

# Retirement Living

Murali Village Christie Downs



life  
care  
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INSPIRED  
LIVING

## **Murali Village** 1 McKinna Road Christie Downs

Murali Village, Christie Downs offers Retirement Living homes for purchase and rent. With sweeping views to the southern Fleurieu Peninsula and easy access to Colonnades Shopping Centre, you can enjoy an independent lifestyle, whilst being part of a like-minded community. Murali Village has been designed to create an environment that focuses on a high quality of life and to provide opportunities to 'Live Every Day'.

Murali Village is just a short drive from the McLaren Vale wine district and spectacular coastal areas. Regular bus and train services operate to and from Adelaide providing easy connection with family and friends.

We have 4 x 1 bedroom and 11 x 2 bedroom homes for purchase. They offer a lounge/dining area, well equipped kitchen and laundry/bathroom.

All the homes are spacious and well appointed, fully insulated with reverse cycle air-conditioning and built-in robe. Personal 24 hour monitored alarms are also available.

Each home has a rear yard and outdoor storage as well as a beautiful shared front garden, which is maintained by Life Care. Undercover parking is available, subject to availability

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

Group excursions and social events are arranged, adding another layer of connectivity that makes Retirement Living the ideal option for safe and enjoyable living as you age.

A communal BBQ is available for residents and their friends and family to use.

### **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 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.**

