

DELUXE MEMORY SUPPORT SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens on Wycombe has been designed by leading interior architects *Pike Withers*, with hotel-like style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

Each luxurious suite provides accommodation for one person in our secure Memory Support area. The suite/s are very private and include ensuite bathrooms and sitting areas. The suites are spacious, and light filled with exclusive furnishings.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Specific features of each suite include:

Suite	Feature	Size m ² (including private ensuite)
C01	First floor, north aspect with outlook to a green wall	26.6
C02	First floor, north aspect with outlook to a green wall	26.6
C03	First floor, north aspect with outlook to a green wall	28.7
C04	First floor, east aspect with leafy garden outlook and views through to Wycombe Road.	28.6
C05	First floor, east aspect with leafy garden outlook and views through to Wycombe Road	28.8
C06	First floor, east aspect with leafy garden outlook and views through to Wycombe Road	26.2
C07	First floor, south aspect with planted window box outlook and over leafy gardens between buildings	27.1
C08	First floor, south aspect with planted window box outlook and over leafy gardens between buildings	27.2
C09	First floor, south aspect with planted window box outlook and over leafy gardens between buildings	27.6
C11	First floor, west aspect with leafy garden outlook and semi-private courtyard access	26.8
C12	First floor, west aspect with leafy garden and courtyard outlook	26.1
C13	First floor, west aspect with leafy garden and courtyard outlook	25.8
C14	First floor, west aspect with leafy garden outlook	26.9
C15	First floor, west aspect with outlook over leafy gardens between buildings	30.2
C16	First floor, west aspect with leafy garden outlook	26.7

DELUXE MEMORY SUPPORT SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens on Wycombe is a luxurious and contemporary boutique residence integrated into a restored heritage building. Lansdowne Gardens on Wycombe features intimate dining rooms for social interaction, stylish sitting areas, elegantly designed suites with ensuites and leafy gardens.

Residents can relax with family and friends and enjoy a coffee in the Tea Room or take in the expansive views over Sydney Harbour in the Piano Room and Terrace. Residents can also enjoy the convenience of the hair and beauty salon and the gymnasium with exercise facilities located within our state of the art Reflections Wellness Centre. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa is available at our Manns Avenue residence.

The residence is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The design was carefully considered by the interior architects and is warm and inviting.

The high quality of the residence's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence was originally opened in September 2011 and expanded to include additional accommodation and more amenities in 2023.



DELUXE MEMORY SUPPORT SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Deluxe Memory Support Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,240,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

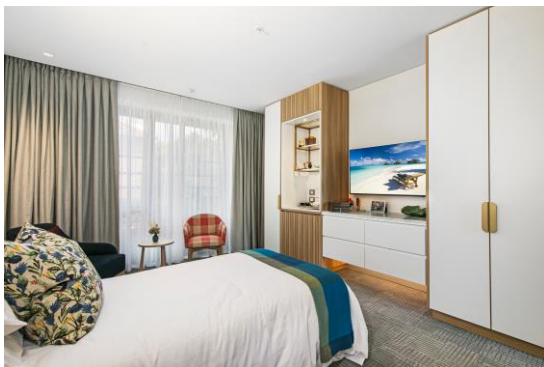
Refundable Accommodation Deposit (RAD): \$620,000

Plus

Daily Accommodation Payment (DAP): \$142.01

Extra Service Fee

Lansdowne Gardens on Wycombe is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Service Fee is \$98.84 per day.



Lansdowne Gardens on Wycombe
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Each luxurious suite provides accommodation for up to two people. The suites are very private and include ensuite bathrooms, sitting areas and many also include kitchenettes. The suites are spacious, and light filled with exclusive furnishings.

