



Tranquillity Living Villa

OVER 55s LIVING VILLA

34 Merrifield Ave, Kelmscott WA 6111

Another Boutique Development by
WESTON PROPERTY DEVELOPMENTS

Over 55s Living Villa

Tranquillity Living Villa is designed to suit the needs of older adults. The design has been well-thought to cater for their safety mobility including no steps, wider doors, alarm system and easy maintenance.



Project Highlights

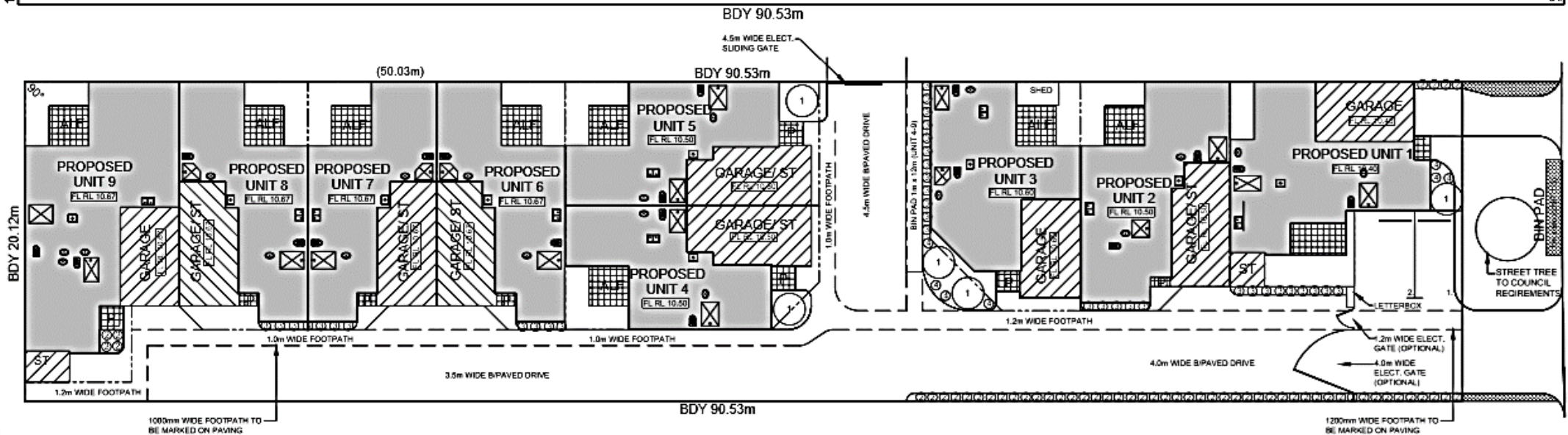
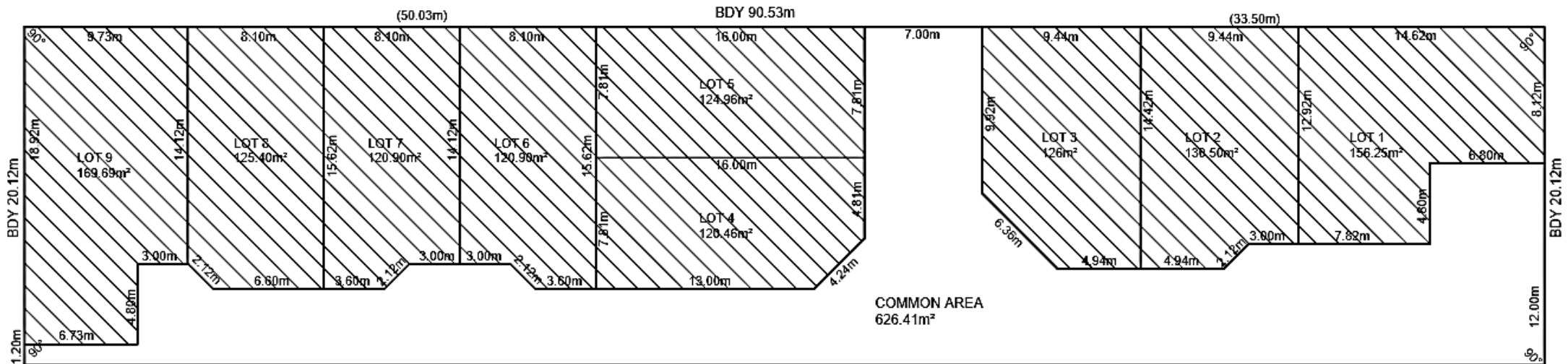
- 9 Quality Brand New Villas
- 2 Bedrooms + 2 Bathrooms
- Enclosed Car Garage
- Auto Gated Compound
- Targeting older adults (over 55s)
- People who are looking at retiring & downsizing
- Kelmscott suburb is peaceful & quiet
- Provide active older adults with friendly social environment



