



231/2 Evans Road, Canton Beach

## Front Row To Nature




Set in the most desirable position within Heritage Village, this fantastic home enjoys a rare edge position with uninterrupted reserve views alongside the stunning Wyrabalong National Park, creating a peaceful sense of privacy & connection to nature that is hard to find.

Designed for relaxed over-55s living, the home's enclosed sunroom is the true standout &mdash; the perfect space to sit back & take in the tranquil outlook year-round, rain, hail or shine. Inside, soaring raked ceilings enhance the natural light & spacious feel of the open-plan living & dining area.

The home offers 2 bedrooms with built-in robes, a practical kitchen with ample storage, tidy bathroom, split-system air conditioning for year-round comfort, sunny verandah, and carport. Solar panels (1.5kW) and gas hot water help keep energy costs down, while the low-maintenance design allows for easy everyday living.

Set within a secure, gated community with a welcoming neighbourhood feel, residents enjoy access to a swimming pool, gym, BBQ area, clubhouse, and a range of additional amenities designed to support a relaxed & social lifestyle.

Conveniently located close to the Toukley shopping precinct, medical

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

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facilities, supermarkets, cafes, restaurants, social clubs, tennis courts, golf club, library, beautiful lakefront waterways, boat ramps, and patrolled beaches, this is a lifestyle opportunity that combines comfort, convenience & natural beauty.

Peaceful, practical & perfectly positioned &mdash; this is over-55s living at its finest.

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## MORE DETAILS

Property ID	NMQHPC
Property Type	House
Including	Study
	Air Conditioning
	Toilets (1)
	Built-in-Robes
	Secure Parking

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### FLOOR PLAN

All measurements are in metres and are approximate. The information provided is gathered from sources we consider reliable, but we cannot guarantee its accuracy. Interested parties should conduct their own inquiries.

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