

# RETIRE IN GAWLER

In one of our well appointed homes

Enjoy the community and independence of a retirement village

## UNIT 3, GOVERNOR GAWLER VILLAGE 11 Hutchinson Road, Gawler East 5118



### 3 Bedroom unit in attractive sought after village

**Price range \$490,000 - \$530,000**

- \* Close proximity to Gawler Hospital and access to main street.
- \* Good sized 3 Bedroom unit in desirable village..
- \* Single garage with roller door and internal access.
- \* Modern kitchen with rangehood, new ceramic hotplates, and wall oven. Microwave provision, and plenty of cupboard space.
- \* Good sized living area, with split system air conditioner, adjacent dining area and new carpet and vinyl planks.
- \* 3 way bathroom inc. shower with glass screen door and vanity with flick mixer tap. Separate toilet: vanity area with sink mixer tap and linen cupboard.
- \* Living , kitchen, dining and hallway floors are tiled.
- \* Main bedroom has walk in robe, air conditioner and ceiling fan/light.
- \* New carpet to bedrooms and new blinds throughout. Plus full repaint throughout the unit.
- \* Separate laundry with access to rear yard.
- \* Full length verandah, toolshed, and rainwater tank, fully paved at rear.
- \* Weekly services fee \$123.00 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!**



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**Unit 3, 11  
Hutchinson Road  
Gawler East**

Area: SQ.M  
 Living: 112.49SQ.M  
 Garage: 27.09SQ.M  
 Verandah: 21.00SQ.M  
 Shed: 6.12SQ.M  
**TOTAL: 166.70SQ.M**



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