






3 Nautilus Place, St Helens

Rare 3 bedroom, 2 bathroom villa in the peaceful Sunhaven Estate

Set amongst a community of peace-loving (over 50's) residents, 3 Nautilus Place is another wonderful example of a well-designed villa for people looking for easy living amongst like-minded residents. With flat access and footpaths all around the villa, mobility is a prime design consideration for this home, used sparingly since new by the current owner.

This home offers the bonus configuration of either three bedrooms or two bedrooms and second lounge room. The huge master bedroom has a generous walk-in wardrobe and ensuite. The centrally located kitchen is well appointed for a villa, with loads of cupboard and bench space, gas cooking and a corner pantry. The separate dining area flows out to the glassed-in outdoor area, which provides a wonderful suntrap to enjoy during cool winter days, while it is drying your clothes and transferring warmth to the rest of the house. The rear garden offers the opportunity to indulge your cottage garden green-thumb or to maintain the existing lawn area with its water tank and garden shed, all at the same level.

Sunhaven Villas is a sought-after estate to be a part of, and the residents enjoy a peaceful lifestyle, friendship, a sympathetic body

3  2  1 

FOR SALE
\$515,000

VIEW
By Appointment

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AGENCY
LJ Hooker St Helens
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

corporate and space to enjoy life without feeling cramped. The centre of St Helens is just 900m away, while the stunning Binalong Bay is just fifteen minutes from your home.

To experience a life of ease and contentment at 3 Nautilus Place, call me now for your private viewing of this lovely home.

Council Rates approx. \$1768

Strata titled with body corporate fees \$2096 (including building insurance and common area maintenance)

Zoned general residential

MORE DETAILS

Property ID	Q63FN1
Property Type	House
Land Area	418 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Water Tank

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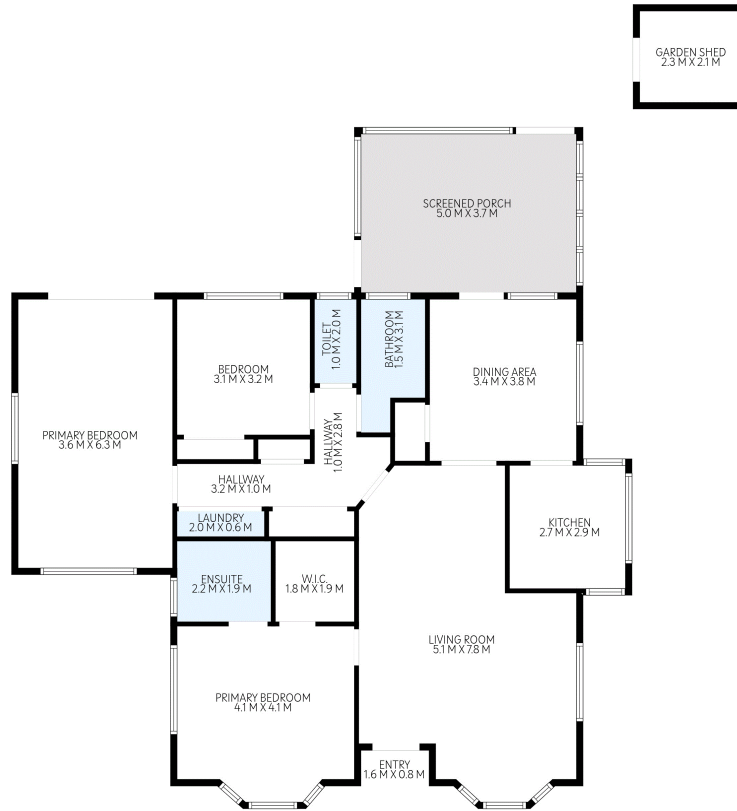
Property Consultant | dliebmann@ljhooker.com.au

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TOTAL: 132 m²

1st floor: 132 m²

EXCLUDED AREAS: SCREENED PORCH: 19 m², GARDEN SHED: 5 m², WALLS: 10 m²



FLOOR PLAN IS INDICATIVE OF THE LAYOUT. DIMENSIONS ARE HIGHLY RELIABLE NOT GUARANTEED