

# Independent Living

Parkrose Village Everard Park





## **Parkrose Village** **34 Norman Terrace** **Everard Park**

Parkrose Village offers Independent Living homes for purchase and rent. Set in the leafy suburb of Everard Park, close to the tramline between Glenelg and Adelaide, you can enjoy an independent lifestyle, whilst being part of a like-minded community. Parkrose Village has been designed to create an environment that focuses on a high quality of life and to provide opportunities to 'Live Every Day'.

Residents are encouraged to use the shared amenities and services available at Parkrose Village. These include a library, café, shop, postal service, hairdresser and community bus service to Castle Plaza.

We have 10 charming 2 and 3 bedroom homes for purchase and rent each with large lounge and dining areas, well equipped kitchen and a generous bathroom. All are fully insulated with reverse cycle air-conditioning and built-in robes. Each has a private courtyard, outdoor storage and garage plus shared gardens maintained by Life Care.

Available for rent are 29 pleasant 1 and 2 bedroom homes with lounge and dining areas, well equipped kitchen and bathroom. All are fully insulated with reverse cycle air-conditioning and built-in robes.

We also have 7 studio bedsitter units that offer an open plan room with both living and sleeping areas and includes a private rear yard. Parking and garage spaces are available on request.

Life Care can also help to coordinate appointments and access to a range of allied health care services, including physiotherapy and podiatry. Personal 24 hour monitored alarms are also available.

Our social and health related services add another layer of convenience and connectivity that makes Independent Living the ideal option for safe and enjoyable living as you age.

### **Pricing**

#### **Homes for Purchase**

All homes for purchase require an 'ongoing contribution' based on the current market value. This payment is an interest free loan to Life Care for the duration of the agreement and is referred to as a 'Licence to Occupy'.

When a property becomes available, a deposit is required to secure the home until it is occupied. This amount is fully refundable if you change your mind.

When the home is vacated, the 'exit entitlement' is based on a sliding scale to a maximum of 75%. A contribution towards the capital, long term maintenance and sinking fund is required and this is calculated separately depending on the length of time the Resident has occupied the home.

Maintenance fees are charged fortnightly and cover council and water rates, property insurance, ongoing maintenance, gardening services and public lighting.

All residents are responsible for their own gas, electricity, phone connections and accounts, the supply of their own furniture and contents insurance.

#### **Rental Homes**

For rental homes there will be a formal rental agreement which is managed under the Residential Tenancies Act and will be renewed yearly. A four or six week bond, a non-refundable administration fee and a refundable key deposit fee is paid upon signing the rental agreement.

The fortnightly rent covers council and water rates, property insurance, ongoing maintenance, gardening services and public lighting.

**We can help you have the independence you want and the support you need. Call our Enquiry Team on 1800 555 990 or fill in an Independent Living Registration of Interest form.**

