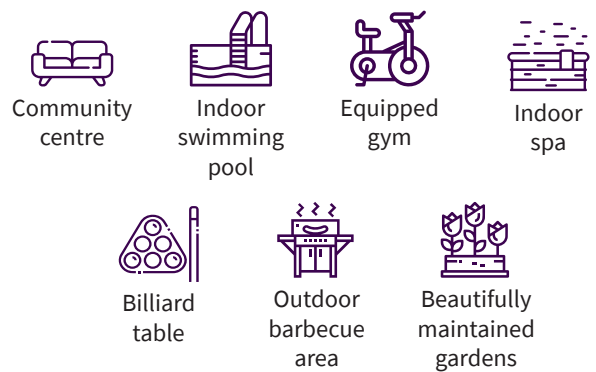


# 35/8 Saffron Drive, Hallam

 2  1.5  1

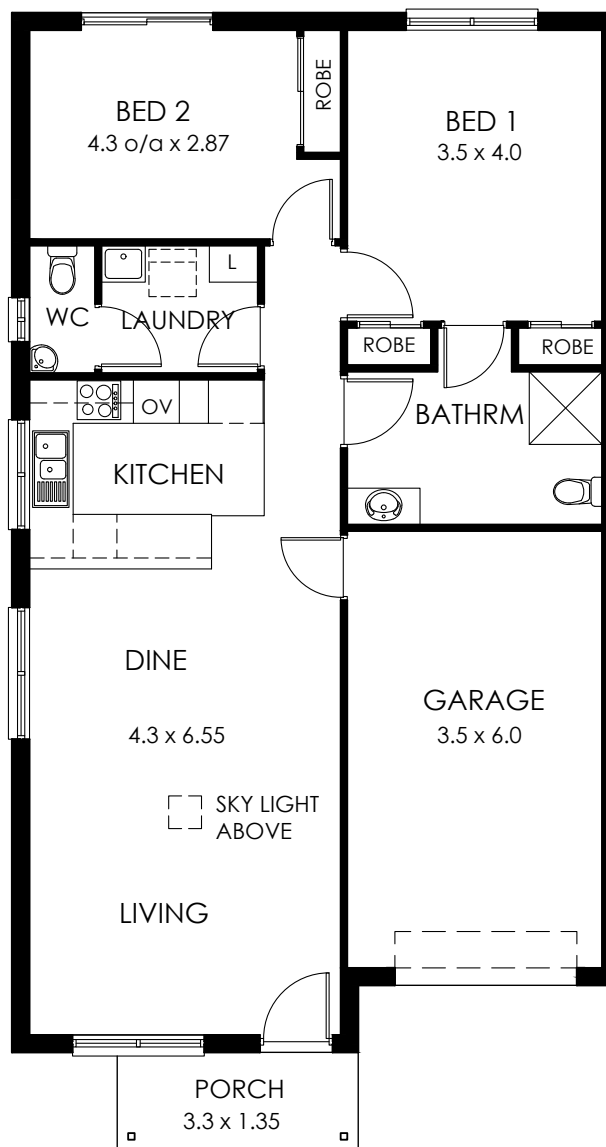


Live near like-minded people  
who all enjoy living in a safe  
community.



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## RESIDENCE 91

GENERAL	91.5
GARAGE	22.5
PORCH	4.5

118.5 SQM

## Saffron Grove Villa X

Bedrooms: 2  
Bathrooms: 1.5  
Carpark: 1

### Villa features

Open plan living area  
Built-in wardrobes  
Separate laundry  
24-hour emergency monitoring system  
Reverse cycle ducted air conditioning  
Garage with internal access

### Monthly Service Fees

The current monthly service fees includes insurance for public liability and buildings, water rates, public lighting, cleaning of all common areas, gardening of all common areas, general and preventative maintenance, 24 hour emergency call monitoring, onsite facilities and Village Management.

The monthly service fee excludes individual council rates, contents/chattels insurance, gas, electricity, private telephone, and the upkeep or replacement of all personal items (eg fridge, furniture and washing machine).

This document does not form part of a contract for sale or purchase of a license to occupy. While reasonable care has been taken in the preparation of this flier and all particulars contained herein are believed to be correct, interested parties must rely upon their own inspections and inquiries. Floorplans and photography are for presentation purposes and should be regarded as indicative only. All properties are subject to prior sale, change or withdrawal. Information, dimensions, prices and measurements are subject to change without notice. E&OE. Issued X/X/X.



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