \$185 p/m

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. All interested person/s should rely on their own enquiries.

## Features

2 Toilets

1 Living Area

Study



**Jan Holloway**

Principal - Lewis Holloway Property

**M:** 0499 955 442

**E:** [jan.holloway@smileelite.com](mailto:jan.holloway@smileelite.com)



**Denise Lewis**

Principal - Lewis Holloway Property

**M:** 0412 877 613

**E:** [denise.lewis@smileelite.com](mailto:denise.lewis@smileelite.com)



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.