



# Independent Living



Life Care Active  
Life Care at Home  
Respite  
Independent Living  
Residential Living

1800 555 990  
[www.lifecare.org.au](http://www.lifecare.org.au)



## Independent Living

### Starting the Conversation

As we grow older, it can be hard to start the conversation about what your family's changing needs are. It can be a difficult conversation, but it doesn't have to be.

It's something we all need to talk about, but often we are afraid to. We don't know the right questions to ask or where to find the correct information.

We are often unsure of the options available and are worried about how it will impact on our loved ones.

We encourage you to talk to Life Care.

We will listen to your questions, ask about your, or your family's needs and provide some options and solutions that will help with your decision making.

Life Care understands this can be a challenging time as you navigate your way through a whole range of options.

We understand what you are going through, the questions you may have and the decisions you might need to make. We have the experience, the knowledge, the service options and the flexibility to help ensure that the process for you and your family is a positive one.

Life Care believes that maintaining your independence and staying in your own home is important, whether this is in your family home or a home within a community village with support available as you need it.

Independent Living is considered for a variety of reasons, like downsizing from a large family home, but generally because it offers a lifestyle choice to live amongst like-minded people in a community setting, whilst also providing independence, privacy, security and peace of mind.

We also provide maintenance services to free up your time to do the things you enjoy, rather than working on chores around your home.

Making the decision to change your living style and consider an Independent Living Village is a big one, but also an exciting one that offers great opportunities.

Life Care Independent Living offers rental homes as well as homes to purchase. All of the Life Care Independent Living Villages have been designed to create a community environment that focuses on a high quality of life and provide opportunities to 'Live Every Day'.

We have a wide range of home styles and options to choose from at our nine Independent Living Villages. All our homes are spacious and well appointed with reverse cycle air-conditioning and surrounded by beautiful maintained gardens.

Additional services are available at some locations and include allied health services, hairdressing, library, café, social groups and church services. All locations offer 24 hour personal alarm systems.

Specific information about each Life Care Independent Living Villages is available at [www.lifecare.org.au](http://www.lifecare.org.au) or by calling our Enquiry Team on **1800 555 990**.

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# Independent Living

## Independent Living Locations

### Aldinga Beach

#### Aldinga Beach Court

6 Pridham Boulevard  
Aldinga Beach

11 x 2 and 3 bedroom homes for purchase.

Aldinga Beach Court is situated between the ancient Willunga Hills and Aldinga coastline, making the most of the beautiful rural and coastal surroundings. Residents have access to the amenities and services available at our adjacent Residential Living facility.

### Balaklava

#### Hayfield Plains

7 Diekman Terrace  
Balaklava

33 x 2 and 3 bedroom homes for purchase.

Hayfield Plains is an energetic village that enjoys extensive interaction with other residents in Balaklava and surrounding districts.

### Christie Downs

#### Murlali Village

1 McKinna Road  
Christie Downs

11 x 1 and 2 bedroom homes for purchase and 3 x 1 and 2 bedroom homes for rent.

Murlali Village is just a short drive from the McLaren Vale wine district and spectacular coastal areas with easy access to Colonnades Shopping Centre.

### Everard Park

#### Parkrose Village

34 Norman Terrace  
Everard Park

10 x 2 and 3 bedroom homes for purchase and rent, 29 x 1 and 2 bedroom homes for rent and 7 x studio bedsitter units for rent.

Set in the leafy suburb of Everard Park and close to the tramline between Glenelg and Adelaide. Residents have access to the amenities and services available at our adjacent Residential Living facility.

### Glen Osmond

#### Glenrose Court

550 Portrush Road  
Glen Osmond

12 x 2 bedroom homes for rent.

Nestled at the base of the picturesque Adelaide foot hills, Glenrose Court provides an excellent indoor and active outdoor lifestyle. Residents have access to the amenities and services available at our adjacent Residential Living facility.

### Joslin

#### Roselin Court

251 Payneham Road  
Joslin

2 x 1 and 2 bedroom home for purchase.

Nestled between the leafy suburbs of St Peters and Marden on the main bus route between Adelaide and Marden. Residents have access to the amenities and services available at our adjacent Residential Living facility.

### Mitchell Park

#### Marion Rose

7 Shaun Crescent  
Mitchell Park

15 x 2 bedroom homes for purchase.

Set in a delightfully landscaped setting just off Marion Road, with easy access to Westfield Marion Shopping Centre and public transport.

### Modbury

#### Rosehaven

953 North East Road  
Modbury

14 x 1 and 2 bedroom homes for purchase.

With lovely views and close proximity to Linear Park and all the opportunities it offers, Rosehaven provides an excellent indoor and active outdoor lifestyle. Located just off North East Road in Modbury close to Westfield Tea Tree Plaza Shopping Centre and close to public transport.

### Old Reynella

#### Reynella Village

278 Old South Road  
Old Reynella

36 x 2 bedroom homes for purchase and 22 x Serviced Apartments for rent.

Set in picturesque gardens close to the Old Reynella township, Reynella Village is a quiet but active community. Residents have access to the amenities and services available at our adjacent Residential Living facility.

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# Independent Living

## Pricing

All homes for purchase are offered at 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 \$5,000 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 refund is based on 75% of the market value of the home at that time.

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

For rental homes there will be a formal rental agreement. A non-refundable administration fee and refundable key deposit fee is paid upon signing the rental agreement. Rent includes council and water rates, ongoing maintenance on the grounds and building, and in some villages meals are included.

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

\*Reynella Serviced Apartments rent includes electricity.

## Register Your Interest

If you would like us to contact you when a suitable Independent Living property becomes available please complete the Registration of Interest form located at the end of this document. There is no cost or obligation involved to register your interest.

For further information call our Enquiry Team on **1800 555 990** or send us an email to [enquire@lifecare.org.au](mailto:enquire@lifecare.org.au) and start the conversation with us.

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## Independent Living

# Registration of Interest

Please complete this form to be contacted when a suitable Independent Living property becomes available. There is no cost or obligation to register your interest.

Alternatively please **call us on 1800 555 990** to talk about how we can help you have the independence you want and the support you need.

### Return this completed form by post

Life Care  
263 Melbourne Street  
North Adelaide SA 5006

### or email

enquire@lifecare.org.au

### Please complete this form in BLOCK LETTERS

#### Resident 1 Mr/Mrs/Ms/Other

Full Name

Date of Birth / /

#### Resident 2 Mr/Mrs/Ms/Other

Full Name

Date of Birth / /

#### Correspondence to be addressed to

Name

Address

Postcode

Phone

Mob

Email

#### Please indicate the properties you are interested in:

##### Independent Living properties to PURCHASE

- Aldinga Beach - Aldinga Beach Court
- Balaklava - Hayfield Plains
- Christie Downs - Murlali Village
- Everard Park - Parkrose Village
- Glen Osmond - Glenrose Court
- Joslin - Roselin Court
- Mitchell Park - Marion Rose
- Modbury - Rosehaven
- Old Reynella - Reynella Village

##### Independent Living properties to RENT

- Everard Park - Parkrose Village
- Glen Osmond - Glenrose Court
- Old Reynella - Reynella Village Serviced Apartments