

# RETIRE IN GAWLER

In one of our well appointed homes

Enjoy the community and independence of a retirement village

## UNIT 2, DAWES VILLAGE 3 Lyndoch Road, Gawler East 5118



### 3 Bedroom unit in Attractive Village Close to Main Street

**Price range \$415,000 & \$440,000**

- \*Good sized 3 Bedroom + study unit only 100m from the Main Street.
- \*Modern kitchen with rangehood, ceramic hotplates, under bench oven, microwave provision, 1&1/2 sink with mixer tap and plenty of cupboard space.
- \*Good sized living area with split system air conditioner and new carpet , adjacent dining area with new vinyl planks.
- \*Recently updated modern bathroom inc. shower screen door, vanity cupboard and solar skylight.
- \*Separate toilet with new solar skylight.
- \*Main bedroom has sliding door BIR and ceiling fan/light, also split system air conditioner. Second bedroom has sliding door robe.
- \*New carpet to bedrooms and study, new vinyl planks to meals, kitchen and hallway. New blinds throughout. Plus repaint throughout the unit.
- \* Separate full sized laundry with cupboard and access to rear yard.
- \*Covered pergola at rear and external roller shutters on all windows.
- \*Separate carport onsite. Also has solar panels.
- \*Weekly services fee \$102.50 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.



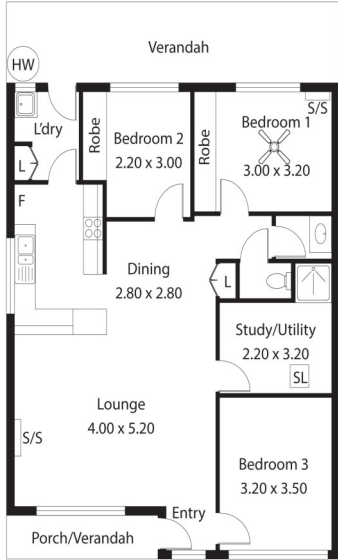
*Your Choice for independent living*

**Organise to view today!**



Find us on  
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Unit 2/3 Lyndoch Road,  
**GAWLER EAST**



Living: 84.975SQ.M  
Verandah: 19.655SQ.M  
**TOTAL: 104.625SQ.M**

This Drawing is for illustration purposes only and dimensions are internal and approximate. It is not to be relied upon should you wish to purchase the property.



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