

SWEETWATER Retirement Village

Independent living for over 55's

4
Designs
to choose from

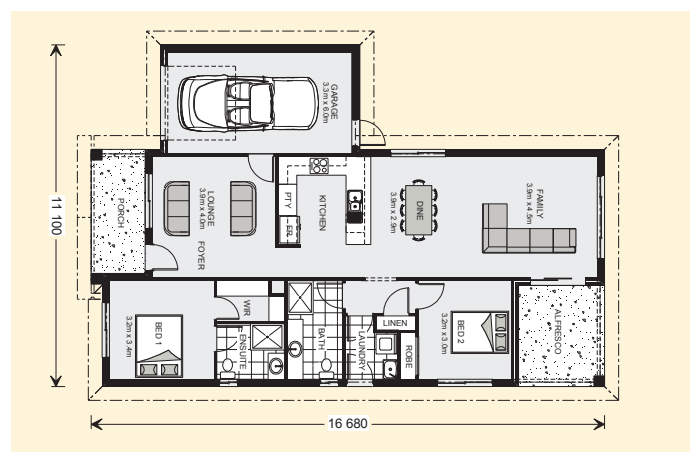
An opportunity awaits to purchase and own your investment whilst benefiting from the enjoyment, security and lifestyle of living with like minded people in a friendly community.



Artists impression - For illustrative purposes only

G.J. Gardner. HOMES

- Extra height ceilings (2550mm)
- Smeg Appliances throughout
- Ducted gas heating
- Ducted evaporative cooling
- Stone benchtops to kitchen
- Driveway included
- Landscaping allowance of \$3500
- Multiple colour boards to choose from



Selling Agent

Adrian O'Brien

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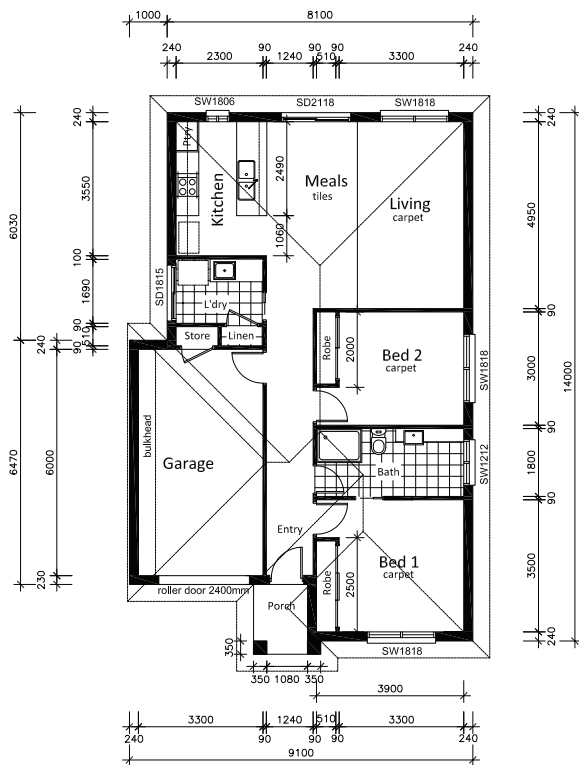
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SWEETWATER ~ ONE

