

RETIRE IN GAWLER

In one of our well appointed homes

Enjoy the community and independence of a retirement village

UNIT 6, VIN RICE VILLAGE 1 David Street, Gawler East



Modern Village Great Location - Three Bedroom

OFFERS BETWEEN \$550,000-\$580,000

Large home, great design in a modern village; located within easy walking distance of Gawler's main street. You won't find many homes like this that are in such a convenient location. Features Include:

- * Three Bedrooms; and two living areas. Has a front carpeted lounge room and a large family/dining area with vinyl plank flooring which extends down the passage.
- * Main bedroom with WIR and bedroom 2 & 3 have sliding door robes. NBN Connected (fibre to the premise).
- * Near new window blinds throughout the unit, including plantation shutters in the front rooms.
- * Well appointed kitchen, featuring plenty of cupboard space, inc. o/head cupboards with a near new range-hood & ceramic cooktop, plus microwave provision. Also has a walk-in pantry.
- * Sep. laundry with extra toilet & internal access to the garage umr. Large linen/broom cupboard in hallway.
- * Bathroom features 2-way access, plus a separate vanity area and separate toilet.
- * Back courtyard area has a paved area, pergola, water tank and garden shed.
- * There are two split system r/c air-conditioners in the home. Plus ceiling fans in the bedrooms.
- * Weekly maintenance fee covers council & water rates, emergency levy, building insurance & maintenance (inc. 24/7 emergency no.) also upkeep of common areas.



Organise to view today!

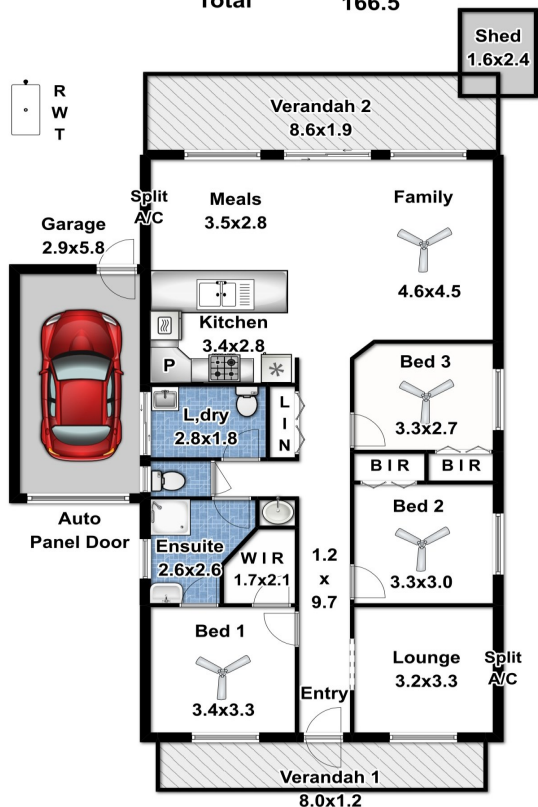
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Area	Sqm
Living	120
Garage	16.8
Shed	3.8
Verandah 1	9.6
Verandah 2	16.3
Total	166.5



This sketch is for illustration purposes only.
All measurements are metric, being internal and approximate.

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

