



# WINDSOR COUNTRY VILLAGE

Villa 38/7 Bandon Road, Vineyard 2765

 1 bedroom

 1 bathroom

 1 car



Indicative renovated villa image



## THE VILLAGE

Windsor Country Village is independent living in a tranquil, garden setting, offering privacy yet companionship in a secure and pleasant environment. This newly refurbished Villa gives you the privacy and seclusion of your own home with the freedom to enjoy the village facilities.



Indicative villa image

## KEY FACTS

- ✓ Completely Renovated, North Facing, End Unit 1 bedroom villa
- ✓ Open plan living, dining & brand new designer kitchen
- ✓ New spacious bathroom with laundry
- ✓ Bedroom with new mirrored built-ins
- ✓ Paved courtyard with pergola
- ✓ Dual access to courtyard via glass sliding doors from living and bedroom
- ✓ New dual control ceiling fans
- ✓ New split system reverse cycle air conditioning in living area
- ✓ Freshly painted in neutral tones with new hybrid timber flooring
- ✓ Resident & Visitors parking
- ✓ Short walk to community centre



Indicative renovated villa image

## More than just a home, it's a community

### Our Village offers:

- Community for independent over 55's
- Village Manager onsite business hours
- Active social committee & program
- Village Bus with weekday outings
- 24 hour emergency call system
- Lounge area with fireplace, dance floor & library
- Visiting hairdresser, doctor and pharmacist
- Billiards, table tennis, carpet bowls, and darts
- Cards and board games
- Daily newspapers

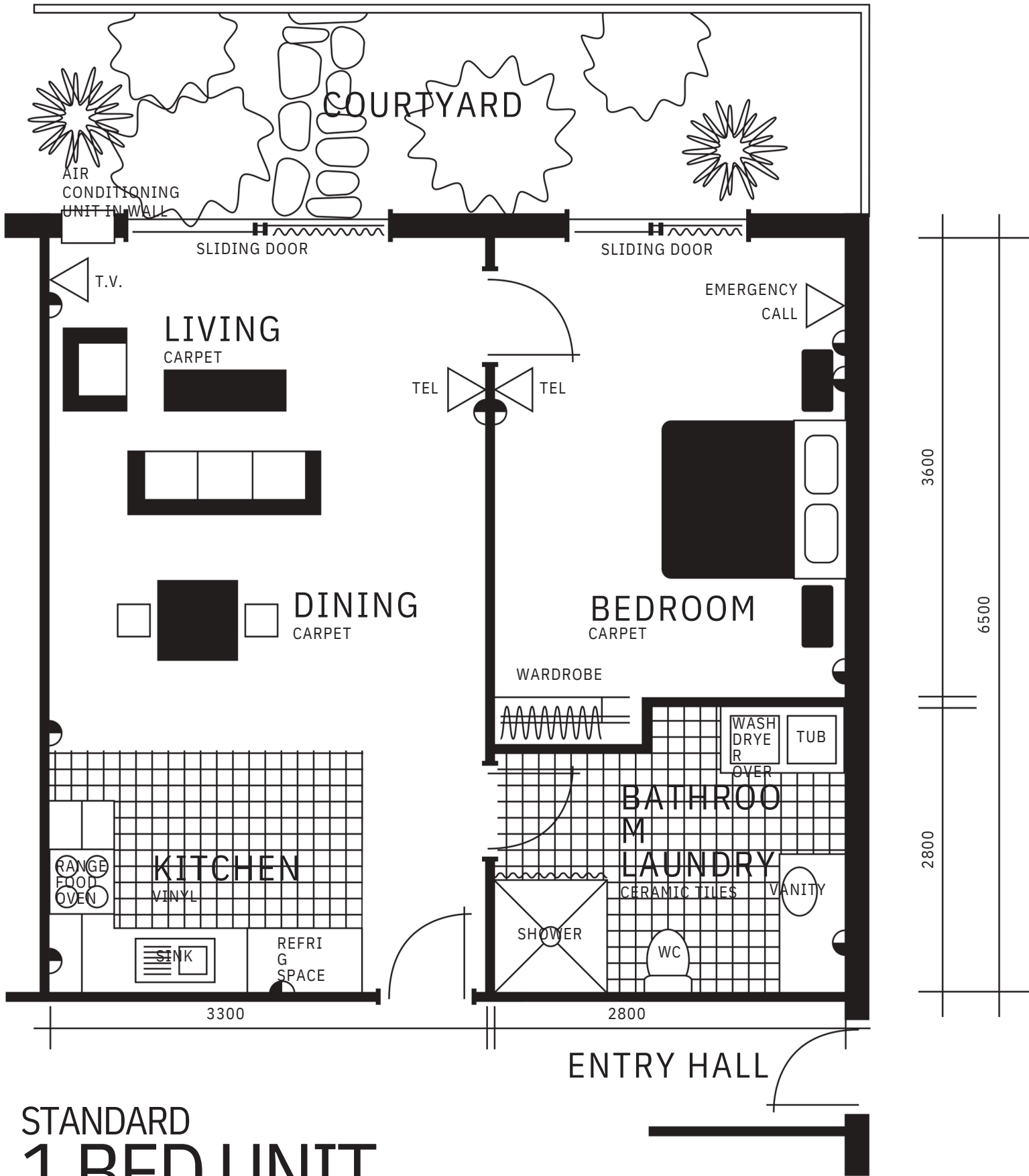
A well-positioned standard one-bedroom villa within the village's 5 acres of maintained lawns and gardens. Monthly property levy & recurrent charges are \$542.79 (FY2025/26). Other utilities such as phone/ISP, electricity, etc. are residents' responsibility to choose and negotiate with the provider.

Disclaimer: The information provided is intended as a guide only. Prices current as of 1 July 2023 and subject to change. Please speak to our sales manager for more information and a Disclosure Document. Images and plans are intended to be a visual aid and some images may not necessarily depict the actual villa

**CALL TODAY TO BOOK A VIEWING!**  
FOR MORE INFORMATION, PLEASE CALL

Paddy Maher, Sales Manager  
0448 400 920 | [sales@wcv.com.au](mailto:sales@wcv.com.au)





# STANDARD 1 BED UNIT

For information about our villas please contact us:  
 phone 9627 5720  
 fax 9627 7117  
 email [sales@wcv.com.au](mailto:sales@wcv.com.au)

**WINDSOR  
COUNTRY VILLAGE**

*Affordable Comfortable secure...*