

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.

GAWLER
community
RETIREMENT HOMES



Your Choice for independent living

Organise to view today!

(08) 8523 4255



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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**

