



1/37 Mulgoa Road, Penrith

Retirement Just Got Better

Introducing this spacious two-bedroom villa in the popular Mountainview Retreat Over-55s Retirement Village in Penrith, offering comfort, convenience and a welcoming community lifestyle.

This well-appointed villa features two generous bedrooms, both with built-in wardrobes, a great-sized lounge area and a spacious, light-filled kitchen with plenty of bench space and storage. The home also offers split-system air conditioning, ceiling fans, modern flooring throughout, a combined bathroom and laundry. Conveniently positioned in Block P, this villa presents an appealing opportunity for those looking to enjoy a comfortable and low-maintenance lifestyle.

Mountainview Retreat is renowned for its vibrant and welcoming community, providing residents with opportunities to meet new friends, participate in regular social activities and enjoy a relaxed retirement lifestyle. The village offers a range of amenities, including a residents lounge and entertaining area, dining room, library and activities centre, in-ground swimming pool and BBQ area. Residents also benefit from visiting hairdresser, doctor and pathologist services, an active social committee, Foxtel and the Vital Call emergency assistance system.

Location is another major advantage, with Mountainview Retreat

2 1 0

FOR SALE
\$480,000

VIEW
By Appointment

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conveniently situated close to Westfield Penrith, Penrith Railway Station, Panthers World of Entertainment, Nepean Village Shopping Centre, Kmart, Coles, local markets and the beautiful Nepean River. Bus stops are located both inside and just outside the village, providing convenient access to surrounding areas. A security pedestrian gate also offers access to Mulgoa Road and the nearby bus stop.

Fees and Charges

The current council rates are approximately \$473 per quarter, less any applicable pensioner rebates, while water rates are approximately \$200 per quarter, also less any applicable pensioner rebates. Strata levies are \$704.90 per quarter, and the management fee is \$136.60 per fortnight, which includes Vital Call. Prospective purchasers are encouraged to confirm all fees and charges before proceeding.

If you are looking for a comfortable home in a friendly community with convenient access to shopping, transport and local amenities, this villa at Mountainview Retreat is well worth inspecting.

Come and discover the lifestyle Mountainview Retreat has to offer. Contact Tony Liras on 0425 269 611 for further information or to arrange your private inspection of the villa and a tour of the village.

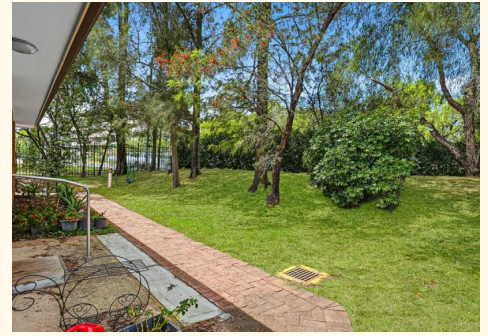
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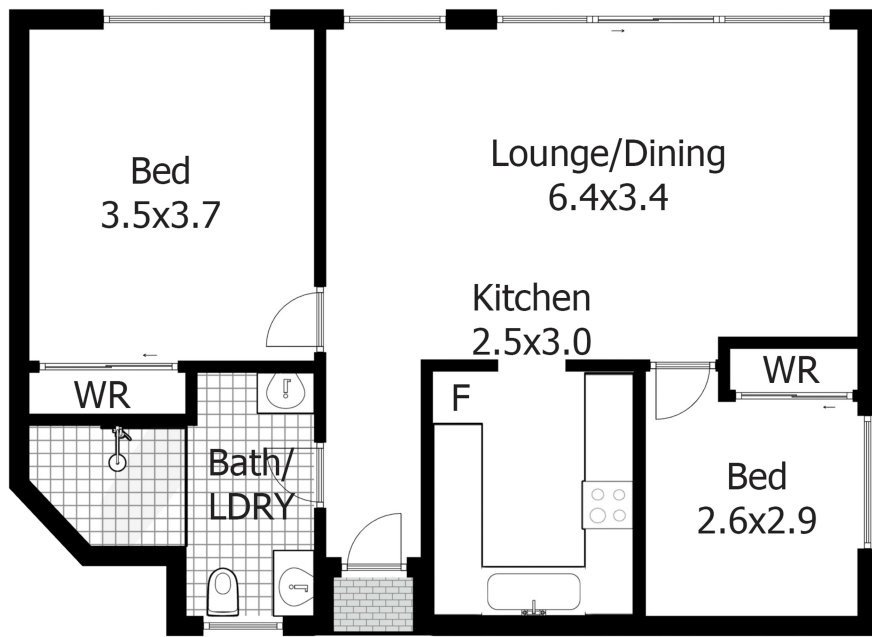
MORE DETAILS

Property ID 1RAS70
Property Type Villa

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