*Artist Impression Only. Subject to Contract

Tranquillity Living Villa

Project Site Size: 1821m² (19601.08 sqft) | Proposed Development: 9 Villas

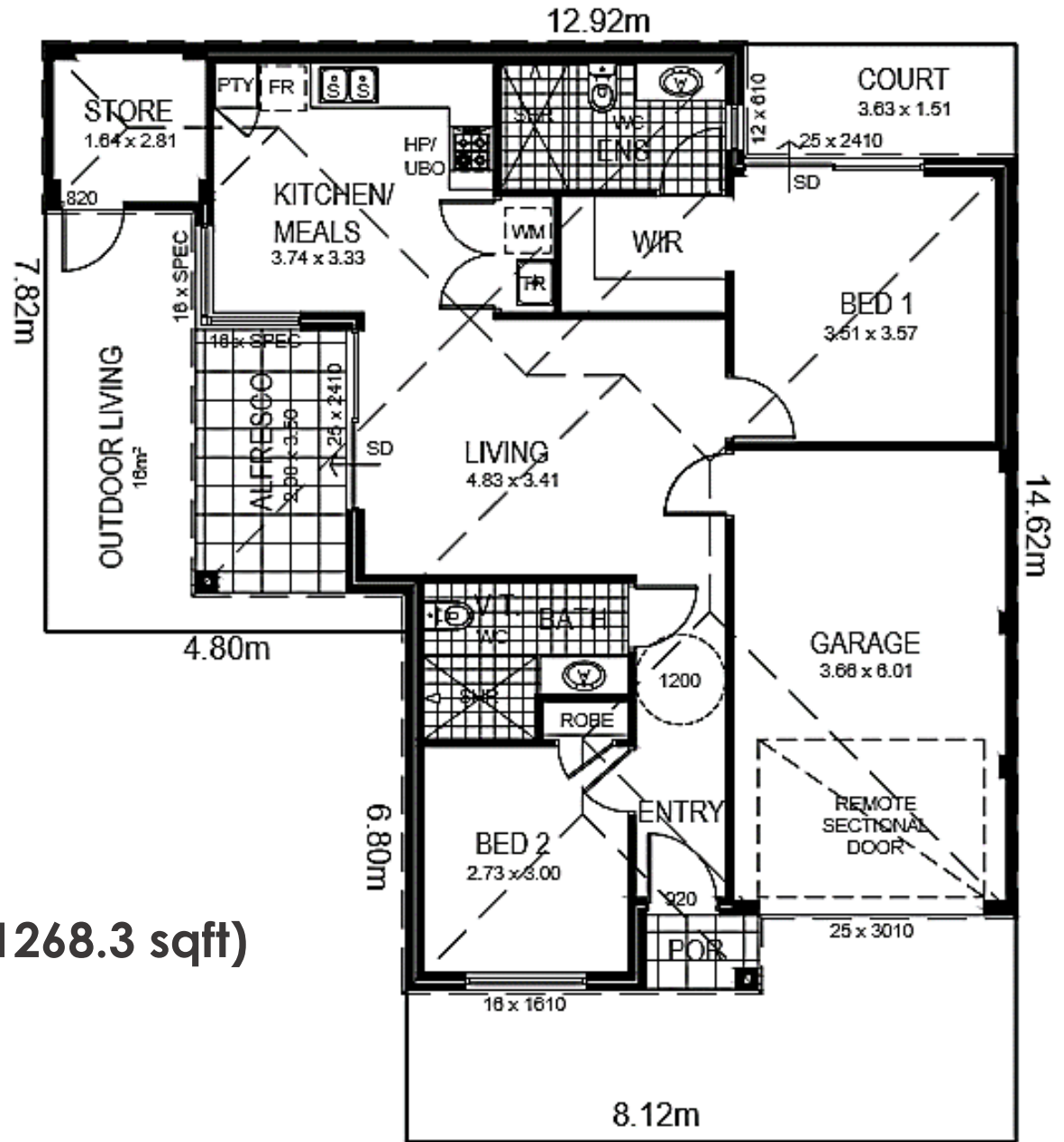


There will be 9 quality brand new villas targeting older adults (over 55s) who are looking at retiring and downsizing.

UNIT 1

Land Size: 156.25m² (1681.86 sqft)

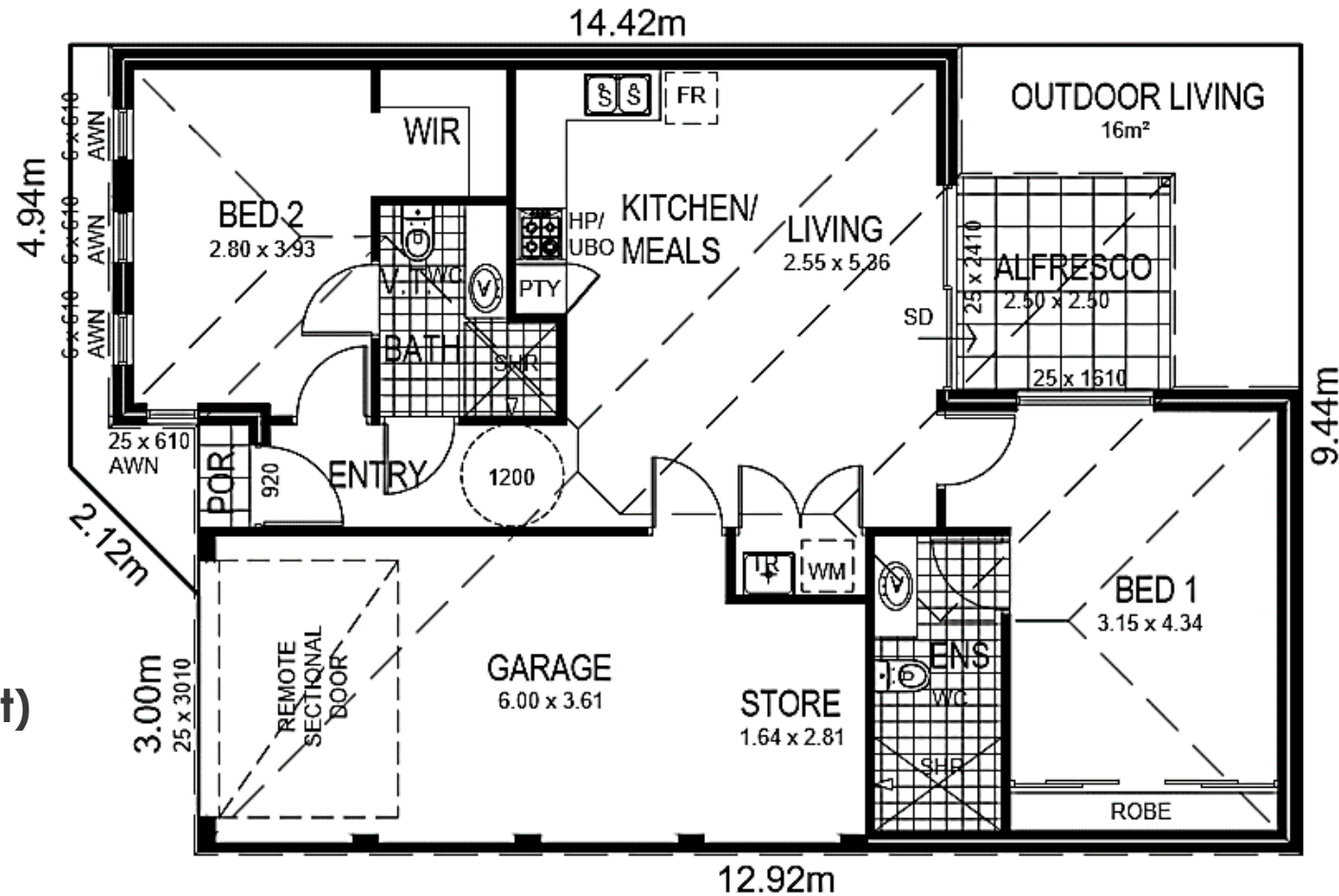
HOUSE:	81.40m ²
GARAGE:	23.25m ²
STORE:	4.68m ²
ALFRESCO:	7.00m ²
PORCH:	1.50m ²
TOTAL AREA:	117.83m ² (1268.3 sqft)



