



# The St Gwinear – Façade 4

The St Gwinear is a superbly crafted two-bedroom luxury villa featuring an open plan living area, well-appointed kitchen and master bedroom with ensuite and walk in robe. There are multiple façade options, and all feature a double garage with internal access.



VILLA NUMBER:

PRICE:

VALID FOR 30 DAYS FROM:



## FEATURES

- 158 Square meters (approx.)
- 7 - star rating
- Solid construction
- Colorbond roof
- Ducted air-conditioning and heating
- Solar panels
- 2.7m ceiling height
- Attached double garage with internal access
- Modern wall-mounted oven & dishwasher
- Master bedroom with ensuite and walk in robe
- Façade options
- Appliances, with maintenance package, included

## VILLAGE BENEFITS

- Gated community
- No stamp duty or GST payments
- Beautifully appointed Clubhouse
- Pedestrian-friendly village
- Stunning landscaped gardens
- Community bus
- Pet-friendly environment



FLOOR PLAN

\* All information in this pamphlet is indicative only

12 Norman Road, Drouin

[www.therangeretirementvillage.com.au](http://www.therangeretirementvillage.com.au)

*Embrace life in retirement*



# THE RANGE

RETIREMENT VILLAGE

**12 NORMAN RD DROUIN**  
TYPE **ST GWINEAR**  
FACADE **4**



**FLOOR PLAN**

area analysis	m <sup>2</sup>
LIVING	110.44
GARAGE	48.91
<b>TOTAL</b>	<b>159.35</b>
PORCH	5.63

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