

Retirement Living



Starting the Conversation

As we grow older, it can be hard to start the conversation about what our 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.

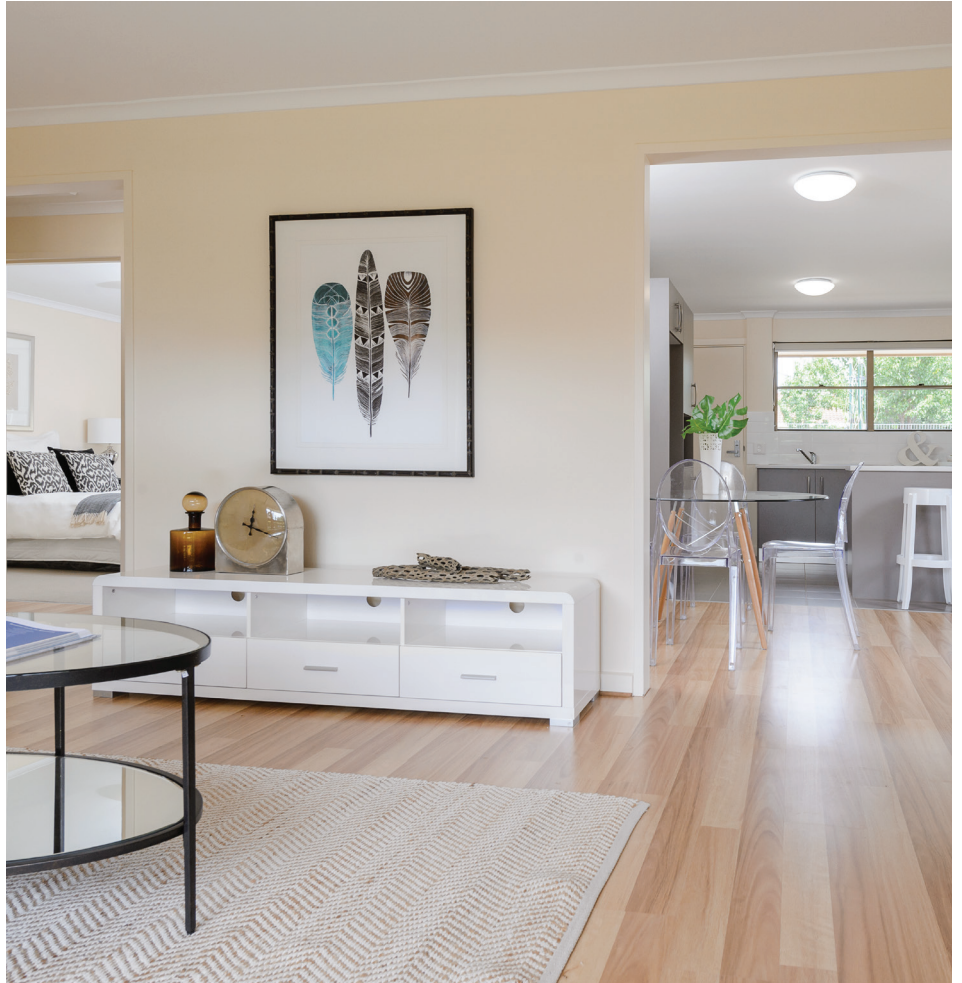
We are often unsure of the options available and are worried about how it will impact on our loved ones.

We Encourage You to Talk to Life Care

We will listen to your questions, ask about your 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.



Why Retirement Living?

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.

Retirement 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.

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

Choosing this style of living offers all the benefits of a more relaxed and care free lifestyle, but also has the day-to-day support when needed. This includes maintenance services which Life Care provides, so you can spend your time doing what you enjoy, rather than working on chores around your home.

Life Care Retirement Living offers rental homes as well as homes to purchase. These include 1, 2 and 3 bedroom units, bedsits as well as serviced apartments.

All of the Life Care Retirement 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'.

Life Care Retirement Living Locations

We have a wide range of home styles and options to choose from at our nine Retirement Living Villages. All our homes are well appointed with reverse cycle air-conditioning and surrounded by well 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 Retirement Living Village is available at lifecare.org.au or by calling our Enquiry Team on 1800 555 990.

Aldinga Beach

Aldinga Beach Court
6 Pridham Boulevard
Aldinga Beach

6 x 2 bedroom and 5 x 3 bedroom homes.

Aldinga Beach Court is situated between the Willunga Hills and Aldinga coastline, making the most of the beautiful rural and coastal surroundings. Excellent shopping facilities are located just across the road and residents have access to the amenities and services available at our adjacent Residential Care Home.

Balaklava

Hayfield Plains
7 Diekman Terrace
Balaklava

23 x 2 bedroom and 10 x 3 bedroom homes.

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

4 x 1 bedroom and 11 x 2 bedroom homes.

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

Everard Park

Parkrose Village
34 Norman Terrace
Everard Park

10 x 2 bedroom and 5 x 3 bedroom homes.
20 x 1 bedroom and 7 x studio bedsitter units.

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

Glen Osmond

Glenrose Court
550 Portrush Road
Glen Osmond

7 x 2 bedroom homes.

Nestled at the base of the Adelaide foot hills Glenrose Court provides easy access to the leafy streets of Glen Osmond plus excellent transport to the city and Burnside Village. Residents also have access to the amenities and services available at our adjacent Residential Care Home.

Joslin

129 First Avenue
Joslin

1 x 1 bedroom and
1 x 2 bedroom homes.

Located between the leafy suburbs of St Peters and Marden on the main bus route between Adelaide and Marden. Residents also have access to the amenities and services available at our adjacent Residential Care Home.

Mitchell Park

Marion Rose
7 Shaun Crescent
Mitchell Park

15 x 2 bedroom homes.

Set in a delightfully landscaped setting just off Marion Road, with easy access to Westfield Marion Shopping Centre and public transport. Resident can enjoy a variety of activities, excursions and social events.

Modbury

Rosehaven
953 North East Road
Modbury

1 x 1 bedroom and 13 x 2 bedroom homes.

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 close to public transport, Westfield Tea Tree Plaza and Modbury Triangle.

Old Reynella

Reynella Village
278 Old South Road
Old Reynella

1 x 1 bedroom, 35 x 2 bedroom homes and 22 x serviced apartments.

Surrounded by picturesque gardens and close to the Old Reynella township, Reynella Village is a quiet but active community. Residents also have access to the amenities and services available at our adjacent Residential Care Home.



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 the time. The standard Deferred Management Fee is 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 of the common areas 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 Homes Including Serviced Apartments

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

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

The rent for Serviced Apartments also includes electricity, meals, linen laundry services and personal alarm system.

Register Your Interest

If you would like us to contact you when a suitable Retirement Living property becomes available please complete the Retirement Living Registration of Interest form. 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 and start the conversation with us.



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