

LISTING PORTFOLIO – Cameron Russell

LISTING SAMPLE 4: 78 Fifth Avenue, Hillier, SA (SHORTER VERSION)



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How to enjoy your retirement on a budget

Houses are a bit like people. Some are serious, others cheerful; some loud, others quiet. This home is happy and relaxed, and you will be too when you move into 78 Fifth Avenue, Hillier! The cosy cottage is part of an Over 50's Lifestyle Community on the fringe of Gawler.

- You have access to two swimming pools; well-kept gardens; Recreation Hall featuring gym and billiards; a large Community Hall; locked storage for your caravan/boat/trailer (fee required); and a shop.
- Daily events organised by the active social club. Get as involved as you want!
- Just a five-minute drive to the shops and services of Gawler.
- Buses depart the park office for Gawler or Tambelin train station. Take the train to Munno Para Shopping City (25 min); Elizabeth City Centre (35 min); or Adelaide City (1 hr 25 min).
- Have peace of mind with an affordable retirement.
- This cottage has a holiday feel, and is suitable for either an individual or a couple.
- The garden is minimal, so you can travel at any time without any worries.
- If you miss the garden, there is an active gardening group and you can even pay a fee for a garden plot.
- Walk through a pleasant enclosed verandah into a sizeable (3.2m x 7.5m) living room with split-system air-conditioning.
- Separate kitchen and meals area with sink, oven and plenty of cupboard space.
- Separate bedroom with built-in robe.
- Separate bathroom area.
- Single carport and garden shed.

Make a lifestyle choice for a relaxed and enjoyable (yet amazingly affordable) retirement. With all the recreational facilities, there is something for everyone! Contact [name] today to discuss this fantastic opportunity. (*<300 words; <1700 characters*)

Feature dot points for brochure:

- Close to Gawler and shopping centres, with good public transport
- A vibrant community lifestyle with a “country holiday” feel
- Safety and security, with park management during office hours and emergency phone security after hours
- Access to two swimming pools, gardens, billiards, gym, shop, BBQ, social events, etc
- Large living room with split-system air-conditioning
- Separate kitchen and meals area with sink, oven and plenty of cupboard space
- Separate bedroom with built-in robe
- Separate bathroom
- Other features include: Single carport; garden shed in the backyard; and pleasant enclosed verandah