

# RETIRE IN GAWLER

In one a our well appointed homes

Enjoy the community and independence of a retirement village

## Unit 3, Vin Rice Village 1 David Street, Gawler East



### Three Bedroom Unit in Attractive Village Close to Main Street

**Priced from \$540,000-\$580,000: By Notice of Offer to Purchase.**

- \*Spacious 3 bedroom unit within close proximity to the Main Street.
- \* 8.8 Kwh Solar Panels with 16Kwh battery
- \*Single Garage under the main roof with internal access.
- \*Large kitchen, dining and living area, with near new vinyl planks.
- \*Additional living area, with front lounge room..
- \*Bathroom and vanity area, with new vanities, mixer taps and shower screen.
- \*Separate toilet plus additional toilet to laundry.
- \*Ducted Air conditioner throughout.
- \*Main bedroom has WIR and ceiling fan/light..
- \*Sliding door robes to other bedrooms,
- \*Large linen/laundry cupboard in hallway.
- \*Near new carpet to bedrooms and blinds throughout.
- \*Enclosed courtyard and a garden shed..
- \*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**

**Organise to view  
today!**



Find us on  
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Unit 3 Vin Rice  
1 David Street  
GAWLER EAST

AREA	SQM
Living	114.0
Garage	18.0
Pergola	40.7
Verandah	7.2
Verandah 1	10.7
Shed	6.8
<b>TOTAL</b>	<b>197.4</b>



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

**Organise an appointment  
and discuss how we can  
help you to enjoy carefree  
independent living  
8523 4255**

