



6 Nautilus Place, St Helens




Sunny villa with two bathrooms

Set amongst a community of peace-loving (over 50's) residents, 6 Nautilus Place is another wonderful example of a well-designed villa for people looking for easy living heading towards their senior years. With flat access and footpaths all around the villa, mobility is a prime consideration for this home.

The home ticks all the wish list items, with two bedrooms, separate toilet from the main bathroom, separate dining and a sunny spacious lounge room that is bathed in sunlight for most of the day. The centrally located kitchen is well appointed for a villa, with loads of cupboard and bench space, gas cooking and a corner pantry. The huge master bedroom has a generous walk-in wardrobe and ensuite. There is a covered outdoor entertaining area that flows into the garden, which includes the obligatory lemon tree, espaliered fruit trees, glasshouse, water tank, a full clothesline 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 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 6 Nautilus Place, call me now for your private viewing of this lovely home.

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker St Helens

(03) 6376 2300

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We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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	PYWFN1
Property Type	Villa
Land Area	417 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Deck
	Built-in-Robes

David Liebmann 0428 860 047

Property Consultant | dliebmann.sthelens@ljhooker.com.au

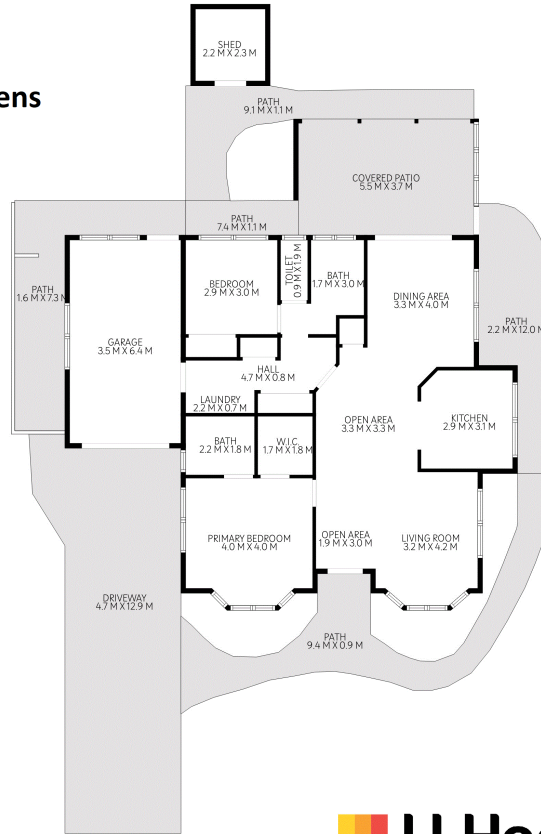
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TOTAL: 127 m²
 FLOOR 1: 127 m²
 EXCLUDED AREAS: SHED: 5 m², COVERED PATIO: 20 m², PATH: 66 m²,
 DRIVEWAY: 47 m², WALLS: 11 m²

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

