



### 3/10 Phoenix Drive Warners Bay NSW

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This stunning Villa is set within an exclusive over 55's complex "The Palms" and boasts an astonishing 302sqm on title with level access throughout.

With its rural outlook this light filled modern Villa offers a relaxed single level living in a peaceful tranquil setting.

Highlights include a generous open plan living/ dining with cathedral ceilings leading out to a beautiful cottage garden with patio, perfect sit back and enjoy the natural surroundings.

Also on offer:

- A huge gourmet kitchen with dishwasher and plenty of cupboard space.
- The master bedroom has built in robes and a large ensuite with a garden view.
- The second bedroom is also a very good size with built in robes.
- A study with bi-fold doors which open out to the lounge area or could be a third bedroom if needed.
- Double garage with remote control and walk in access.

**Price** : \$ 475,000  
**Land Size** : 302 sqm  
**View** : <https://www.crawfordrealestate.com.au/sale/nsw/lake-macquarie-east/warners-bay/residential/villa/5661090>