

# 43/11A Boorman Avenue, Pasadena

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Located close to medical facilities, including a diverse range of shopping precincts, cafes and public transport, Pasadena Village is sure to impress!

-  Community centre
-  Swimming pool
-  Equipped gym
-  Undercover spa
-  Billiard table
-  Outdoor barbecue area
-  Onsite hairdressing salon
-  Beautifully maintained gardens



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## Pasadena Village

### Villa 43

Bedrooms: 3

Bathrooms: 1.5

Carpark: 1

### Villa features

Open plan living area

Built-in wardrobes

Separate laundry

Private rear courtyard

24 hours emergency monitoring system

Garage with internal access

### Maintenance Fees

The current maintenance fee includes water rates, emergency services levy, insurance for public liability and buildings, management fees, 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 maintenance 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 1/5/19.



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