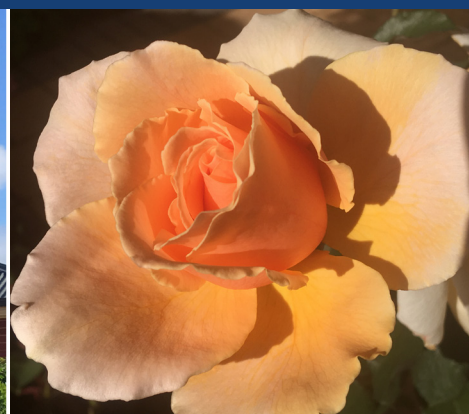


12/8-16 Vinall Street, Dover Gardens



## ALBION MEWS

A small boutique village nestled in the delightful suburb of Dover Gardens, Albion Mews promises a lifestyle like no other.



Heritage  
refurbished  
community  
centre



Beautifully  
maintained  
gardens



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## Albion Mews

### Villa 12

Bedroom: 3

Bathrooms: 1.5

Carpark: 1

Total size: 139m<sup>2</sup>

### Villa features

Two spacious bedrooms

Study or third bedroom

Built-in wardrobes

Open plan living

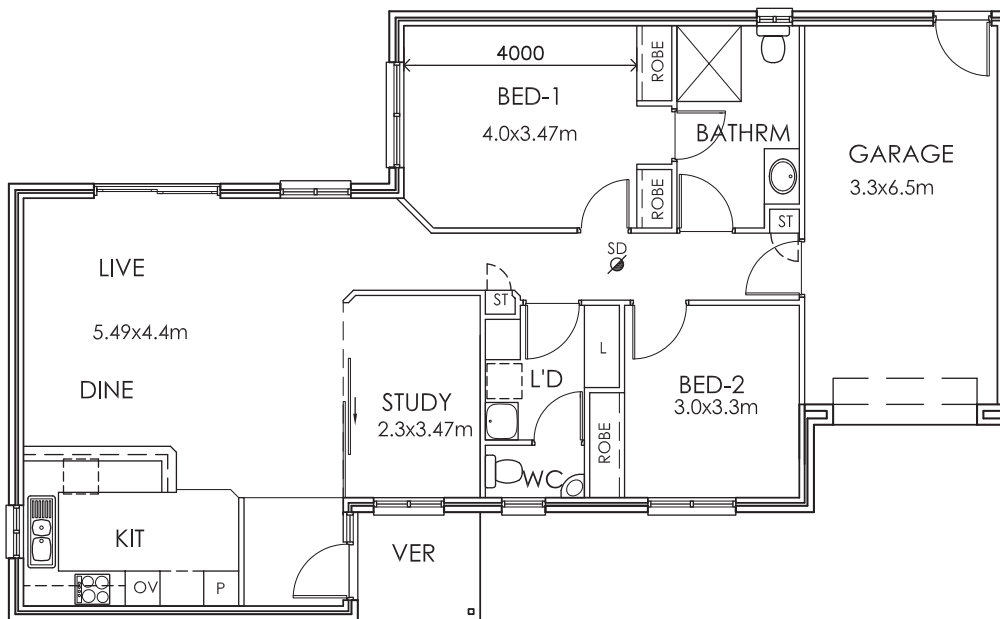
Separate laundry

Private rear courtyard

Garage with internal access

Verandah

Water Tank



### Maintenance Fees

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

The maintenance fee excludes individual council rates, contents/chattels insurance, private electricity and gas, private telephone and the upkeep or replacement of all personal items (e.g 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 12/02/21.



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