

Hello

Thank you for your interest in our retirement village, and specifically our independent retirement living units. Also included is some information which we provide to people who are considering our Village as a destination, including specific notes regarding the essential finance issues.



Properties Available, Under Renovation or To Be Constructed:

- 1 bedroom + Sunroom -

22B Penrice Rd Nuriootpa @ \$165,000 –
completing renovations

24B Penrice Rd Nuriootpa @ \$185,000 –
requires major renovations

30B Penrice Rd Nuriootpa @ \$175,000 –
ready to occupy

29C Second St Nuriootpa @ \$165,000 –
completing renovations

- 2 bedroom -

16A Scholz Ave, Nuriootpa @ \$185,000 –
ready to occupy

31A Scholz Ave, Nuriootpa @ \$185,000 –
under major renovations **(likely sold)**

7 Heidrich Court Nuriootpa @ \$185,000 –
require minimal renovations (likely sold)

2 Humberdross Way, Nuriootpa @ \$235,000
(likely sold)

4 Humberdross Way, Nuriootpa @ \$235,000

6 Humberdross Way, Nuriootpa @ \$235,000

- 3 bedroom -

4 / 13 Schilling Street Angaston @ \$285,000
– minor refurbishment

1 / 53 Old Kapunda Rd Nuriootpa @
\$250,000 - minor refurbishment

4 / 2 Magnolia St Tanunda @ \$342,000
– ready to occupy

7 / 2 Magnolia St Tanunda @ \$350,000
– ready to occupy

**** To be constructed in 2018 / 2019 ****

U1 – U8 / 4 Schilling St Angaston @
average \$320,000

**** To be constructed in 2018 / 2019 ****

- 1 bedroom -

Supported Accommodation

Units / Apartments with Support Package-

1, 5, 7, 9, 11 & 13 Humberdross Way
Nuriootpa @ \$200,000

Package: Daily Care Fee for a sole
Resident is \$49.42 daily per Resident

Licence To Occupy Fee:

Our homes are offered under a one-off Licence Fee which start from around \$160,000 through to \$360,000. Please note there are no stamp duties, no additional taxes nor any other fees applicable to a Licence to Occupy Contract.

Fortnightly Service Fee:

Our fortnightly Maintenance or Service Fee - presently \$178.50 per ft - increases annually in line with CPI. This general service fee is charged to the resident(s) of all independent living units. Its purpose is to cover the costs / services usually associated with owning and maintaining a home. Those costs & services include council rates, water rates & usage, building insurance, preventative & general maintenance, maintenance of front gardens and communal areas, transport, security and social support. Our 24 hour on-call maintenance service provides peace of mind to our residents at all times. We also provide a shopping bus each Wednesday - a door-to-door service to and from the Co-op Mall in Nuriootpa. Additionally, we run a Lifestyles program in Nuriootpa which includes many social activities, etc.

Exit Refund:

Ninety (90) days after the Unit is vacated, tidy and clean, the outgoing Resident (or their estate) receives a refund of 70% of the original Licence Fee, less any outstanding expenses. Please note that the EXIT REFUND with less than 3 years occupancy may be greater than a 70% refund, as per Contract clauses.

We hope this information is of assistance at this stage of your enquiry, and, we look forward to speaking with you soon.

Retirement Living, Sales & Marketing

14 Scholz Avenue

NURIOOTPA SA 5355

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Barossa Village
people at our heart