The suites are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Specific features of each suite include:

Suite	Feature	Size m ² (including private ensuite)
B08	Ground floor, west aspect with leafy garden outlook	29.3
B11	Ground floor, east aspect with leafy garden outlook	27.7
G06	First floor, west aspect with leafy garden outlook	27.5
G07	First floor, west aspect with leafy garden outlook	27.5
G08	First floor, west aspect with leafy garden outlook	28.8
G09	First floor, east aspect with leafy garden outlook and views to Wycombe Road	27.8
G10	First floor, north aspect with leafy garden outlook between buildings	26.6
G11	First floor, north aspect with leafy garden outlook between buildings	29.2
G13	First floor, west aspect with leafy garden outlook	26.7
M02	Second floor, north aspect with leafy garden outlook between buildings	30.6
M03	Second floor, north aspect with leafy garden outlook between buildings	30.3
M06	Second floor, north aspect with leafy garden outlook between buildings	35.2
M09	Second floor, west aspect with leafy garden outlook	31.0
M10	Second floor, south aspect with leafy garden outlook between buildings	28.3
M11	Second floor, west aspect with leafy garden outlook	25.8
M12	Second floor, west aspect with leafy garden outlook	26.9
M13	Second floor, west aspect with leafy garden outlook	27.1
M14	Second floor, north aspect with outlook to window planter and louvre	26.8
M15	Second floor, north aspect with outlook to window planter and louvre	26.6
M16	Second floor, north aspect with outlook to window planter and louvre	26.6
M17	Second floor, south aspect with leafy garden between buildings	26.0
M18	Second floor, south aspect with leafy garden between buildings	25.8
M19	Second floor, north aspect with leafy garden outlook	26.1
M21	Second floor, southeast aspect with leafy garden outlook and views to Wycombe Road	25.8
M22	Second floor, south aspect with leafy garden outlook between buildings	25.8

DELUXE MEMORY SUPPORT SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens on Wycombe is a luxurious and contemporary boutique residence integrated into a restored heritage building. Lansdowne Gardens on Wycombe features intimate dining rooms for social interaction, stylish sitting areas, elegantly designed suites with ensuites and leafy gardens.

Residents can relax with family and friends and enjoy a coffee in the Tea Room or take in the expansive views over Sydney Harbour in the Piano Room and Terrace. Residents can also enjoy the convenience of the hair and beauty salon and the gymnasium with exercise facilities located within our state of the art Reflections Wellness Centre. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa is available at our Manns Avenue residence.

The residence is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The design was carefully considered by the interior architects and is warm and inviting.

The high quality of the residence's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence was originally opened in September 2011 and expanded to include additional accommodation and more amenities in 2023.



DELUXE SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Deluxe Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,295,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$647,500

Plus

Daily Accommodation Payment (DAP): \$148.30

Extra Service Fee

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Lansdowne Gardens on Wycombe

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DELUXE JULIET BALCONY SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens on Wycombe has been designed by leading interior architects *Pike Withers*, with hotel-like style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

Each luxurious suite provides accommodation for up to two people. The suites are very private and include a Juliet balcony, ensuite bathrooms, sitting areas and many also include kitchenettes. The suites are spacious, and light filled with exclusive furnishings.

The suites are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Specific features of each suite include:

Suite	Feature	Size m ² (including private ensuite)
A05	Lower ground floor, west aspect with leafy garden outlook	32.2
A06	Lower ground floor, west aspect with leafy garden outlook	32.2
A07	Lower ground floor, west aspect with leafy garden outlook	32.2
B06	Ground floor, west aspect with leafy garden outlook	35.3
B07	Ground floor, west aspect with leafy garden outlook	28.3
B09	Ground floor, west aspect with leafy garden outlook	28.3
B10	Ground floor, west aspect with leafy garden outlook	28.4



DELUXE JULIET BALCONY SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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The residence is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The design was carefully considered by the interior architects and is warm and inviting.

The high quality of the residence's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

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DELUXE JULIET BALCONY SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Deluxe Juliet Balcony Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,350,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$675,000

Plus

Daily Accommodation Payment (DAP): \$154.60

Extra Service Fee

Lansdowne Gardens on Wycombe is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Service Fee is \$98.84 per day.

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DELUXE JULIET BALCONY SUITE - KEY FEATURES STATEMENT

DELUXE GARDEN SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens on Wycombe has been designed by leading interior architects *Pike Withers*, with hotel-like style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

Each luxurious suite provides accommodation for up to two people. The suites are very private and include a garden courtyard, ensuite bathrooms, sitting areas and many also include kitchenettes. The suites are spacious, and light filled with exclusive furnishings.

