

44/8 Saffron Drive, Hallam VIC 3803

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# SAFFRON GROVE

Live near like-minded people who all enjoy living in an elegant and safe community.

**Price \$600,000**

-  Community centre
-  Indoor swimming pool
-  Equipped gym
-  Indoor spa
-  Billiard table
-  Outdoor barbecue area
-  Beautifully maintained gardens

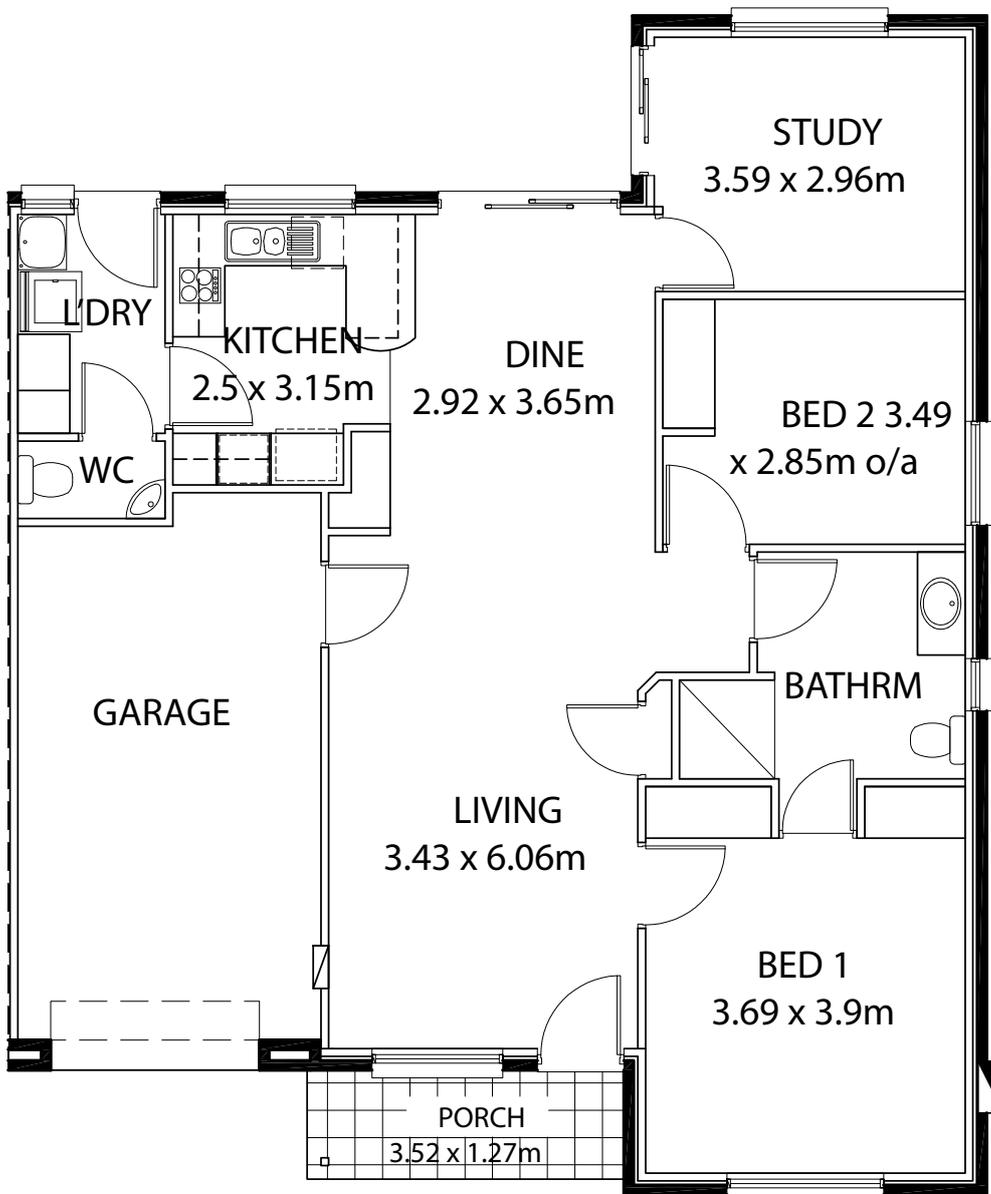


**KARIDIS RETIREMENT VILLAGES**  
BUILDING BETTER COMMUNITIES



Call us on 03 8795 7380  
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# VILLA 44



## Saffron Grove Villa 44

Bedrooms: 3  
Bathrooms: 1.5  
Carpark: 1  
Dwelling 130m<sup>2</sup>  
Porch 4.5m<sup>2</sup>  
Total Size: 134.5m<sup>2</sup>

### 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
- Courtyard Garden

### 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 26/01/2026.



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