



# KIRKLEY GARDENS

Over 55's Living

A hidden jewel...



## Information Pack

discover your...

...harmony

...happiness

...lifestyle

...community

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discover your harmony...

## Welcome

Become one of the family at Kirkley Gardens and choose the lifestyle that you have worked hard for.

Nestled in the rolling hills just west of the Blue Mountains, Kirkley Gardens is a boutique, retirement village where you are part of the community.

Discover...

- ...your harmony
- ...your happiness
- ...your lifestyle
- ...your community

## A home, not a house

There's a lot to consider when making any move, so we encourage you to take a look at Kirkley Gardens and meet the people who live and work here.

Given the chance, you will fall in love with Kirkley Gardens, the people and the lifestyle you get to choose.

We are a boutique retirement village offering you a friendly and personal community with like-minded people and friends.

You will be surrounded by the natural beauty of the Blue Mountains, with stunning views of rolling hills and pristine local landscape.



You will have easy access to public transport, and being a short distance to Lithgow's main street means you can enjoy local social events, shops and restaurants.



As Lithgow's first self-care establishment, and being a boutique village, we do not compromise your privacy or individuality.

Kick back and enjoy life with like-minded people and have peace of mind knowing your home is safe and gardens maintained as you plan your next travel destination or focus on those more important things in life.

Be part of our close-knit community, where it feels like you are one of the family.

## About

Kirkley Gardens is Lithgow's first self care retirement village complex and is privately owned by locals.

After hearing about the lack of over 55's living available in the Lithgow area, Janelle and Ross decided to do something about it, and Kirkley Gardens began.

As locals all their lives and business people for many years Janelle and Ross allocated five acres of their land on the rural outskirts of Lithgow to build Kirkley Gardens.



Kirkley Gardens is designed to create a peaceful, friendly, intimate community that provides a range of options for you as a retiree.

Set on 5 acres of lush gardens with only 29 villas, Kirkley Gardens is a boutique retirement village, where you really become part of the community.

Each villa is private and has spacious front & rear garden areas.



If you are looking to downsize your home, Kirkley Gardens offers a comfortable place to move to.

A tranquil place to forget about the hassles of maintaining gardens and a private place that allows you to choose the lifestyle you want.

Conveniently located close to vital services, you can still enjoy living in an area where natural wildlife abounds and rolling hills surround you.

Kirkley Gardens is the perfect choice if your dream for retirement years includes friendship and a sense of community.

## Location

Tranquil, peaceful, close to the Lithgow community

Your uninterrupted view of the surrounding hills has a beauty all of its own.

Imagine magpies warbling in the sunshine, and kangaroos grazing in the distance - your very own patch of paradise.

You will enjoy a relaxed lifestyle within a short distance to local clubs, churches, coffee shops, supermarkets, restaurants, specialist medical centres.

Your health is important, and being only one minute drive to the new state of the art hospital provides a sense of security and peace of mind.

Kirkley Gardens is located on the outskirts of Lithgow in South Bowenfels.

Set on five acres of rural rolling land just West of the Blue Mountains, you will have beautiful views to the surrounding hills.

Perfectly located within driving distance to larger metropolitan areas and only 2.5 hours to Sydney, 23 minutes to the heart of the Blue Mountains, 1.5 hours to Mudgee, 40 minutes to Bathurst and 1.5 hours to Orange, it really has the perfect location.



# Lifestyle

## Your individuality, your choice, your lifestyle

A home where you choose the lifestyle you've worked for, and you maintain your independence.

Whether you like to stay in or go out, explore the local area, travel, catch up with friends, have family visit, take part in a hobby or run daily errands, the choice is yours.

## Staying in

The community centre is a tranquil meeting place where you can join in village events or simply share a meal.



Michael and Janet - Residents

The community centre is open for everyone's use and you are welcome, and encouraged, to start up hobby groups.

Enjoy movie screenings each month, games afternoons, a trained physio exercise class each week, monthly Wednesday Welcome dinners and more...

## Exploring

Lithgow is only minutes away. A beautiful city, Lithgow is also a natural paradise for anyone who loves to explore the great outdoors.

There are historic villages in the surrounding area, natural wonderlands and look-outs to explore.

Lithgow itself has a number of historical buildings, monthly markets, restaurants, shops and places of interest.



discover your community...

## Villas

As a boutique retirement village, Kirkley Gardens is made up of 29 beautiful two-bedroom villas. Being part of a smaller retirement community means you are truly part of our village family.

Designed to maximise warmth in winter and stay cool in summer, the double brick construction provides a quality home with minimal environmental impact.

And they don't become available very often.

We currently have a small number of villas available.

