49/8 Saffron Drive, Hallam VIC 3803

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Experience secure, gated retirement living in a beautifully designed village offering exceptional amenities and a vibrant Community Centre.

Enjoy the company of like-minded residents in an elegant, thoughtfully planned community that promotes comfort, convenience, and connection.

Ideally located close to shops, medical centres, cafés, and other essential services, with public transport readily accessible at the village entrance.

SAFFRON GROVE

Community centre | Billiard Table | Indoor Pool | Indoor spa | Equipped gym | Outdoor BBQ area | Elegant Gardens

Price $579,900

KARIDIS RETIREMENT VILLAGES
BUILDING BETTER COMMUNITIES

RETIREMENT LIVING CODE OF CONDUCT
CERTIFICATION OF COMPLIANCE

Call us on **03 8795 7380**
reception@saffrongrove.com.au
karidisretirementvillages.com.au

VILLA 49 FLOOR PLAN



Saffron Grove Villa 49

Bedrooms: 3

Bathrooms: 1.5

Carpark: 1

Dwelling: 131m^2

Porch: 2.8m^2

Total Size: 133.8m^2

Villa Features

Open plan living area

Built-in wardrobes

Separate laundry

24-hour emergency monitoring system

Air conditioning throughout the unit

Garage with internal access

Courtyard Garden

Monthly Service Fees

The current monthly service fees includes insurance for public liability and buildings, water usage 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 (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 01/05/26.

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