

# Retirement Living

Marion Rose Mitchell Park



life  
care  
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INSPIRED  
LIVING

## **Marion Rose** **7 Shaun Crescent** **Mitchell Park**

Marion Rose, Mitchell Park offers Retirement Living homes for purchase. Set in a delightfully landscaped setting just off Marion Road, you can enjoy an independent lifestyle, whilst being part of a like-minded community. Marion Rose has been designed to create an environment that focuses on a high quality of life and to provide opportunities to 'Live Every Day'.

Marion Rose is conveniently located with easy access to Westfield Marion Shopping Centre which has a large movie complex and access to buses to Adelaide. Group excursions and social events are also arranged.

We have 15 comfortable and inviting 2 bedroom homes for purchase. They are spacious and well appointed with large lounge and dining rooms, well equipped kitchen and a generous bathroom. Each home is fully insulated and has reverse cycle air-conditioning and built-in robe. Personal 24 hour monitored alarms are also available.

Beautiful shared front and rear gardens are maintained by Life Care, each unit has private outdoor storage and garages are available, subject to availability.

Life Care's Marion Rose Retirement Living community is an ideal option for safe and enjoyable living as you age.

### **Pricing**

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.

**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.**

