



16/640-644 Warringah Road Forestville, NSW



### Sought after 55's villa

Arguably the best in this quality over 55's community, this light filled villa tucks at the back of the block well away from the road with just one common wall and direct access to the adjoining gardens. Held since purchased off the plan and well maintained since, it boasts an expansive level floor plan in a prime walk to the bus and village setting.

- Tightly held for seventeen years, quiet and private rear setting
- One of only a few villas, bright interiors, 174sqm approximately on title
- Generous and open plan living and dining, reverse cycle air-conditioning
- Well maintained and spacious gas kitchen with good storage
- Substantial rear alfresco courtyard, on title path to the gardens
- Generous master with robes, optional second bedroom or office
- Large main bathroom, additional powder room, internal laundry
- Spacious LUG, communal herb/veggie garden, steps to the shops

Please note (no vehicular access on driveway until 29th March 2021)



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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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