UNIT 2

Land Size: 130.50m² (1404.69 sqft)

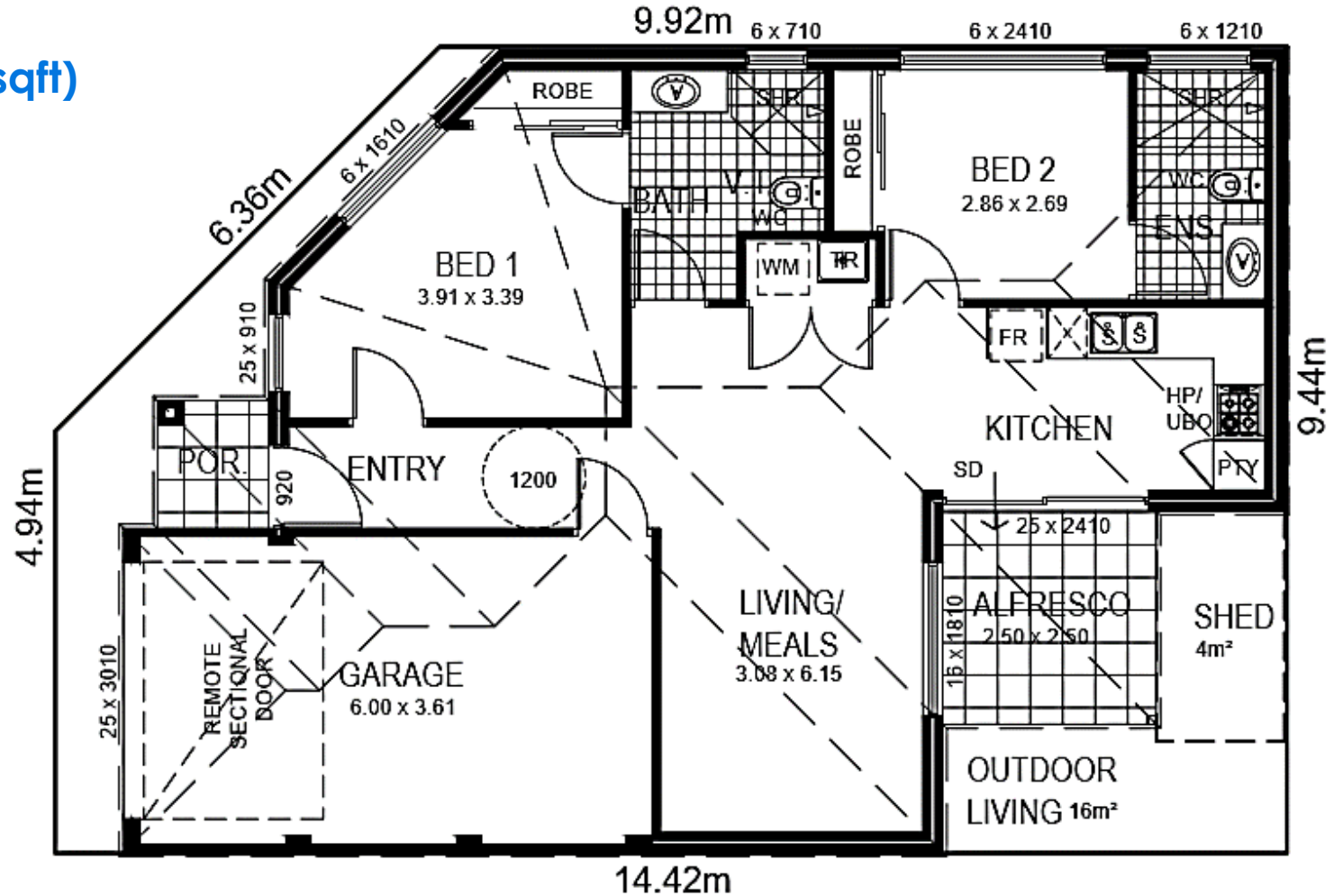
HOUSE:	80.99m ²
GARAGE/STORE:	27.71m ²
ALFRESCO:	6.25m ²
PORCH:	0.73m ²
TOTAL AREA:	115.68m ² (1245.17 sqft)



UNIT 3

Land Size: 126m² (1356.25 sqft)