Features include:

- natural gas ducted heating
- quality carpets and tiling to all floors
- security screen doors
- screen windows
- fully equipped kitchens
- light fittings
- bath, shower and vanity
- spacious lounge and dining room
- front and rear verandas
- security lighting
- landscaped gardens



Your monthly maintenance fee covers:

- council rates
- all landscaping and garden maintenance
- external building maintenance
- building insurance
- insurance on all common areas
- electricity, gas and water in common areas
- cleaning of common areas
- water rates
- pest control
- accounting and auditing
- a sinking fund for repairs and acquisition of common property items



# Frequently Asked Questions

## Who can stay at Kirkley Gardens?

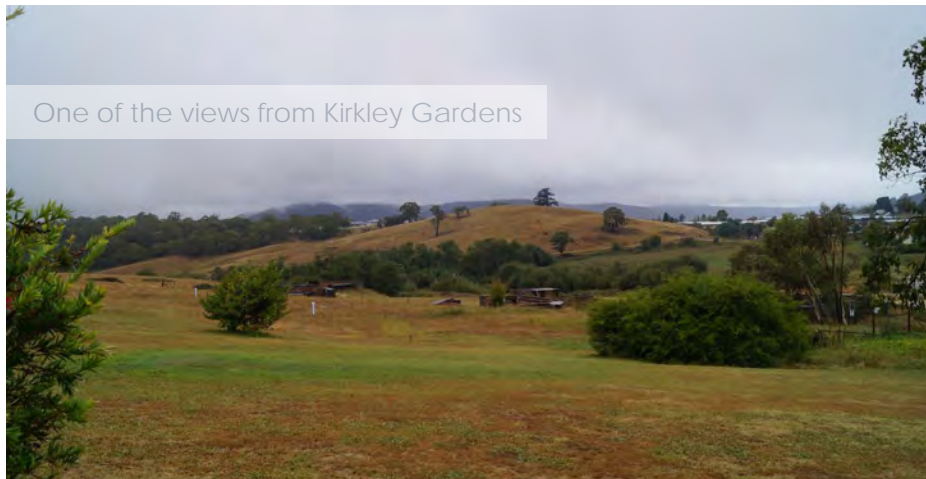
If you are over 55 and want to be part of a boutique retirement community, then you are welcome at Kirkley Gardens.

## What can I expect as a resident of the Kirkley Gardens retirement village?

You can expect a much easier lifestyle surrounded by other like-minded people. Kirkley Gardens offers you space and room to move in a boutique village, with only 29 boutique villas on 5 acres of land.

You can experience the feeling of openness and feel secure at the same time. Join our vibrant community and stop worrying about water and council rates and building maintenance.

The village management will take care of your home maintenance and gardens freeing you up to travel and do the things you love.



## What type of contract do I sign?

You purchase the villa under a leasehold. You receive 100% of the capital gain less the departure fee and any other fees and charges applicable at the time.

When you enter a lease agreement with Kirkley Gardens you are legally protected under the Retirement Village Act of NSW.

You pay an upfront cost for garage and unit then at the end of your lease the proceeds are subject to industry standard departure fee of 10% for the first 3 years and 5% for the fourth year of occupancy (total 35%).

This departure fee is based on the price the unit on sells for after you vacate. Any capital gain is yours less any relevant levies as per contract.

## How much does it cost to live at Kirkley Gardens?

This will depend on the villa. If a makeover is required for it to really feel like home for you. Prices start from between \$329,000 and \$369,000, and include a garage.

## What is the monthly recurrent charge or maintenance fee?

Currently under the new capital gain contract, residents will be paying \$300 per calendar month. This amount is reviewed annually in December.

## What are the villas like?

With 29 villas Kirkley Gardens is a cosy and comprehensively serviced society. Each villa is of brick construction with two bedrooms.

# Frequently Asked Questions

## Where is Kirkley Gardens located?

Kirkley Gardens is located just on the outskirts of Lithgow in South Bowenfels. It is set on five acres of rural rolling land and has beautiful views to the surrounding hills.

Kirkley Gardens is perfectly located within minutes to larger metropolitan areas containing medical services, attractions and activities, entertainment, food scenes, transport and much more.



Kirkley Gardens is only 2.5 hours to Sydney, 23 minutes to the heart of the Blue Mountains, 1.5 hours to Mudgee, 40 minutes to Bathurst and 1.5 hours to Orange.

## Are there social activities, shopping centers and medical services nearby?

Kirkley Gardens are located within a short distance to local clubs offering bowls, golf, bingo and social events as well as local churches and an abundance of coffee shops and restaurants.

With a fantastic local bus service operating to and from the complex on a regular basis larger shopping centres are not far away.

The new state of the art hospital & specialist medical centres are practically on the door step.

## Can I leave my residence at Kirkley Gardens to travel?

Yes. Kirkley Gardens gives you the peace of mind that your home is being cared for even in your absence.

## What are the village rules?

Kirkley Gardens does not have a set of Village Rules. We do apply common courtesy living arrangements for the respect of all residents.

## Can I have a pet?

We understand that more and more, pets are playing a vital role as companions to many people. We are happy to deal with each request on a case by case basis.

If you have any additional questions, please feel free to contact us. We are more than happy to answer them.

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