

WINDSOR COUNTRY VILLAGE

Villa 79/7 Bandon Road, Vineyard 2765



2 bedrooms



1 bathroom



1 car



THE VILLAGE

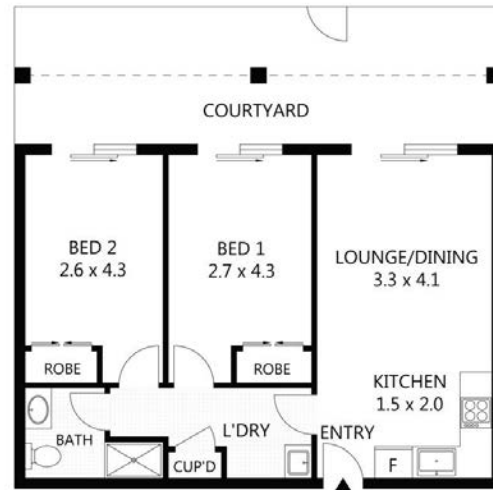
Windsor Country Village is independent living in a tranquil, garden setting, offering privacy yet companionship in a secure and pleasant environment.

Your individual Villa gives you the privacy and seclusion of your own home with the freedom to enjoy the village facilities.



KEY FACTS

- ✓ Fully renovated Strata Titled Villa
- ✓ Open plan living/dining area, reverse cycle air-conditioning & ceiling fan light
- ✓ Modern bathroom (vanity, toilet, shower recess, exhaust fan)
- ✓ Bedroom with mirrored built ins, ceiling fan light and sliding security door access to courtyard
- ✓ Vertical blinds in living/bedroom
- ✓ Separate laundry with excellent storage
- ✓ Freshly painted in neutral tones & timber laminate flooring in living/dining
- ✓ Paved courtyard with new pergola, sunny northerly aspect and private position



More than just a home, it's a community

Our Village offers:

- Community for independent over 55's
- Village Manager onsite business hours
- Active social committee & program
- Village Bus with weekday outings
- 24 hour emergency call system
- Lounge area with fireplace, dance floor & library
- Visiting hairdresser, doctor and pharmacist
- Billiards, table tennis, carpet bowls and darts
- Cards and board games
- Daily newspapers

Villa 79 is a large 2 bedroom unit. Monthly Strata Levy \$348.95 & Monthly Recurrent Levy \$174 For FY2022/2023 the total for both levies on this Villa is \$522.95 per month. Sydney Water and Council rates including any rebates are subject to change, please check with these authorities directly to confirm rates and your eligibility for any rebates applicable. Other utilities such as electricity, ISP/phone are not included in the above estimates of outgoings and will vary depending on usage and provider selected.

Disclaimer: The information provided is intended as a guide only. Prices current as of 1 July 2022 and subject to change. Please speak to our sales manager for more information and a Disclosure Document.

SCHEDULE A PRIVATE VIEWING TODAY!

FOR MORE INFORMATION, PLEASE CALL

Paddy Maher, Real Estate Agent
0448 400 920 | sales@wcv.com.au

