

45/8 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 \$574,900

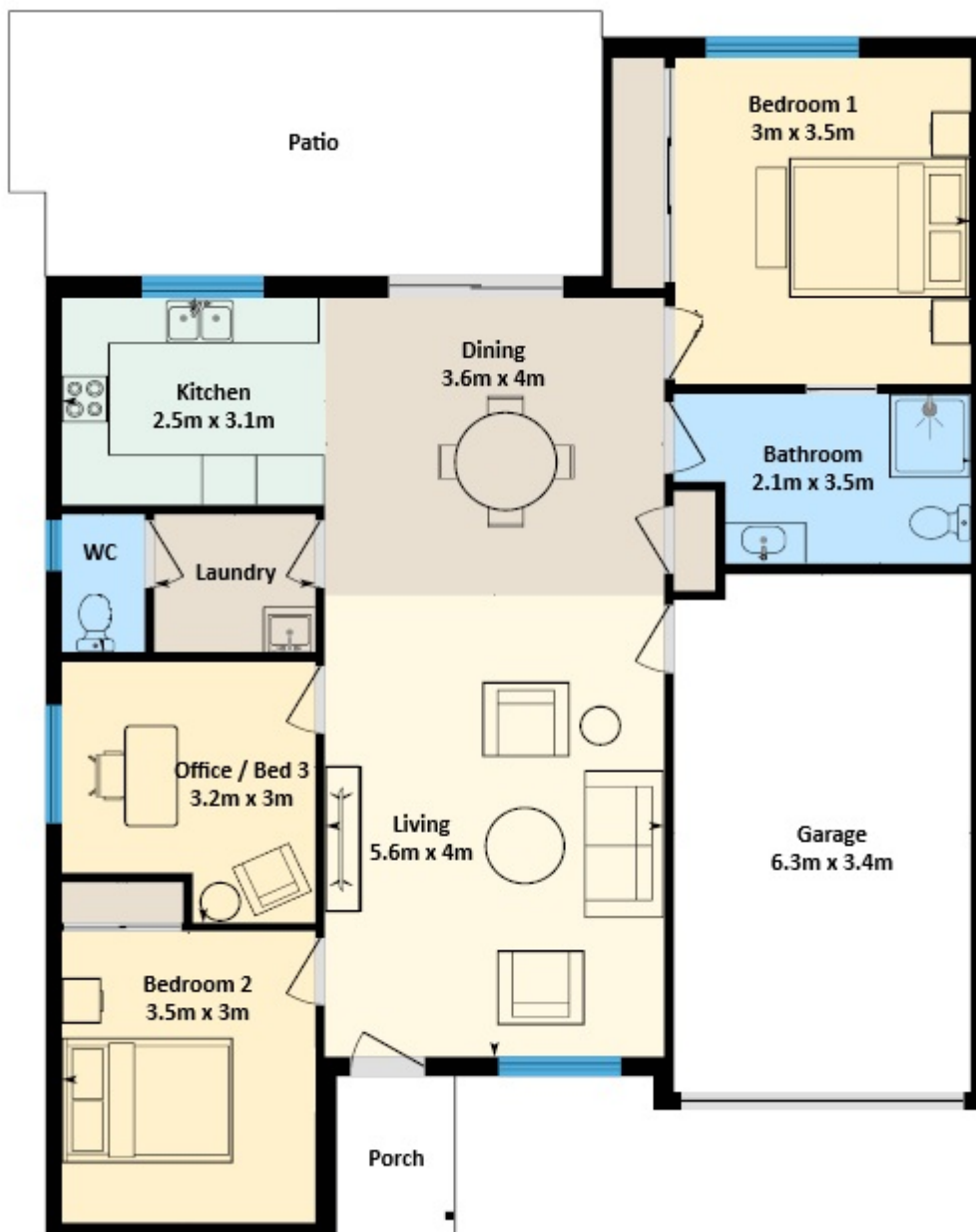


KARIDIS RETIREMENT VILLAGES
BUILDING BETTER COMMUNITIES



Call us on **03 8795 7380**
sales@saffrongrove.com.au
karidisretirementvillages.com.au
Sales Consultant 0418 236 849

VILLA 45 - FLOOR PLAN



Saffron Grove - Villa 45

Bedrooms: 3
 Bathrooms: 1.5
 Carpark: 1
 Dwelling 128.6m²
 Porch 2.8m²
 Total Size: 131.4m²

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 01/07/2026.



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