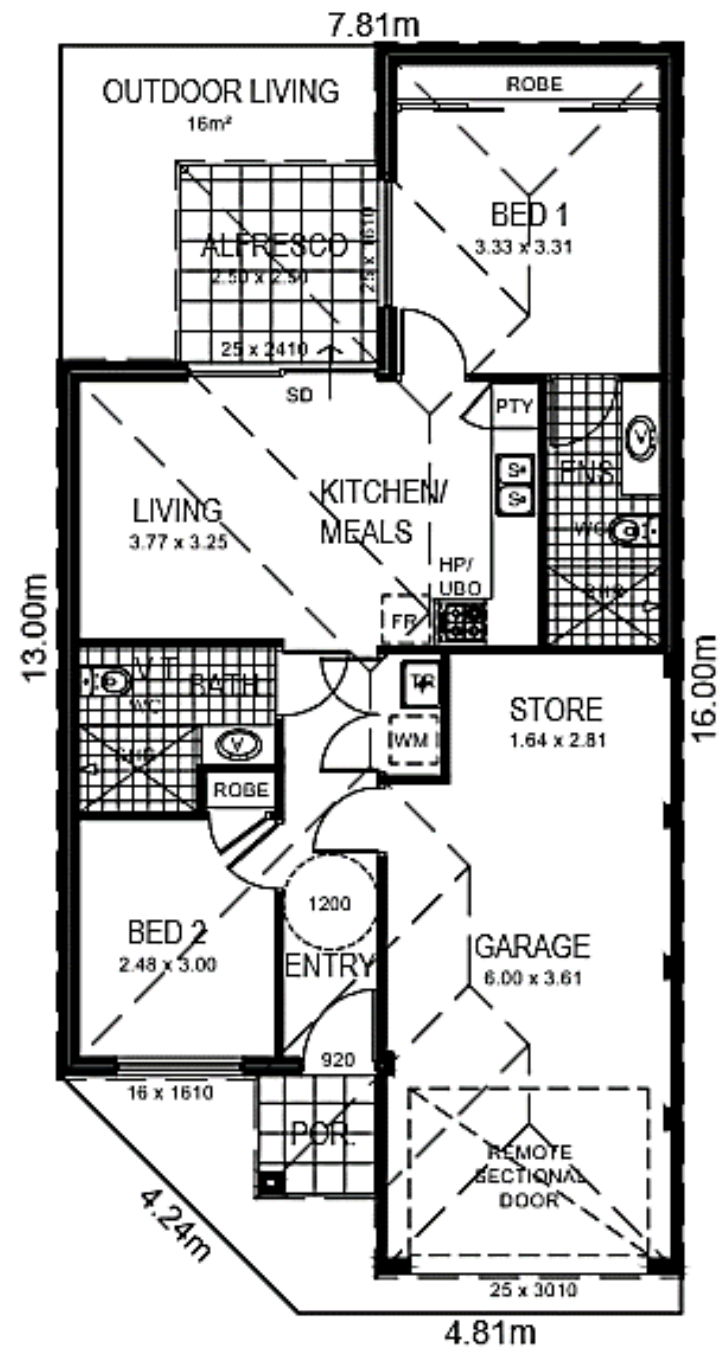
- HOUSE: 75.39m²
- GARAGE: 23.13m²
- ALFRESCO: 6.25m²
- PORCH: 1.95m²
- TOTAL AREA: 106.72m²
(1148.72 sqft)



UNIT 4

Land Size: 120.46m² (1296.62 sqft)

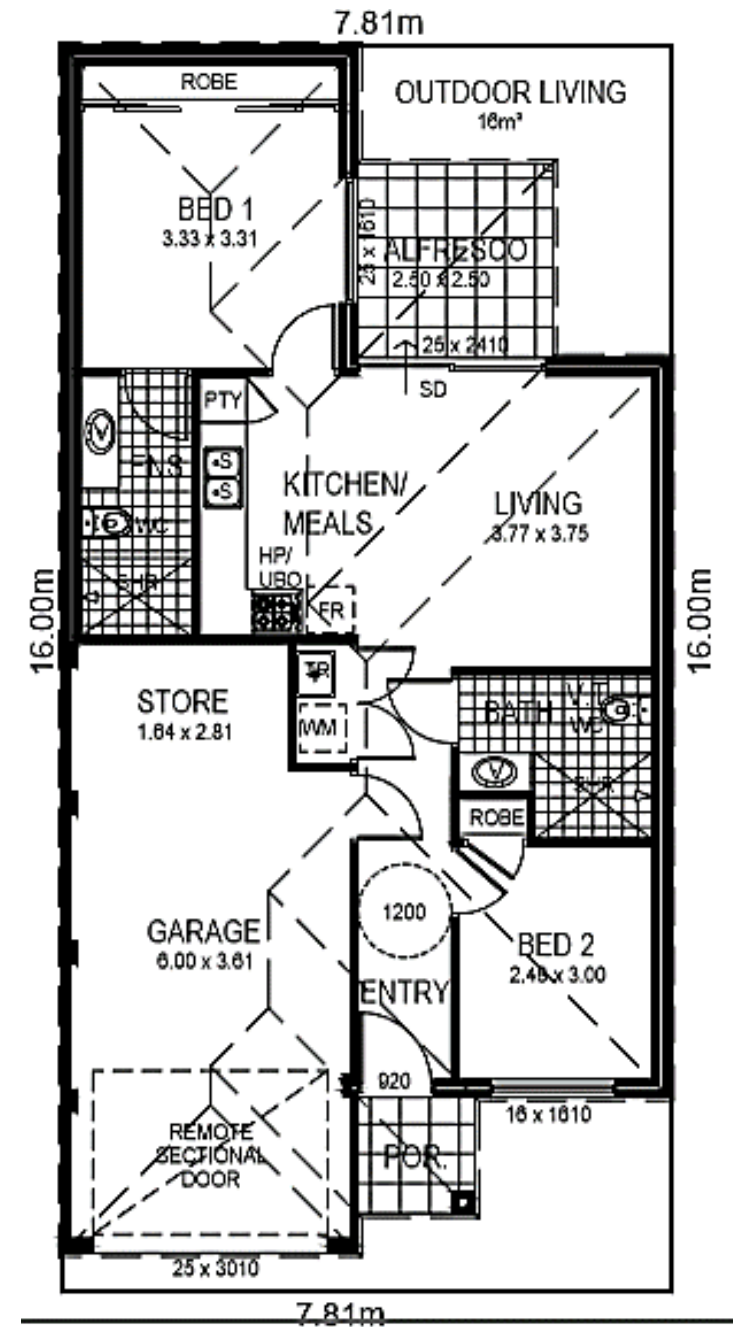
HOUSE:	66.78m ²
GARAGE/STORE:	27.88m ²
ALFRESCO:	6.25m ²
PORCH:	2.25m ²
TOTAL AREA:	103.16m ² (1110.41 sqft)



