




Lakeside Over 55's Villa

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11/30 Balmoral Road, Burrill Lake

Sold for \$740,000 (Jun 25, 2025)

Discover the perfect coastal lifestyle in this beautifully presented villa, ideally located in the heart of Burrill Lake. Offering comfort, convenience, and community, this home is designed specifically for those aged 55 and over, making it the perfect place to unwind and embrace relaxed, easy living.

Prime Location: Positioned just a short, level stroll from the serene Burrill Lake, stunning beaches, and local shops, this villa puts the best of coastal living at your doorstep. Whether you're looking for peaceful lake walks, beach outings, or a quick trip to the shops, everything is within easy reach.

Spacious & Light-Filled Interiors:

- Generous Living Areas: Enjoy a bright, open plan living and dining space with reverse cycle air conditioning, providing comfort all year round.
- Modern Kitchen: Fully equipped with modern electric appliances, ample storage, and plenty of counter space, ideal for cooking and entertaining.
- Comfortable Bedrooms: Two generously sized bedrooms, both with built-in wardrobes. The guest bedroom has convenient sliding door access to a private, low-maintenance garden.
- Stylish Bathroom: Fully tiled bathroom with shower, vanity, and toilet, plus an additional separate toilet in the laundry for added convenience.

Outdoor Living:

Property ID:	L28111198
Property Type:	House
Garages:	1
Land Area:	240.0 sqm

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- Covered Pergola: Relax or entertain under the covered pergola with sunshade blinds, overlooking your private garden.
- Landscaped Gardens: Fully fenced, easy-care gardens provide the perfect space for outdoor enjoyment and relaxation.

Additional Features:

- Internal Access Garage: Spacious single garage with internal access, offering both convenience and additional storage.

Vibrant Community Lifestyle:

- Lakeview Gardens: A welcoming, over-55's community featuring its own café, BBQ area, community room, and beautifully landscaped gardens. It's a great place to meet like-minded neighbours and enjoy a social, relaxed lifestyle.
- Pet-Friendly: Bring your companions to enjoy the laid-back coastal lifestyle, subject to body corporate approval.

Don't miss out on this fantastic opportunity to secure a low-maintenance villa in a highly sought-after location. Whether you're downsizing or seeking a peaceful coastal retreat, this villa is your ideal home.