

# LISTING PORTFOLIO – Cameron Russell

LISTING SAMPLE 1: 78 Fifth Avenue, Hillier, SA (LONGER VERSION)



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## How to enjoy your retirement on a budget

Homes are a bit like people. Some are sombre, others cheerful; some loud, others quiet. This house has a sunny disposition. It is happy and relaxed, and you will be too when you move into 78 Fifth Avenue, Hillier! The cosy cottage is part of the attractive Hillier Park Residential Village on the fringe of Gawler. This is an Over 50's Lifestyle Community with extensive facilities.

- You have access to two beautiful swimming pools; well-kept gardens with walking trails; a Recreation Hall featuring billiard tables and well-equipped gym; a large Community Hall; locked storage for your caravan/boat/trailer (fee required); and a shop.
- There are daily events organised by the active social club. You can get as involved as you want. The whole idea is that you lead a stress-free life!
- Hillier Park is just a five-minute drive to the Gawler shops and services.
- No car? No problem! Buses depart the park office for Gawler or the Tambelin railway station. Take the train to Munno Para Shopping City (25 min); Elizabeth City Centre (35 min); or Adelaide City (1 hr 25 min).

Moving into over-50s or retirement communities these days can be expensive, but this is about as affordable as it gets in Australia. This is made possible by selling you the inexpensive house itself and not the land. At Hillier Park, there is a low fortnightly site fee which covers the land use, council rates, water, sewerage, emergency services levies and use of all facilities. The house is completely your property to sell at any time, and when you do you will not pay any crippling stamp duty, deferred management fee or exit fee (there are no entry fees or hidden fees either)! Since it is entirely your home, you can do up the inside just the way you like it! This move can free up your finances and give you peace of mind in your 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 carefree. 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.

When you buy this house, you are making 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.

*(<500 words; <2700 characters)*

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## Feature dot points for brochure:

- Close to Gawler and shopping centres, with good public transport
- A vibrant community lifestyle with a “holiday-in-the-country” vibe
- Safety and security, with park management during office hours, emergency phone security after hours and community vigilance
- Access to two swimming pools, gardens, billiards, gym, shop, BBQ, social events, etc
- Large (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
- Other features include: Single carport; garden shed in the backyard; and pleasant enclosed verandah