

## Rare Gem in George Town – Move-In Ready L'Ambience Town home with Den & Fruitful Backyard

South Sound

MLS# 419405

**CI\$799,000**





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**Spacious Town home in Prime George Town Location**

Located in the sought-after L'Ambience community, this 3-bedroom, 3.5-bathroom town home with a large den offers the perfect blend of convenience, comfort, and lifestyle. Nestled in the heart of George Town's residential district, it's just minutes from top schools including Triple C, John Gray, and St. Ignatius, with quick access to the bypass and Fairbanks Road.

**Family-Friendly Living in a Secure Community**

Enjoy peace of mind in a quiet, safe neighborhood with mature landscaping and a strong community feel—ideal for growing families. The property is enhanced by many bountiful, fruit-bearing trees, adding both charm and sustainability to the outdoor space. L'Ambience also features exclusive amenities including a recently refurbished outdoor pool, clubhouse, fitness center, playground, and spacious backyard areas for kids and entertaining.

**Modern Comforts & Flexible Layout**

This move-in ready home features fresh paint, new appliances, and high-end finishes throughout. The master suite is a luxurious retreat, complete with his-and-her walk-in closets and a spa-like bathroom. The large den provides flexible space that can easily be converted into additional bedrooms, a home office, or a playroom.

**A Smart Investment for Growing Families**

Perfect for families with three or more children, this home offers space to grow and adapt over time. With its unbeatable location, family-oriented community, value-added features, and lush, fruitful surroundings, this property is a rare opportunity in the George Town market.

**Property Features**

Type	Status	View
Condominium (For Sale)	New	Garden View, Pool View
Listing Type	Bed	Bath
Condominium	3	3.5
Sq Ft	Block/Parcel	Area
2,400	15C / 288H36	30
Year Built	Den	
2005	Yes	