

# RETIRE IN GAWLER

In one a our well appointed homes

Enjoy the community and independence of a retirement village

## Unit 18, Governor Gawler Village 11 Hutchinson Road, Gawler East SA 5118



### Three bedroom unit in highly sought after village

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

\*Quality Three Bedroom home situated in a popular village in Gawler East. Very close to the Gawler Health Service, Governor Gawler Village was built in 2004.

\*Large living area with modern kitchen, inc. a walk-in pantry, overhead cupboards, modern s/s appliances including an under bench oven, ceramic cooktop and a rangehood. Hallway, kitchen, dining and living area floors are tiled throughout. .

\*The main bedroom has a walk-in robe; there is also a sliding door robe in bedroom 2. Carpet to all bedrooms.

\*Two-way bathroom, with 'en-suite' access from main bedroom; there is separate vanity area and linen cupboard and separate toilet; china vanity basins with mixer taps being installed.

\*Near new split air conditioner to living area. Cellular blinds to living area windows and vertical blinds to sliding door. Roller blinds to other rooms.

\*The large laundry has a second toilet and room for cupboards.

\*The home also features a 5kw solar system. There is LED lighting throughout, plus the NBN connection is "fibre to the house". \*Awnings to the living area and third bedroom, and roller blinds to rear verandah.

\*Single Garage under the main roof with internal access. Small garden shed for storage.

\*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!**

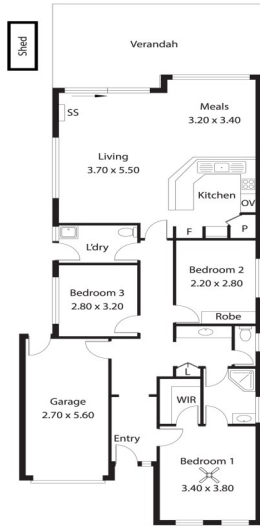


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Unit 18/11 Hutchinson Road,  
**GAWLER EAST**

Living: 103.50SQ.M  
Garage: 15.12SQ.M  
Verandah: 21.72SQ.M  
Shed: 1.70SQ.M

**TOTAL: 141.04SQ.M**



This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

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

