



2/44 Allambee Place, Valentine

## Comfort, Convenience and an Ideal Over 55's Old Valentine Lifestyle

Perfectly positioned in a small complex of just five, this sun-filled north-facing over-55's villa delivers the ideal blend of comfort, easy-care and convenience. Immaculately maintained and enjoying a peaceful outlook over Allambee Park, it places you within strolling distance from local specialty shops, cafés, parks, public transport and the lake foreshore. This is low-maintenance living at its best - don't miss the chance to secure such a desirable lifestyle opportunity.

### Property Features:

- Two comfortable bedrooms, both with built-in robes and timber shutters; main with ceiling fan
- Spacious bathroom featuring shower, vanity and bathtub, plus a separate w/c
- Modern kitchen with double dish drawer dishwasher, electric cooktop and excellent storage and bench space
- Generous open plan living and dining area with timber look flooring and split system air conditioning
- Sun drenched front deck and a private side courtyard offering multiple outdoor living options

2 1 1

### FOR SALE

Price Guide \$750,000

### VIEW

Thu 28th May @ 12:00PM - 12:30PM

### AGENTS

Michael Velkovski  
0414 332 000  
michael.velkovski@ljhooker.com.au

Rebecca Velkovski  
0410 524 437  
rebecca.velkovski@ljhooker.com.au

### AGENCY

LJ Hooker Warners Bay  
(02) 4915 3800

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

- Internal laundry
- Single lock-up garage with automatic door

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## MORE DETAILS

Property ID                   Z2MHN8  
Property Type               Unit  
House Size                   153 m2

### Michael Velkovski 0414 332 000

Sales Executive | michael.velkovski@ljhooker.com.au

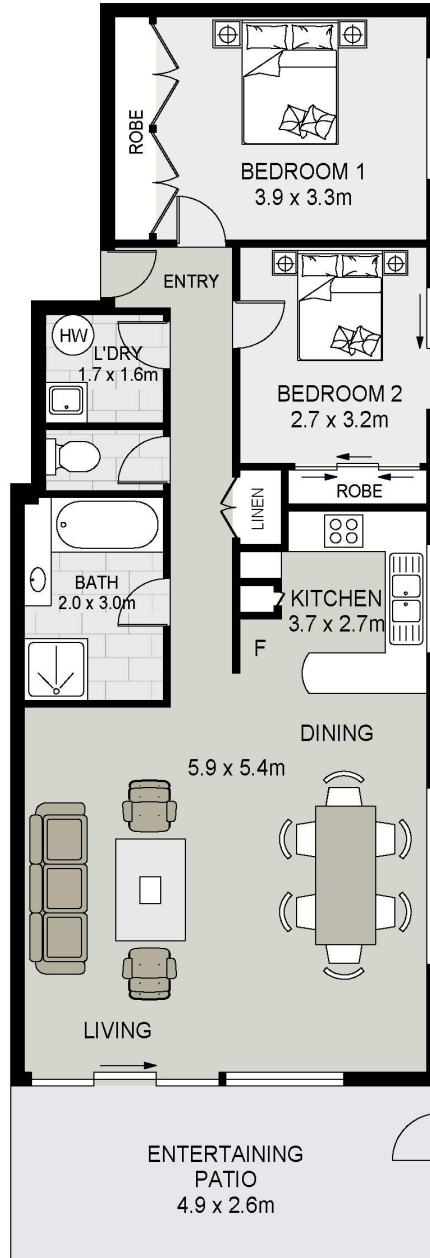
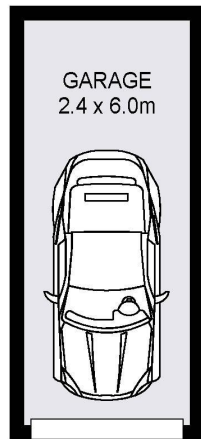
### Rebecca Velkovski 0410 524 437

Sales Associate to Michael Velkovski |  
rebecca.velkovski@ljhooker.com.au

### LJ Hooker Warners Bay (02) 4915 3800

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2/44 Allambee Place  
Valentine

0 1 2 3 4 5  
Total Internal Floor Area: 92 sqm

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



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