



ARMADALE  
12/99 Owtram Road - PID: 834301

T-SALES  
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## Over 55's village in the foothills

The best villa in the enormously popular Over 55's Owtram Retirement Village has hit the market, so there's no time to think about it, because every retiree in the market will be anxious to have a look too.

So what's so good about this one that makes it the best? Well, for a start, at 321 square metres, this is the biggest lot in the village and is the THREE bedroom version. What I think you will like most, is the fact that it is a FRONT unit and faces the street, behind an ornate fence. And not just any street, but Owtram Road, which is a lovely, old street with a pride of ownership feeling that makes you want to go for a stroll along the avenue.

There is a carport with a roller-door at the front AND side access, from the driveway, to additional covered parking under the patio, and even more open parking behind secure gates for your extra cars or motorbikes! Don't sell the motorbike just because you're downsizing and retiring. There is a courtyard at the front where you can grow your favourite flowers and a few vegies too.

Now then; if the parking and size doesn't get you in, the presentation inside certainly will. Recently, the kitchen was given a makeover, and includes a brand new stove and new tiling. The carefully selected floorcoverings are all in neutral colours, and there will be years of service and enjoyment for you, without the need spend your retirement money on these, so you can kick your heels up, take a trip or upgrade the car!

As expected, there is air-conditioning, so there is no need to suffer hot nights anymore.

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