


# WINDSOR COUNTRY VILLAGE

Villa 67/7 Bandon Road, Vineyard 2765

 \$POA

 1 bedroom

 1 bathroom

 1 car



## 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.



## KEY FACTS

- ✓ Rare North Facing 1 bedroom Villa
- ✓ Open plan living, dining & kitchen
- ✓ New spacious bathroom with laundry
- ✓ Bedroom with mirrored built-ins & plush carpet
- ✓ Newly paved courtyard with pergola
- ✓ Dual access to courtyard via glass sliding doors from living and bedroom
- ✓ New kitchen oven & range
- ✓ 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 \$483.96 (FY2024/25). Other utilities such as phone/ISP, electricity, etc. are residents' responsibility to choose and negotiate with the provider.

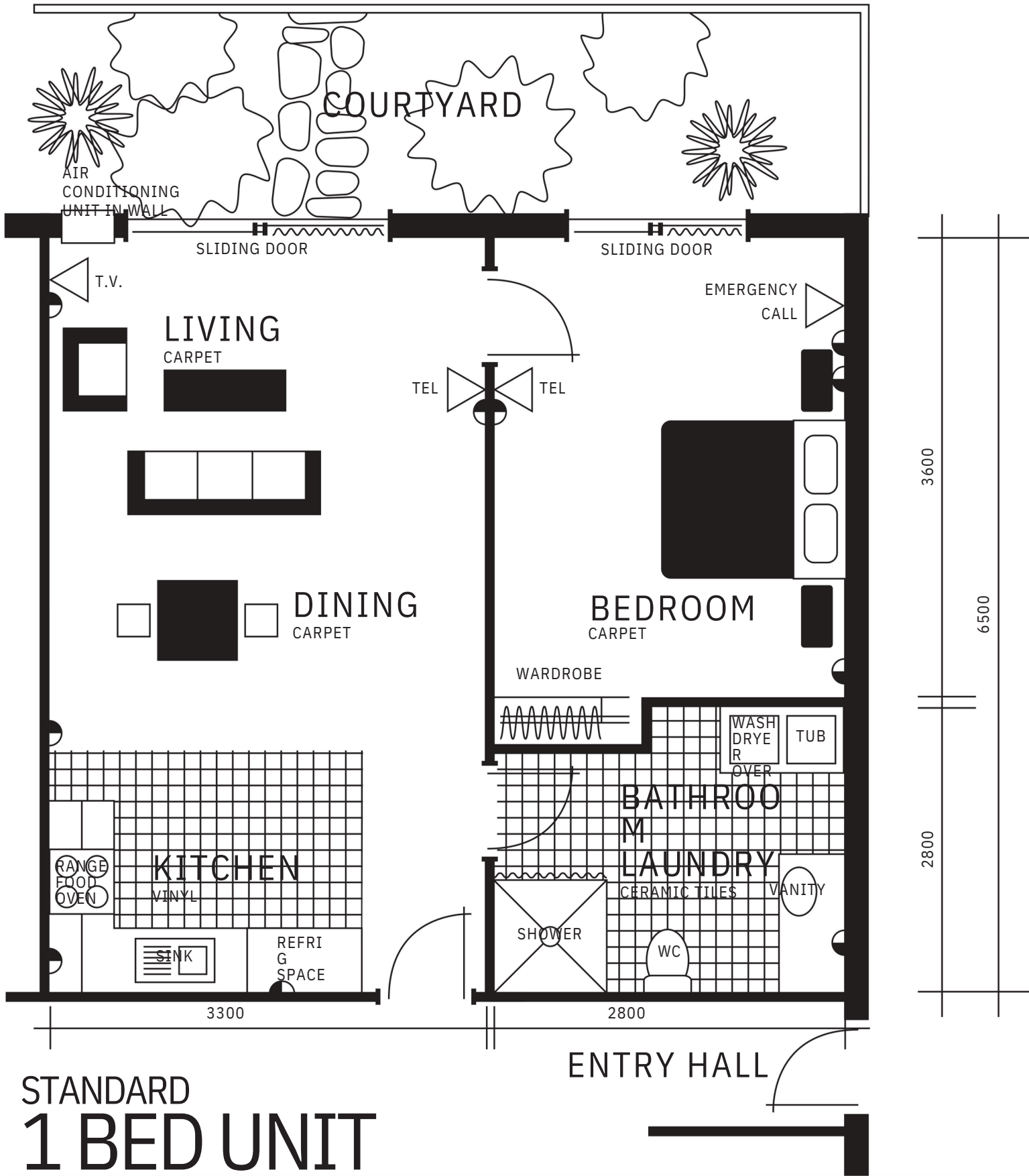
Disclaimer: The information provided is intended as a guide only. Prices current as of 1 July 2024 and subject to change.  
Please speak to our sales manager for more information and a Disclosure Document.

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)





(Measurements, layout, fixtures and fittings are approximate only to a 1 bedroom unit. This plan is provided for general guidance only and is not an accurate representation of the exact measurements, layout, fixtures and inclusions of any particular Unit. Please see the leasehold contract for inclusions and exclusions for a particular Unit).

For information about our villas please contact us:  
**phone** 9627 5720  
**fax** 9627 7117  
**email** sales@wcv.com.au

**WINDSOR**  
**COUNTRY VILLAGE**

*Affordable Comfortable secure...*