UNIT 5

Land Size: 124.96m² (1345.06 sqft)

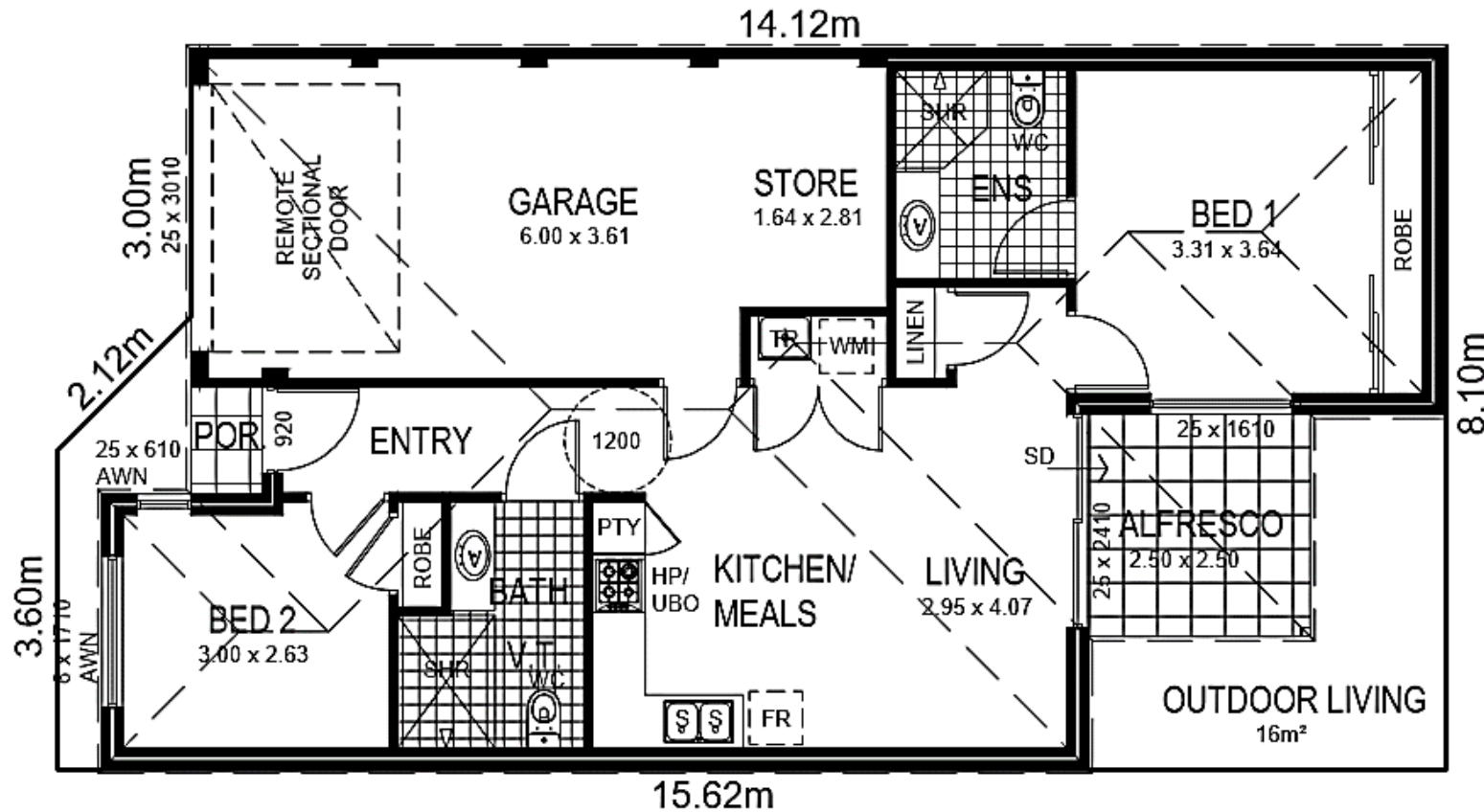
HOUSE:	58.83m ²
GARAGE/STORE:	27.84m ²
ALFRESCO:	6.25m ²
PORCH:	2.25m ²
TOTAL AREA:	105.17m ² (1132.04 sqft)



UNIT 6

Land Size: 120.90m² (1301.36 sqft)

