

Independent Living Unit Availability – February 2019

Licence to Occupy					
No. Bedrooms	No. Bathrooms	Price	Address	Town	Availability
1	1	\$160,000	1 Heidrich Court	Nuriootpa	Available now
1+ Sunroom	1	\$165,000	29C Second St	Nuriootpa	Available now
1+ Sunroom	1	\$165,000	22B Penrice Rd	Nuriootpa	Under renovation
2	1	\$175,000	30A Penrice Rd	Nuriootpa	Available now
2	1	\$175,000	30B Penrice Rd	Nuriootpa	Available now
2	1.5	\$225,000	31A Scholz Ave	Nuriootpa	Under renovation
2	1	\$240,000	2/53 Old Kapunda Rd	Nuriootpa	Available now
2	1	\$240,000	26B Penrice Rd	Nuriootpa	Available now
2	1.5	\$260,000	1 Basedow Rd	Tanunda	Available now
2	1.5	\$265,000	7/29 Greenock Rd (The Pines)	Nuriootpa	Available now
3	1.5	\$270,000	4/13 Schilling St	Angaston	Available Now
3	1.5	\$275,000	4/29 Greenock Rd (The Pines)	Nuriootpa	On hold
3	2	\$342,000	4/2 Magnolia St	Tanunda	On hold

Under Construction (Due to be completed end of March 2019)					
No. Bedrooms	No. Bathrooms	Price	Address	Town	Availability
3	2	\$335,000	1/4 Schilling St	Angaston	Under construction
3	2	\$335,000	2/4 Schilling St	Angaston	Under construction
3	2	\$325,000	3/4 Schilling St	Angaston	Under construction
3	2	\$325,000	4/4 Schilling St	Angaston	On hold
3	2	\$335,000	5/4 Schilling St	Angaston	Under construction
3	2	\$325,000	6/4 Schilling St	Angaston	Under construction
3	2	\$325,000	7/4 Schilling St	Angaston	On hold
3	2	\$335,000	8/4 Schilling St	Angaston	Under construction

Supported Accommodation					
No. Bedrooms	No. Bathrooms	Price	Address	Town	Availability
1	1	\$200,000	3 Humberdross Way	Nuriootpa	Available now
1	1	\$200,000	5 Humberdross Way	Nuriootpa	Available now
1	1	\$200,000	11 Humberdross Way	Nuriootpa	Available now
1	1	\$200,000	13 Humberdross Way	Nuriootpa	Available now

Fees and Services

<p>Licence to Occupy Fee</p>	<p>Our homes are offered under a one-off Licence Fee which start from around \$165,000 through to \$350,000. Please note there are no stamp duties, no additional taxes nor any other fees applicable to a Licence to Occupy Contract.</p>
<p>Fortnightly Service Fee</p>	<p>Our fortnightly Maintenance or Service Fee, presently \$183.50 per fortnight, increases annually in line with CPI. This general service fee is charged to all residents of our independent living units. Its purpose is to cover the costs and services usually associated with owning and maintaining a home, including council rates, water rates and 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.</p>
<p>Lifestyle Program</p>	<p>Barossa Village provides a shopping bus each Wednesday, a door-to-door service to and from the Co-op Mall in Nuriootpa. Additionally, we run a Lifestyle program in Nuriootpa which includes many social activities</p>
<p>Exit Refund</p>	<p>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.</p>

We hope this information is of assistance at this stage of your enquiry. For more information:

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