10.50m site frontage option

Dwelling	91.99m ²
Garage	22.29m ²
Porch	2.14m ²
Total	116.42m²
	12.53sq



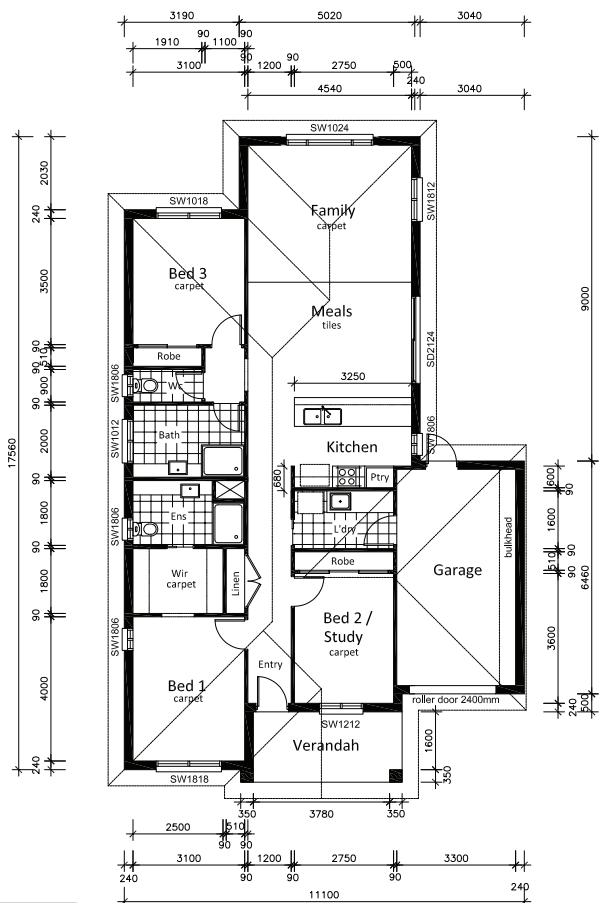
Proposed Front Facade

external walls :
brick veneer construction,

SWEETWATER ~ TWO

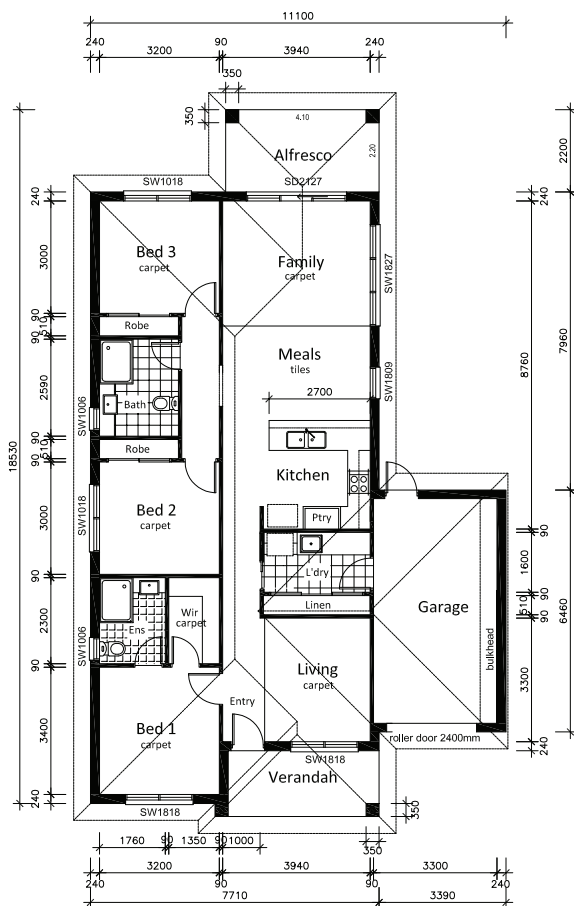
12.50m site frontage option

Dwelling	126.01m ²
Garage	23.36m ²
Porch	8.05m ²
Total	157.42m²
	16.95sq



Proposed Front Facade

external walls :
brick veneer construction,



SWEETWATER ~ THREE

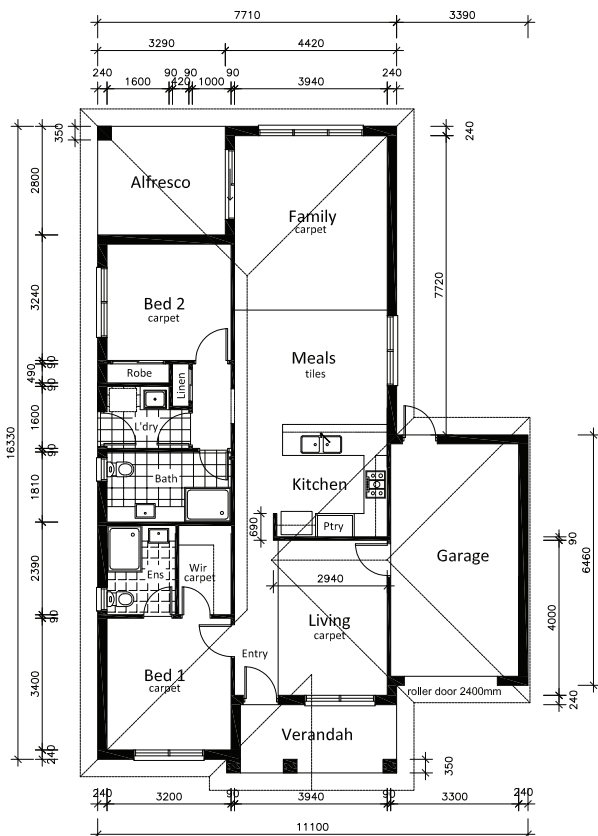
12.50m site frontage option

Dwelling	119.28m ²
Garage	23.44m ²
Porch	7.09m ²
Alfresco	9.02m ²
Total	158.83m²
	17.10sq



Proposed Front Facade

external walls :
brick veneer construction.



SWEETWATER ~ FOUR

12.50m site frontage option

Dwelling	109.41m ²
Garage	23.44m ²
Porch	7.09m ²
Alfresco	9.21m ²
Total	149.15m²
	16.05sq



Proposed Front Facade

external walls :
brick veneer construction.

You own
the asset,
benefit from
growth
return.



Artists impression - For illustrative purposes only

Sweetwater Retirement Village offers independent living for over 55's. Recently formalising the villages Community Association DP270552 allows you the opportunity to purchase and own your investment whilst benefiting from the enjoyment, security and lifestyle of living with like minded people in a friendly community.

That's right... Sweetwater Retirement Village provides the opportunity to purchase your own investment with the benefit of capturing any capital growth on your asset.

Located adjacent to the 18 hole **Henty Golf Course** and **Henty Bowling Club** featuring immaculate grass greens, whilst only being a short walk to the brand new **Swimming Complex**, **Nature Reserve** and main street **Shopping Precinct**, Sweetwater offers it all.

Henty itself provides plenty, including **modern medical services**, a large range of **interest groups** and direct access via the **XPT Rail service** to central station's in Melbourne and Sydney. A short commute from Henty are the regional cities of **Albury/Wodonga** and **Wagga Wagga** which are highly regarded as leading regional cities within NSW and northern Victoria. With local secure **caravan/boat storage** available Sweetwater will suit the retirement traveller as a central base to south eastern Australia.

Home designs and construction are taken care of by the locally based team at **GJ Gardner**, who offer a quality build, attention to detail and an engagement with you to ensure a level of certainty, trust and transparency. The range of designs cater for your complete comfort and ease of living, whilst also considering safe mobility to allow you to stay in your home longer. No entry or exit fees allows homeowners to sell at any time and retain your sale price and capital growth.



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