

**29/37 Mulgoa Road, Penrith, NSW, 2750**



**Unit For Sale**

Thursday, 5 December 2024

29/37 Mulgoa Road, Penrith, NSW, 2750

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Unit**



Helen Fitzpatrick

## Ground floor Over 55's unit

Helen Fitzpatrick from Ray White Nepean Group is pleased to present an excellent opportunity to purchase this convenient OVER 55's unit in the highly sought after Mountainview Retreat Retirement Village.

This unit offers convenience and comfort in an exceptional location, close to Westfields, Kmart, Coles, and Penrith Station, ensuring you have everything you need at your fingertips. The vibrant, welcoming community of like minded residents adds to the appeal of this retirement living option. Don't miss your chance to secure a fantastic ground floor unit in a well established and friendly environment.

### Features Include:

- Open plan living kitchen / lounge / dining
- Two bedrooms
- Built in robes to both bedrooms
- Wall air cond.
- Ceiling fans
- Combined bathroom / laundry
- Grassed outlook from your patio area
- Easy access in / out of the Village

### Fees:

- Strata Levies \$767 per quarter
- Water Rates \$170 per quarter (less pensioner rebates)
- Council Rates \$450 per quarter (less pensioner rebates)
- Management Fee \$140 per fortnight (includes vital call)

### Location:

- Mountainview Retreat is located within walking distance to Panthers. Bus stops are located inside and outside the Village.
- Penrith Station, Kmart, Centro Nepean Village, Coles, Wednesday Markets and Nepean River are all close by.

### Mountainview's Amenities and Services:

- Lounge / entertaining area
- Dining room
- Visiting Hairdresser, Doctor & Pathology
- Library and activities centre
- Inground pool / bbq area
- Bus stop inside and outside the Village
- Pedestrian gate to Mulgoa Road
- Very active social committee
- Foxtel, NBN and vital call

Units in Mountainview Retreat don't last long on the market, so call Helen Fitzpatrick 0414 362 955 to organise a private inspection and tour of the Village.