

RETIRE IN GAWLER

In one of our well appointed homes

Enjoy the community and independence of a retirement village

UNIT 4, JAMES MARTIN VILLAGE 19 DAWKINS AVENUE, WILLASTON SA 5118



Two Bedroom — Subsidised Entry

Price: \$82,500

- Rare opportunity in popular country style village
 - Includes 3kw solar panel system
 - To have a new carport & driveway access
 - Features ducted reverse cycle air conditioning
 - Good sized living area with ceiling fan
 - Near new hybrid flooring throughout; full internal repaint with new colour scheme
 - Modern kitchen inc overheads and easy access corner cupboard, underbench oven cooktop and rangehood
 - Euro style laundry situated off the kitchen
 - Large bathroom with 1200mm vanity, shower screen door and toilet
 - Main bedroom has ceiling fan and sliding door robe. Additional bedroom or utility room.
 - Enclosed Courtyard & front verandah
 - Situated in a private location, near the administration office and Humphrey George Community Hall.
- ** Weekly services fee (\$118.50) covers council & water rates, emergency levy, building insurance, repairs & Maintenance (inc. 24/7 emergency no.) also upkeep of common village areas and cyclical maintenance checks, plus cost of water heating and administration support.**



Your Choice for independent living

Organise to view today!

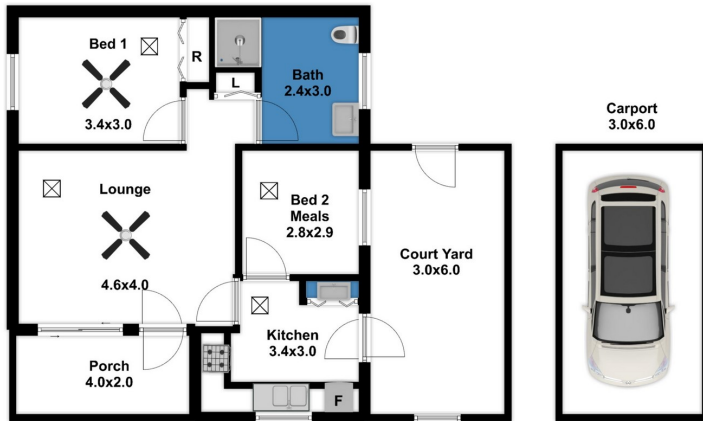
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**Unit 4/11 James Martin
WILLASTON**

AREA	SQM
Living	55.9
Carport	18.0
C/Yard	18.0
Porch	8.0
TOTAL	99.9



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**

