

# FOR SALE

## ***25 Grange Close***

Mountain View Village, Pages Road, Timaru



*If you are interested in living in the Mountain View Village & enjoying the wonderful lifestyle it offers, please make contact as per details listed over the page.*

*We would be very happy to show you this property & all the other facilities at the Village.*

Address:	25 Grange Close
Construction:	143 m2, built 1994
Heating:	Heat pump and wall heater in lounge area
Bedrooms:	Two double bedrooms with double wardrobes. Master bedroom has views over the farmland and access to the conservatory
Conservatory:	Sunny conservatory with expansive views of the farmland and beyond with entrances from master bedroom & lounge and out onto the patio
Lounge/Dining/Kitchen:	Open-plan lounge/dining/kitchen flowing out to the conservatory, with windows to make the most of the sunshine & views
Kitchen:	New oven & fridge/freezer with good size pantry and storage
Bathroom:	Carpeted with shower & bath
Toilet:	Separate with hand-basin
Laundry:	Washing machine & tub in hallway area with good linen storage cupboard opposite
Garage:	Spacious double garage with workbench area, chest freezer & spare fridge freezer (if required). Internal access with auto door opener
Drive:	Sealed driveway with off street parking
Floor coverings:	Matching carpet throughout most of villa, with vinyl in kitchen & toilet and tiling in the conservatory
Drapes/blinds:	New curtains in the master bedroom, curtains & blinds in lounge & blinds in conservatory, kitchen & 2 <sup>nd</sup> bedroom
<b>General Comments:</b>	Very sunny, warm home with beautiful, peaceful outlook. Lovely location in the village. Good, dry, enclosed storage underneath the villa.
<b>Price:</b>	\$742,000 (including Licence Fee of \$42,000)
<b>Family Contacts:</b>	Christine Wilson 021 1898953 John Wilson 021 393328
<b>Village Contact:</b>	Village office 6881348 (Mon-Fri 10.30am - 2.30pm)

**To make an appointment to view please contact the family (see above)**