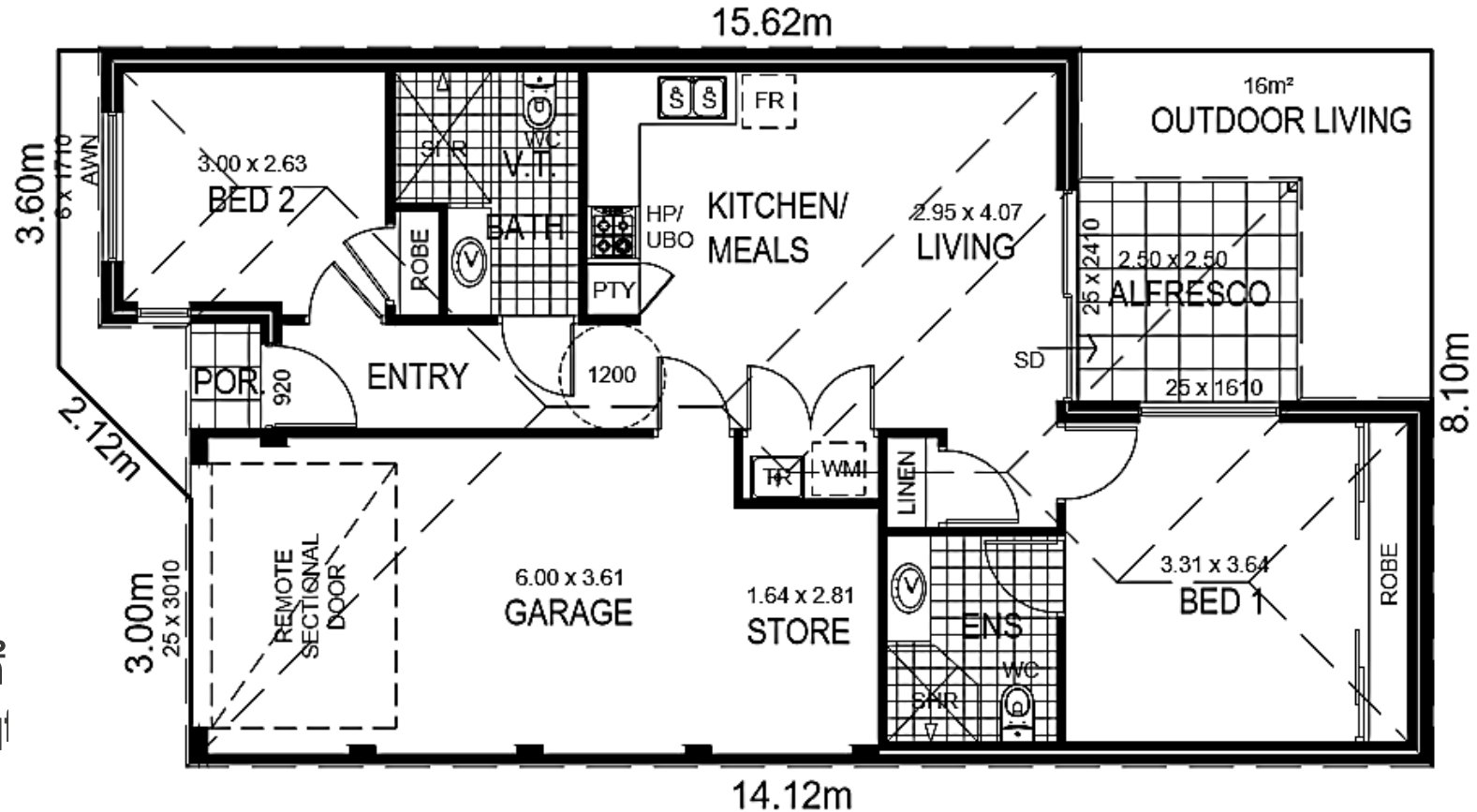
HOUSE:	72.42m ²
GARAGE/ STORE:	27.73m ²
ALFRESCO:	6.25m ²
PORCH:	0.97m ²
TOTAL AREA:	107.37m ² (1155.72 sqft)



UNIT 7

Land Size: 120.90m² (1301.36 sqft)

HOUSE: 72.42m²
GARAGE/
STORE: 27.73m²
ALFRESCO: 6.25m²
PORCH: 0.97m²
TOTAL
AREA: 107.37m²
(1155.72 sqft)

