

# RETIRE IN GAWLER

In one of our well appointed homes

Enjoy the community and independence of a retirement village

## UNIT 5, GOVERNOR GAWLER VILLAGE 11 Hutchinson Road, Gawler East 5118



### Three Bedroom — Attractive Village Price range: \$360,000-390,000

Neatly designed three bedroom home, with garage umr, in a very private location.

This unit boasts numerous features;

- \*Single Garage, with secure internal access.
- \*Bedroom 1 has a walk in robe and access to the two-way bathroom.
- \*Bedroom 2 has built in robe ; third bedroom suitable for utility/office .
- \*New vinyl planks to Dining/Kitchen & hallway, plus new carpet to the lounge & bedrooms
- \*New Reverse Cycle Air Conditioner split unit in the living area. Plus ceiling fan in main bedroom
- \*Kitchen including walk in pantry, and new overhead cupboards and microwave provision.
- \*New appliances including wall oven, ceramic cooktop, new range hood.
- \*3 way bathroom with dual access from vanity area and bedroom; shower screen & door, new vanity basins and mixer taps. Separate toilet. Full size laundry with convenient second toilet.
- \*Outside courtyard at rear, with rainwater tank.
- \*Weekly services fee (\$118.50) 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.

**Organise to view today!**

**(08) 8523 4255**

**[www.gcrh.org.au](http://www.gcrh.org.au)**

GAWLER  
*community*  
RETIREMENT HOMES



*Your Choice for independent living*

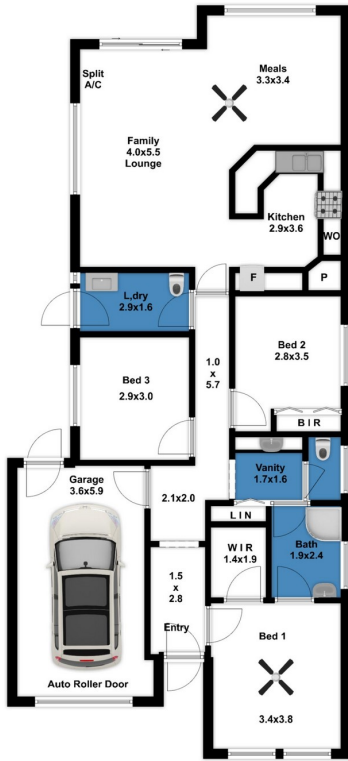


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Unit 5/ Governor Gawler  
GAWLER EAST



AREA	SQM
Living	106.0
Garage	21.2
TOTAL	127.2



This sketch is for illustration purposes only. All measurements are metric, being internal, not to scale, and approximate.

Photography and Floorplan are produced by [www.realestateimages.com.au](http://www.realestateimages.com.au)



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

