



# Introducing Norfolk Estate

**Established village with a close community and long list of facilities and services on offer.**

Ideally located in the heart of one of Adelaide’s most popular areas – the thriving suburb of Marion – Norfolk Estate is close to all of the features and facilities you need to live a richly rewarding and enjoyable lifestyle.

Nearby Westfield Marion Shopping Centre, Club Marion, the Marion RSL, Flinders Medical Centre and other medical facilities, Marion Aquatic Centre, public transport, and more, this village ensures you are never far from anything you need.

***“We are part of our community and have more time to do the things we enjoy,”***  
**Jen, 73**

## Norfolk Estate homes feature

- Two or three spacious bedrooms
- Ducted reversed-cycle air conditioning
- Quality appliances
- Spacious fully-tiled bathrooms
- Private rear courtyard
- Secure garage with internal access

## Norfolk Estate amenities include

- |   |  |  |   |
|---|--|--|---|
| <br>Community centre | <br>Indoor swimming pool  | <br>Equipped gym              | <br>Indoor spa                     |
| <br>Billiard Table   | <br>Outdoor barbecue area | <br>Onsite hairdressing salon | <br>Beautifully maintained gardens |
| <br>Men’s shed       | <br>Vegetable garden      |  |   |



**KARIDIS RETIREMENT VILLAGES**  
BUILDING BETTER COMMUNITIES



30A Norfolk Road  
Marion SA 5043



Call us today **1300 796 311**  
[karidisretirementvillages.com.au](http://karidisretirementvillages.com.au)

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### Norfolk Estate management

The Norfolk Estate Village Manager supervises the running of the complex, manages the maintenance and service personnel and is there to help make your life easier.

### Monthly maintenance fee

Our simple monthly maintenance fee covers:

- 24-hour emergency call monitoring
- Gardening of all common areas and your front garden
- Maintenance, repairs and cleaning of all communal facilities
- Maintenance of your home
- On-site facilities and estate management
- Insurance premiums for building and public liability for the whole village (excluding your contents)
- Council rates and water rates

### Limited out-of-pocket expenses

At Norfolk Estate, you have control over paying for items and services such as:

- Personal contents insurance
- Electricity and gas
- Upkeep or replacement of all personal items (eg. fridge, furniture and washing machine)