

RETIRE IN GAWLER

In one of our well appointed homes

Enjoy the community and independence of a retirement village

Unit 10, Governor Gawler Village 11 Hutchinson Road, Gawler East SA 5118



Three bedroom unit in highly sought after village

Priced from \$550,000-\$599,000: By Notice of Offer to Purchase.

A 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.

The unit consists of;

- *Double Garage under the main roof with internal access.
- *Large air conditioned living/ dining 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 and Kitchen are tiled, vinyl planks to the living/dining area, and carpet to all bedrooms.
- *The main bedroom has a walk-in robe; ceiling fan, a/c, and *Two-way bathroom" with 'en-suite' access from main bedroom.
- *There is a built in sliding door robe in bedroom 2.
- *There is separate vanity area and linen cupboard and separate toilet; china vanity basins with mixer taps.
- *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.
- *There is LED lighting throughout, plus the NBN connection is fiber to the house.
- *Cafe blinds to the rear verandah.

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 including smoke alarms and Pest Inspections & treatments.



Organise to view today!

Your Choice for Retirement Living



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GAWLER EAST

Living: 92.55SQ.M
Garage: 30.00SQ.M
Porch: 1.96SQ.M
Verandah: 36.45SQ.M
TOTAL: 160.96SQ.M



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

