



4 Grange Close, **Marchwiell**

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**SPACIOUS VILLA - \$399,000 including Licence**

A special townhouse situated on a corner site in the Mountain View Village, this large villa has been built to capture all day sun. Consisting of separate kitchen with adjoining spacious lounge/dining incorporating easy indoor/outdoor flow. Two generous bedrooms plus large garage with hobbies workshop options and internal access. All a short stroll to the community centre. Move in and relax and enjoy the benefits the Village has to offer.

Embrace the active retirement opportunities the Mountain View Village has to offer both indoor and outdoor. Includes modern Community Centre with library, exercise room, hairdressing salon, big screen TV and much more. Outside activities include petanque, mini golf, bowls, croquet, workshop with tools, vegetable allotment, caravan and boat parking.

Your monthly fee includes rates, villa insurance and external maintenance, plus lawns.

\$399,000 - this includes the license to occupy fee.

To find out more and view phone Ian Grigor, 027 4399 996.

**\$399,000 (includes License)**

ID# 11959100718



**Ian Grigor**  
027 439 9996

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