

**38/100 Murray Road, Port Noarlunga, SA 5167**

**ACH Group**

**Retirement Living For Sale**

Sunday, 23 June 2024

38/100 Murray Road, Port Noarlunga, SA 5167

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Retirement Living**



Erin Carnachan

**\$115,000**

Located in Port Noarlunga, Perry Park is a highly sought after location. The village is just a short distance to stunning local beaches, Colonnades Shopping Centre and a host of specialty shops. Onsite, enjoy beautiful gardens, a dog park, community centre and BBQ area. Unit 38 has an open plan living/dining area with abundant natural light that opens out to spacious front verandah which is a perfect space to sit and enjoy a coffee. The kitchen overlooks the living area and features updated appliances and plenty of storage space. The bedroom has two built in robes and direct access to the bathroom. Property Features - 1 Bedroom, with built in wardrobes Large ensuite bathroom Updated Kitchen Separate Laundry Spacious front verandah Carpark available if required Your small pet is 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 fee is \$291.86. The service fee 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.\*\*