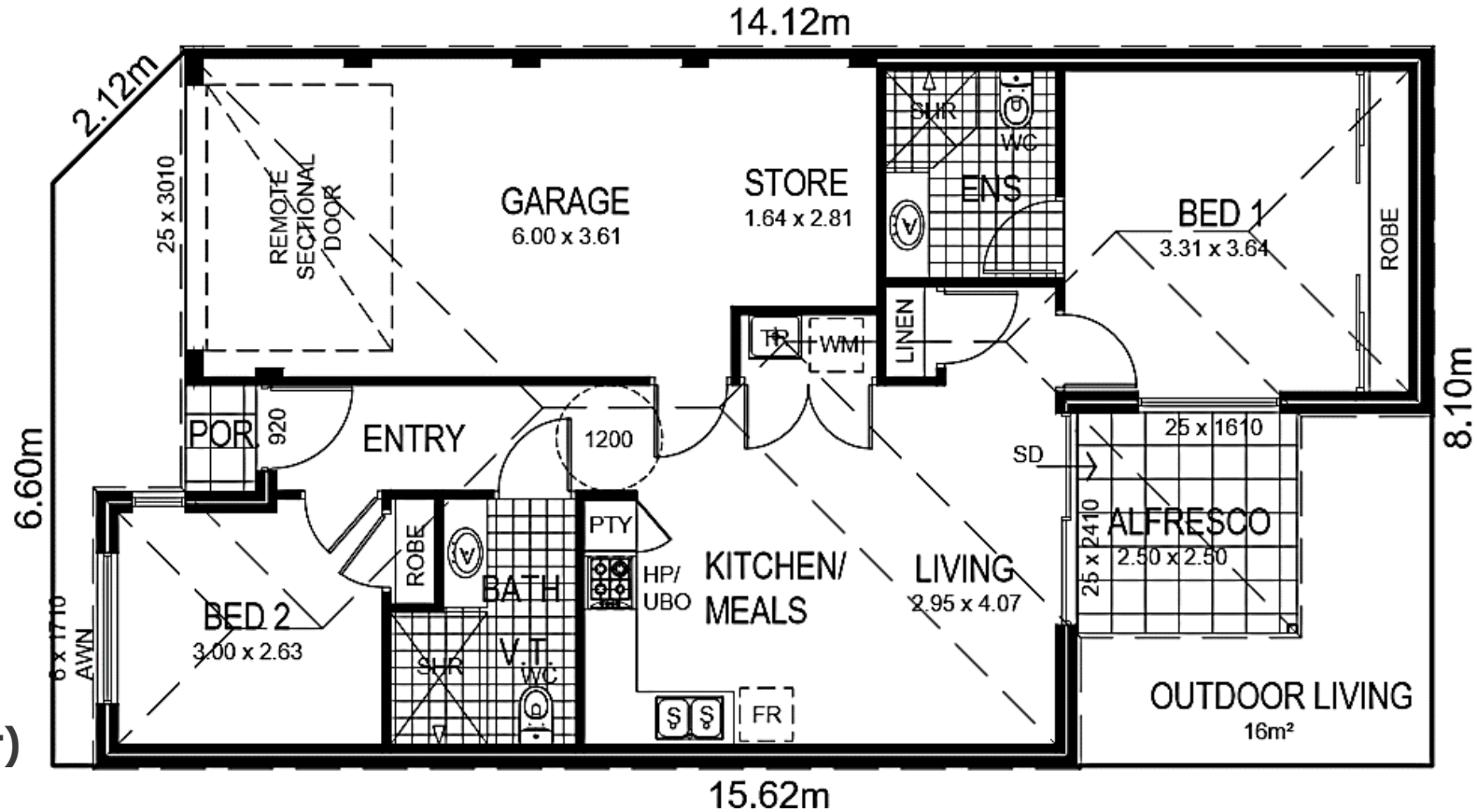


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UNIT 8

Land Size: 125.40m² (1349.79 sqft)

HOUSE: 72.42m²
 GARAGE/
 STORE: 27.73m²
 ALFRESCO: 6.25m²
 PORCH: 0.97m²
 TOTAL
 AREA: 107.37m²
 (1155.72 sqft)



UNIT 9

Land Size: 169.69m² (1826.53 sqft)

HOUSE: 111.31m²

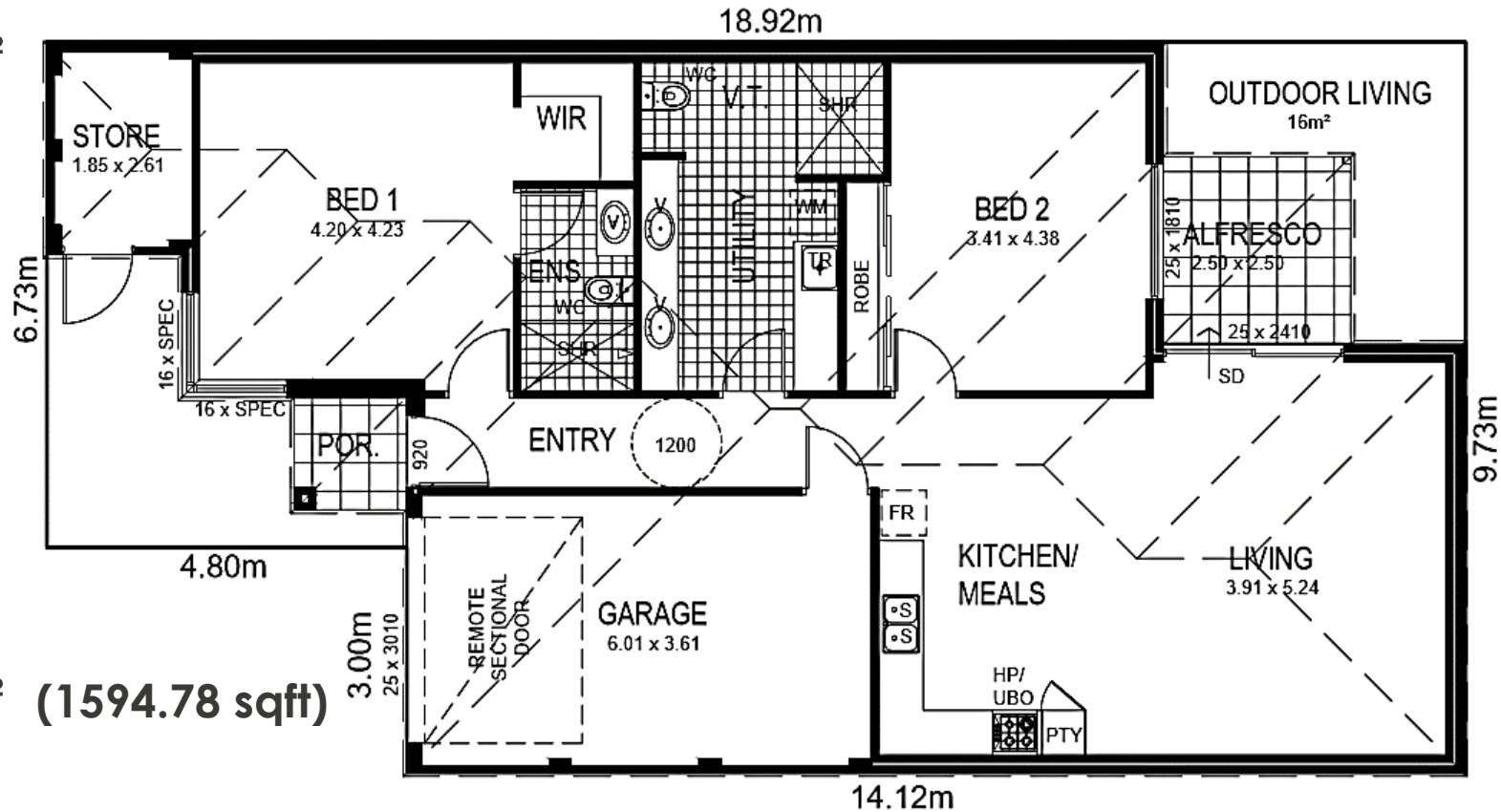
GARAGE: 22.94m²

STORE: 5.41m²

ALFRESCO: 6.25m²

PORCH: 2.25m²

TOTAL AREA: 148.16m² (1594.78 sqft)



