

RETIRE IN GAWLER

In one of our well appointed homes

Enjoy the community and independence of a retirement village

UNIT 5, JAMES MARTIN VILLAGE 19 DAWKINS AVENUE, WILLASTON SA 5118



Attractive 2 bedroom unit in a private location

Offers between: \$410,000-\$450,000

- Rare opportunity in popular country style village
 - Features near new ducted reverse cycle air conditioning.
 - Good sized living room with adjacent meals area.
 - New vinyl planks to Kitchen, meals, living and hallway area. New carpet to bedrooms.
 - Full internal repaint with new colour scheme.
 - Attached garage with secure internal access.
 - Modern kitchen inc. overheads and carousel in both corner cupboards, wall oven, ceramic cooktop and rangehood, provision for a microwave and a pantry cupboard.
 - Separate laundry with bench and laundry cupboards. Access to the enclosed courtyard.
 - Front verandah with shade blinds.
 - Good sized bathroom with vanity, shower screen door and toilet.
 - Main bedroom has a sliding door robe. Large second bedroom
- ** 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. Capital replacements plus cost of hot water heating and administration support.**



Organise to view today!

(08) 8523 4255

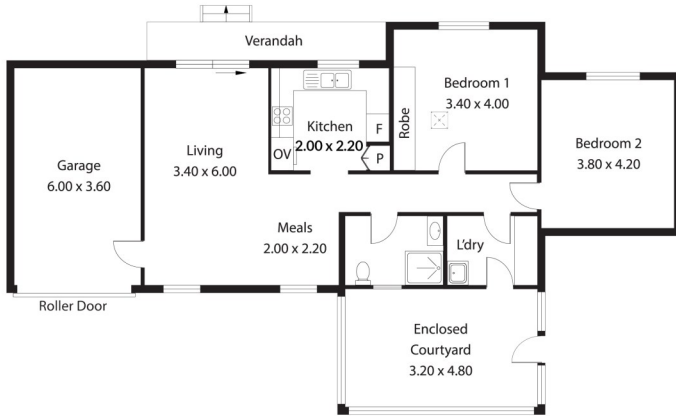
Your Choice for independent



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UNIT 5, 19 DAWKINS AVENUE WILLASTON

Living: 83.50SQ.M
Garage: 21.60SQ.M
Courtyard: 15.36SQ.M
Verandah: 7.92SQ.M
TOTAL: 128.38SQ.M



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

