

30/100 Murray Road, Port Noarlunga, SA 5167

ACH Group

Retirement Living For Sale

Thursday, 11 July 2024

30/100 Murray Road, Port Noarlunga, SA 5167

Bedrooms: 1

Bathrooms: 1

Type: Retirement Living



Erin Carnachan

\$128,000

Situated in the highly sought-after location of Port Noarlunga, Perry Park offers a desirable lifestyle. Residents can enjoy the convenience of being just a short distance from stunning local beaches, the Colonnades Shopping Centre, and a variety of specialty shops. Onsite amenities include beautifully maintained gardens, a dog park, community centre, and BBQ area. Unit 30 features a bedroom with a built-in wardrobe, ceiling fan, and ensuite access to a large bathroom. The kitchen has been completely renovated and comes with an electric cooktop and oven, along with plenty of cupboard space for storage. The living area has a lovely view of the gardens and is made even better with split system air conditioning for all-season comfort.

Property Features

- 1 bedroom, with built in robe
- Large ensuite bathroom
- Brand new kitchen with dining nook
- Separate Laundry
- Your small pet welcome

This offering is for the purchase of a life-time lease under an Entry Contribution Agreement, there is no refund on exit, assuming occupancy of two or more years. The fortnightly service fee is \$291.86 which covers:- Repairs and maintenance to the unit- Council rates- Water rates and usage- Emergency Services Levy- Building insurance & Public Liability- Administration and village management- Gardening and maintenance of common grounds, painting and gutter cleaning. The service fee excludes, personal services, repairs and maintenance of additions, contents and legal liability insurance, electricity, gas, phone, internet and maintenance of the rear yard. Purchasers are protected by the Retirement Villages Act 2016 and must live at the property, be at least 65 year of age & not be in full time employment. For a full list of available ACH Group units please visit our website using the link <http://achgroup.org.au/retirement-living/available-units>

****Disclaimer:** While every endeavour has been made to verify the accuracy of the details herein, no liability is accepted for any errors or omissions. Interested parties should make their own independent enquiries. Images and drawings are for illustration purposes and are intended as a guide only. All measurements are approximate and details intended to be relied upon should be independently verified.**