



44/2 Saliena Ave, Lake Munmorah, New South Wales



## Immaculate, Spacious & Move-In Ready

Located in the heart of our welcoming over-55s lifestyle village at Lake Munmorah, this immaculate home offers relaxed, low-maintenance living with a long list of modern comforts. Perfectly positioned near the indoor pool and gym, it's a downsizer's dream where everything's been thoughtfully finished—just move in and enjoy!

The spacious layout includes two large bedrooms with built-in robes plus a versatile study, ideal as a third bedroom or home office. The modern kitchen is a standout with Caesarstone benchtops, high-gloss cabinetry, glass splashbacks, an electric wall oven, dishwasher, and generous pantry.

The open plan living and separate dining areas provide a bright, airy atmosphere, complemented by new flooring, ducted air conditioning, ceiling fans, and elegant plantation shutters. The main bedroom includes a large ensuite with raindrop showerhead and excellent wardrobe storage, while the second bathroom—with its own toilet—is ideal for guests.

Step outside to a covered rear patio and enjoy your private, fully fenced courtyard—perfect for quiet mornings or entertaining. Additional extras include solar panels, LED lighting, electric

2 2 1

Price \$620,000  
Property ID 105275

## Sales Representative Details

Richard Waller  
0290558699  
Thirdpartylistings-  
aus@hometownaustralia.com.au

security blinds, internal laundry, external shade blinds, and even a water filter under the sink.Lake Munmorah Lifestyle Village is a welcoming and thriving over 50's retirement community. Located within walking distance to Lake Munmorah lakeside, our residents enjoy the comfort and security of our gated community.?With premium features, a friendly community, and no exit fees or stamp duty, this is lifestyle living at its best.?From the moment you step inside our village, you'll see why our residents are so proud to own their home here (Reference No: HAMP-00358-746)

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

Powered By:

