

RETIRE IN GAWLER

In one of our well appointed homes

Enjoy the community and independence of a retirement village

UNIT 7, DAWES VILLAGE 3 LYNDROCH ROAD, GAWLER EAST 5118



Two Bedroom — Private Location Price Range: \$260,000—\$285,000

CURRENTLY BEING REFURBISHED- ABLE TO VIEW DURING REFURBISHMENT;

Two bedroom single garage home, in a private location; easy walking distance to main street.

- *Single Garage under main roof (being reinstated).
- *Bedroom 1 to have a large new built in sliding doors robe, new carpet and ceiling fan
- *Bedroom 2 has built in robe and will also have new carpet.
- *Near new vinyl planks to dining, kitchen & hallway, plus new carpet to the lounge room.
- *New Reverse Cycle Air Conditioner split unit in the living area.
- *Will feature a brand new kitchen with plenty of cupboard space. All new appliances inc. under bench oven, cooktop and rangehood.
- *Full size laundry to with laundry cupboard and trough, all new taps.
- *Bathroom will have a new vanity cupboard & basin, plus has a shower screen door *Separate toilet.
- *New blinds, and LED lights throughout. Wet areas to have new solar skylights.
- *Large rear & side courtyard with pergola cover; being fully refurbished.
- *Weekly services fee covers council & water rates, emergency levy, building insurance & maintenance (inc. 24/7 emergency no.) also upkeep of common village areas and cyclical maintenance checks.



Your Choice for independent living

Organise to view today!

(08) 8523 4255



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U7/3 Lyndoch Road
GAWLER EAST

AREA SQM



Living	74.1
Garage	19.2
Verandah	22.0
Shed	2.3
Porch	4.9

TOTAL 122.5



This sketch is for illustration purposes only. All measurements are metric, being internal, not to scale, and approximate.

Photography and Floorplan produced by propertylaneimages.com.au



**Call us to make an
appointment to view
8523 4255**

