


# WINDSOR COUNTRY VILLAGE

Villa 35/7 Bandon Road, Vineyard 2765

 \$335,000

 1 bedroom

 1 bathroom



## THE VILLAGE

Windsor Country Village is independent living in a tranquil, garden setting, offering privacy yet companionship in a secure and pleasant environment. This newly refurbished Villa gives you the privacy and seclusion of your own home with the freedom to enjoy the village facilities.



## KEY FACTS

- ✓ Fully Renovated 1 bedroom Villa
- ✓ Open plan living, dining & kitchen
- ✓ New Large bathroom with laundry
- ✓ Bedroom with mirrored built-ins, new carpeting, ceiling lights
- ✓ Paved courtyard with new pergola
- ✓ Dual access to courtyard via glass sliding doors from living and bedroom
- ✓ New kitchen oven and range
- ✓ New split system reverse cycle air conditioning in living area
- ✓ Freshly painted in neutral tones
- ✓ Resident & Visitors parking
- ✓ Short walk to community centre





## **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

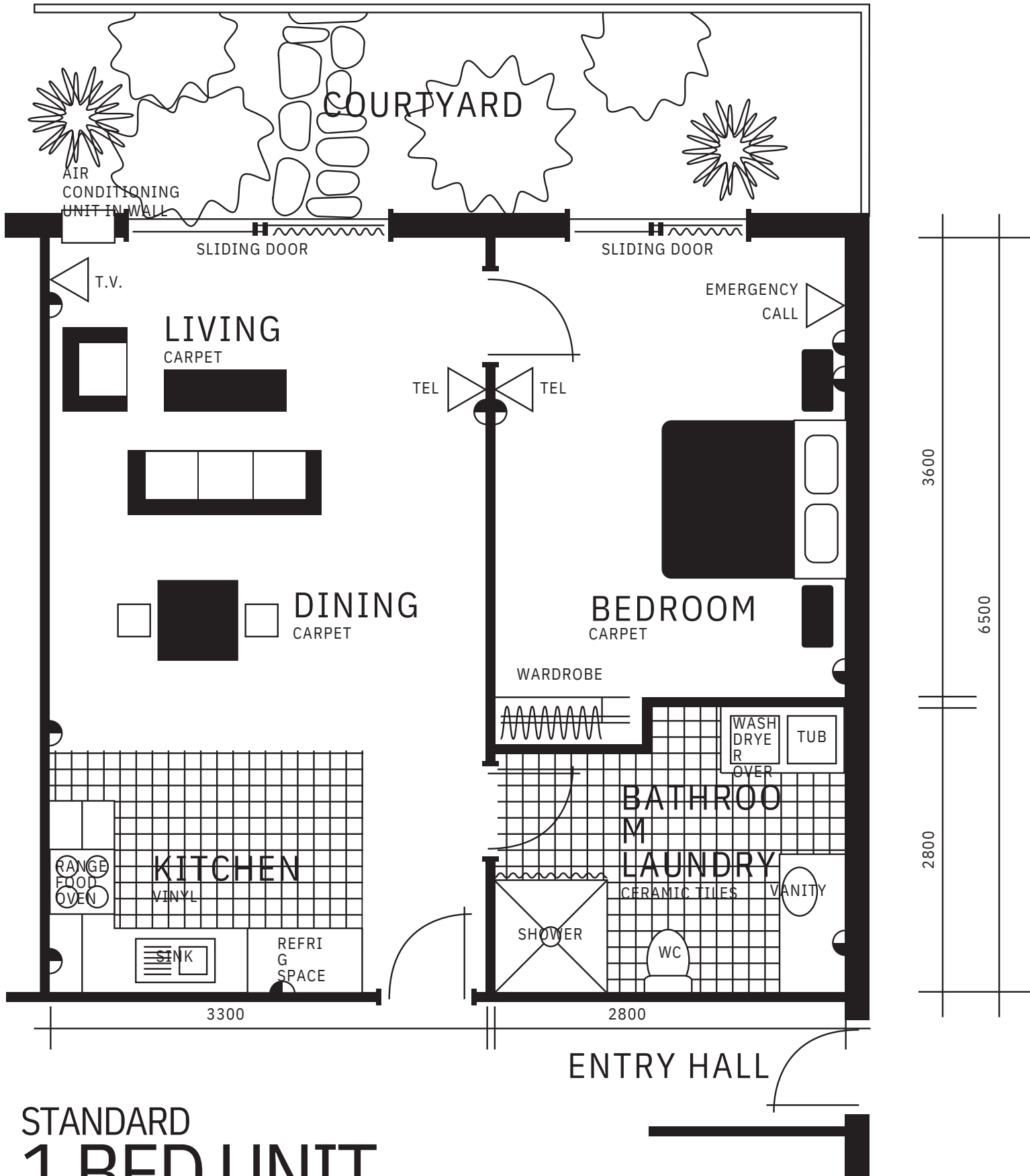
A well-positioned standard one-bedroom villa within the village's 5 acres of maintained lawns and gardens. Monthly property levy & recurrent charges are \$437.70 (FY2023/2024). Other utilities such as phone/ISP, electricity, etc. are residents' responsibility to choose and negotiate with the provider.

Disclaimer: The information provided is intended as a guide only. Prices current as of 1 July 2023 and subject to change. Please speak to our sales manager for more information and a Disclosure Document. Images and plans are intended to be a visual aid and some images may not necessarily depict the actual villa

**CALL TODAY TO BOOK A VIEWING!**  
FOR MORE INFORMATION, PLEASE CALL

Paddy Maher, Sales Manager  
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# STANDARD 1 BED UNIT

For information about our villas please contact us:  
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**WINDSOR  
COUNTRY VILLAGE**

*Affordable Comfortable secure...*