Development Images (Exterior)



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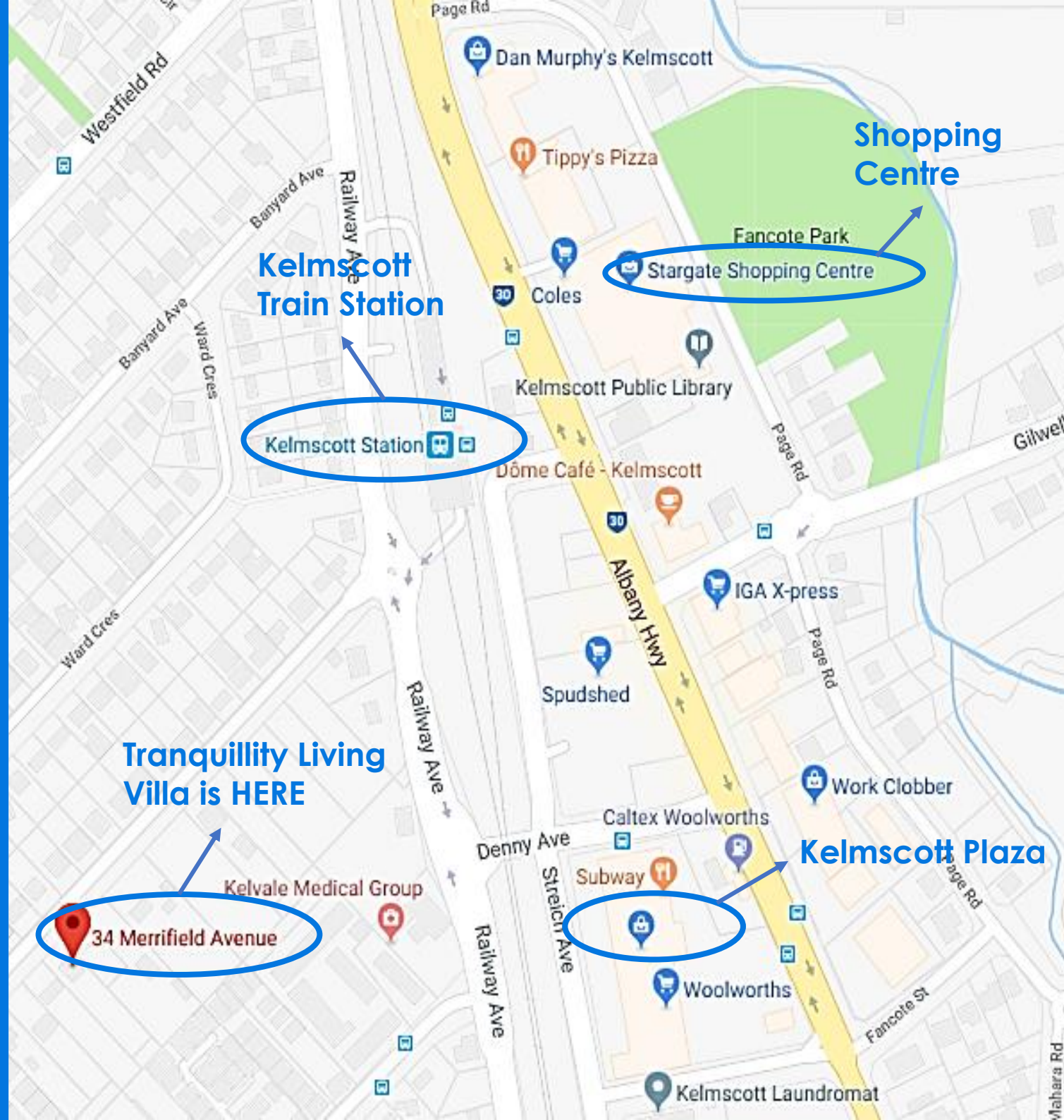
Development Images (Interior)



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Project Location

Kelmscott suburb is peaceful and quiet thus it offers perfect ambiance for retirees who are looking for tranquillity and serenity. Moreover, Tranquillity Living Villa will provide active older adults with friendly social environment.



Project Location

Tranquillity Living Villa offers a range of nearby amenities and services such as train station, shopping precincts, restaurants, cafes, parks, library and medical centres.



- 450 m to Kelmscott train station (5 mins walk)
- 550 m Kelvale Medical Group (6 mins walk)
- 750 m Kelmscott Plaza (8 mins walk)
- 950 m to Stargate Shopping Centre (10 mins walk)
- 1.1 km to Kelmscott Library (12 mins walk)
- 1.2 km to Fancote Park (13 mins walk or 2 mins drive)
- ~28km to Perth CBD (~30 mins drive or train)



WESTON

— PROPERTY DEVELOPMENTS —

WA Leading Boutique Property Developer

50-52 Kishorn Road, Applecross WA 6153
info@westondevelopments.com.au
www.westondevelopments.com.au
+61 8 6153 0770