



## Buff Point, 190/314 Buff Point Avenue

### Lake Views - Perfect Retirement

NO STAMP DUTY, NO ENTRY, NO EXIT FEES

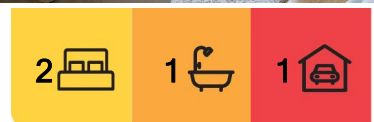
Positioned in the highly sought after pet friendly Lakeland Over 50s Community is this rare opportunity. The neat home has 2 bedrooms with robes, large loungeroom, separate dining, big kitchen, sunroom, air conditioning, ceiling fans, carport, garden shed & a front covered entertaining area that looks across the lake.

The park is pet friendly and the facilities have recently been updated & now have beautiful BBQ areas, community bus, clubhouse & a sparkling in-ground pool.

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Budgewoi | Toukley does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their



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**For Sale**  
\$320,000 - \$350,000

**View**  
By Appointment

**Contact**  
**Norman Schwarz**  
0412 559 425  
n schwarz.budgewoi@ljhooker.com.au

**Damian Montgomery**  
0414 856 932  
dmontgomery.budgewoi@ljhooker.com.au

**LJ Hooker Budgewoi | Toukley**  
**(02) 4390 5555**

own investigations and enquiries. All images are indicative of the property only.

## More About this Property

<b>Property ID</b>	N25HPC
<b>Property Type</b>	Retirement
<b>Including</b>	Air Conditioning Toilets (1)

### Norman Schwarz 0412 559 425

Sales - Licensed Agent | [nschwarz.budgewoi@ljhooker.com.au](mailto:nschwarz.budgewoi@ljhooker.com.au)

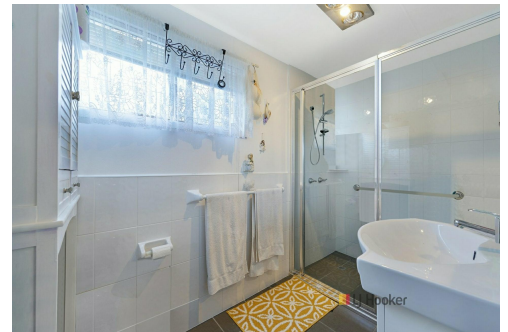
### Damian Montgomery 0414 856 932

Principal, Licensed Agent, JP | [dmontgomery.budgewoi@ljhooker.com.au](mailto:dmontgomery.budgewoi@ljhooker.com.au)

### LJ Hooker Budgewoi | Toukley (02) 4390 5555

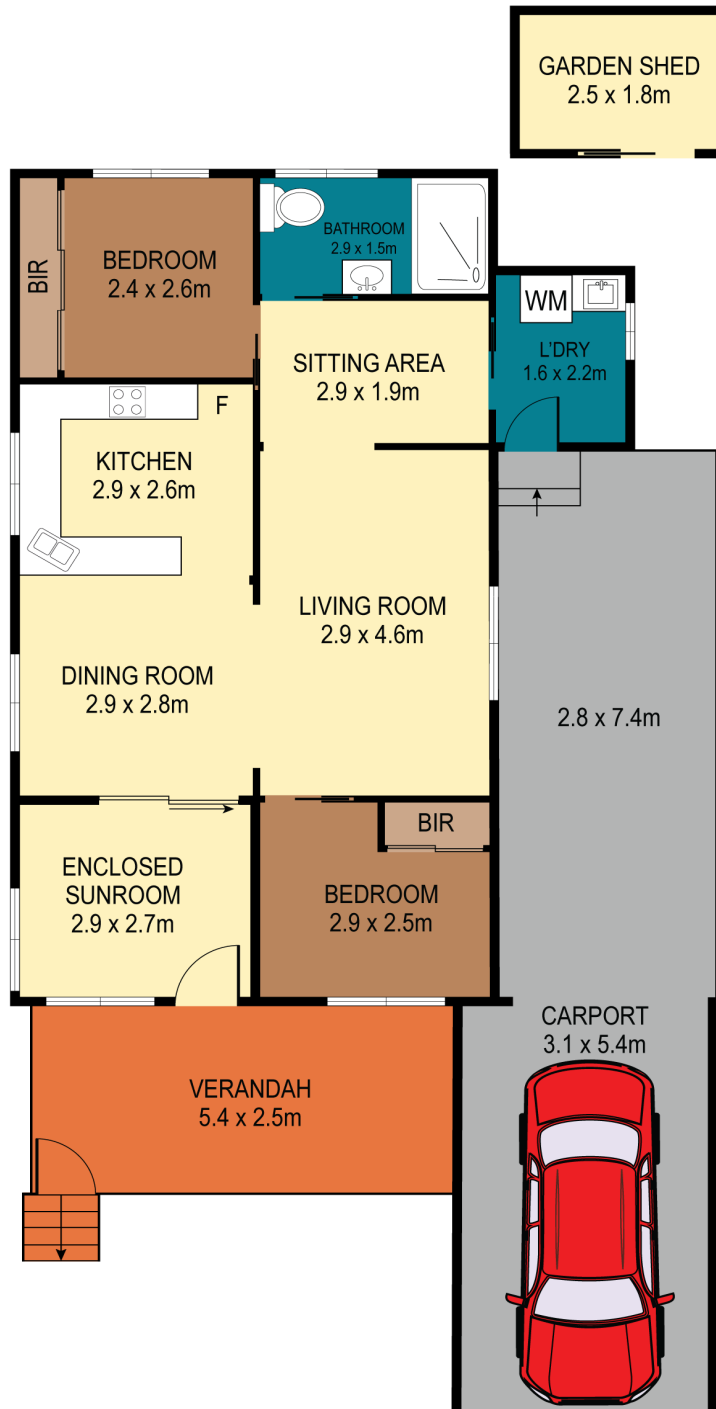
85-87 Scenic Drive, BUDGEWOI NSW 2262

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Scale in metres. Indicative only. 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

190/314 Buff Point Road, Buff Point