



2/261 Old Pacific Highway, Swansea

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Effortless Over-55s Living in the Heart of Swansea

FOR SALE
\$631,000

AGENTS

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AGENCY

LJ Hooker Belmont
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Perfectly positioned in a quiet and friendly over-55s complex, this beautifully presented two-bedroom brick villa delivers the ideal balance of independence, comfort, and convenience. Located in the heart of Swansea yet tucked away from the hustle and bustle, it offers the best of both worlds - peaceful living with every essential right at your doorstep.

Designed for ease of living, the home features a single-level layout that's easy to navigate, making it perfect for downsizers who prefer to avoid stairs and large, high-maintenance complexes. Both bedrooms are generously sized and fitted with built-in wardrobes and ceiling fans, offering ample storage and comfort.

The spacious kitchen is a standout, complete with a large pantry, breakfast bar, and plenty of bench space for meal preparation. Electric cooking facilities ensure simplicity and reliability, while the adjoining open-plan living and dining area creates a relaxed, welcoming atmosphere. Sliding doors lead to a private courtyard - an ideal spot to enjoy your morning tea, entertain friends, or simply unwind in the sunshine.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Soft carpet flows through all bedrooms and living areas, adding warmth and comfort throughout. The main bathroom has been thoughtfully designed with a separate bathtub and shower, providing practicality and ease of use.

A single lock-up garage offers secure parking and additional storage options, with direct internal access for added convenience.

Situated just approx. 400 m from Coles and the heart of Swansea's shopping precinct, you'll enjoy easy access to supermarkets, pharmacies, cafés, and public transport, all within a short, level walk.

This low-maintenance villa represents an outstanding opportunity for those looking to downsize without compromise - offering comfort, community, and convenience in equal measure.

(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations).

MORE DETAILS

Property ID	1HJ1J
Property Type	Unit
House Size	146 m ²
Land Area	146 m ²
Including	Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Fenced Backyard Heating High Clearance

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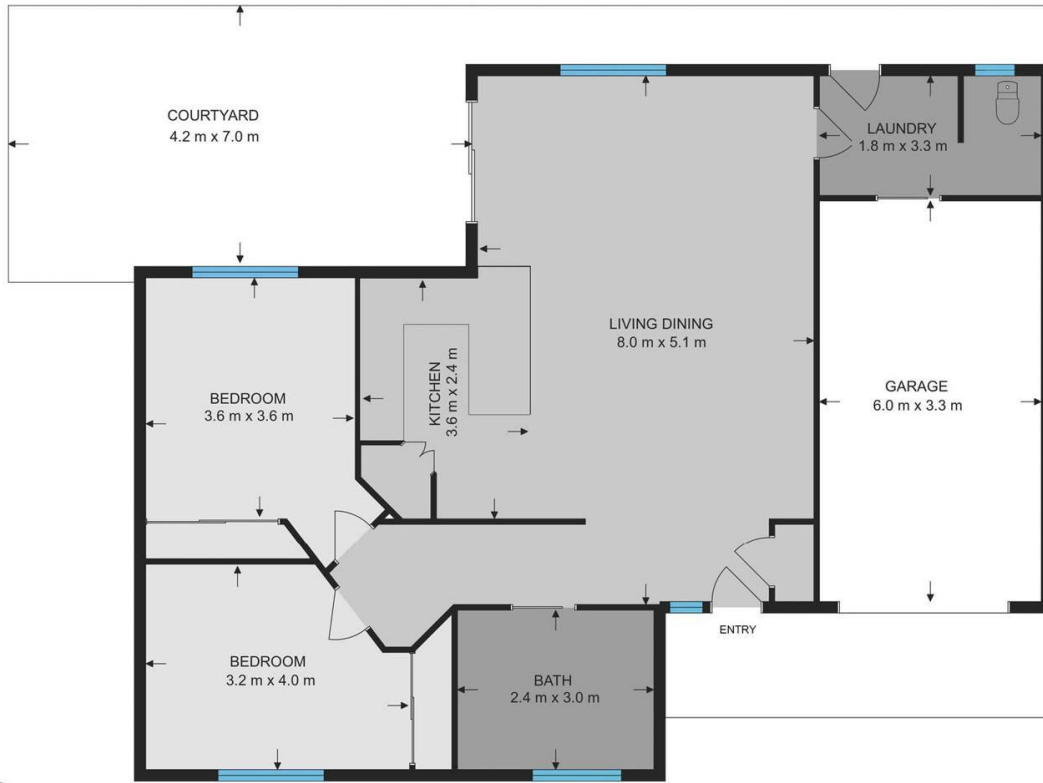
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Measurements are approximate and are to be used only as a guide