

# Retirement Living

Reynella Village Old Reynella



## Reynella Village 278 Old South Road Old Reynella

Reynella Village offers Retirement Living homes for purchase and Serviced Apartments for rent. Set in picturesque gardens close to the Old Reynella township, you can enjoy an Retirement lifestyle, whilst being part of a like-minded community. Reynella Village has been designed to create an environment that focuses on a high quality of life and to provide opportunities to 'Live Every Day'.

Reynella Village is a quiet but active community featuring a large community hall with games room, library, café and hairdresser. Excursions and social activities are organised and a community bus service is available.

Reynella Village has 35 established 2 bedroom homes and one 1 bedroom for purchase. All are spacious and well appointed with large lounge, well equipped kitchen/dining area and generous bathroom/laundry. Each home is fully insulated, has reverse cycle air-conditioning, walk-in robe, private courtyard and shared gardens maintained by Life Care. Garages are available for hire, subject to availability.

We also have 22 Serviced Apartments for rent featuring a large lounge and kitchen area, a bedroom and bathroom. Serviced Apartment residents receive in-home breakfast hamper plus lunch and dinner in the communal dining room. Residents are also encouraged to use the amenities and services at the Residential Care Home.

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 Retirement Living the ideal option for safe and enjoyable living as you age.

### Pricing

#### Homes for Purchase

All homes for purchase require an 'Ingoing 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 the market value of the home at that time. The standard Deferred Management Fee is then calculated on a sliding scale and capped at 25%, depending on the length of time the home is occupied. The Refurbishment Capital Fund Fee, Sinking Fund Fee and Remarketing Fees are calculated separately.

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

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

#### Rental Serviced Apartments

For serviced apartments there will be a formal rental agreement which is managed under the Residential Tenancies Act and is reviewed yearly.

The fortnightly rent covers meals, council and water rates, electricity, property insurance, ongoing maintenance, gardening services, heavy linen services, public lighting and a personal alarm system.

**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 Retirement Living Registration of Interest form.**