The suites are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Specific features of each suite include:

Suite	Feature	Size m ² (including private ensuite)
A01	Lower ground floor, south aspect with leafy garden outlook and views to Aubin Street	25.4
A02	Lower ground floor, south aspect with leafy garden outlook and views to Aubin Street	25.9
A03	Lower ground floor, south aspect with leafy garden outlook and views to Aubin Street	25.9
B12	Ground floor, south aspect with leafy garden outlook and views to Aubin Street.	27
B13	Ground floor, north aspect with leafy garden outlook between buildings	29.2
B14	Ground floor, north aspect with leafy garden outlook between buildings	26.8
B15	Ground floor, north aspect with leafy garden outlook between buildings	27.6
B16	Ground floor, west aspect with leafy garden outlook	25.3
B17	Ground floor, west aspect with leafy garden outlook	25.2
B18	Ground floor, west aspect with leafy garden outlook	26.8

DELUXE GARDEN SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens on Wycombe is a luxurious and contemporary boutique residence integrated into a restored heritage building. Lansdowne Gardens on Wycombe features intimate dining rooms for social interaction, stylish sitting areas, elegantly designed suites with ensuites and leafy gardens.

Residents can relax with family and friends and enjoy a coffee in the Tea Room or take in the expansive views over Sydney Harbour in the Piano Room and Terrace. Residents can also enjoy the convenience of the hair and beauty salon and the gymnasium with exercise facilities located within our state of the art Reflections Wellness Centre. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa is available at our Manns Avenue residence.

The residence is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The design was carefully considered by the interior architects and is warm and inviting.

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DELUXE GARDEN SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

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Deluxe Garden Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,400,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$700,000

Plus

Daily Accommodation Payment (DAP): \$160.33

Extra Service Fee

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Each luxurious suite provides accommodation for up to two people. The suites are very private and include a balcony, ensuite bathrooms, sitting areas and many also include kitchenettes. The suites are spacious, and light filled with exclusive furnishings.

The suites are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Specific features of each suite include:

Suite	Feature	Size m ² (including private ensuite)
B02	Ground floor, southeast aspect with leafy garden outlook and views to Aubin Street and Wycombe Road	27.4
M01	Second floor, northeast aspect with leafy garden outlook between buildings and views to Aubin Street and Wycombe Road	30.0
M04	Second floor, west aspect with leafy garden outlook	26.6
M05	Second floor, west aspect with leafy garden outlook	28.1
M07	Second floor, west aspect with leafy garden outlook	26.6
M08	Second floor, west aspect with leafy garden outlook and views to Aubin Street	25.7



DELUXE BALCONY SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens on Wycombe is a luxurious and contemporary boutique residence integrated into a restored heritage building. Lansdowne Gardens on Wycombe features intimate dining rooms for social interaction, stylish sitting areas, elegantly designed suites with ensuites and leafy gardens.

Residents can relax with family and friends and enjoy a coffee in the Tea Room or take in the expansive views over Sydney Harbour in the Piano Room and Terrace. Residents can also enjoy the convenience of the hair and beauty salon and the gymnasium with exercise facilities located within our state of the art Reflections Wellness Centre. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa is available at our Manns Avenue residence.

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DELUXE BALCONY SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

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Deluxe Balcony Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,400,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$700,000

Plus

Daily Accommodation Payment (DAP): \$160.33

Extra Service Fee

Lansdowne Gardens on Wycombe is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Service Fee is \$98.84 per day.

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GRAND DELUXE MEMORY SUPPORT SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suite

Each suite at Lansdowne Gardens on Wycombe has been designed by leading interior architects *Pike Withers*, with hotel-like style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

This luxurious suite provides accommodation for one person in our secure Memory Support area. The suite is very private and includes an ensuite bathroom, sitting areas and kitchenette. The suite is very spacious and light filled with exclusive furnishings.

The suite is of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Specific features of the suite includes:

Suite	Feature	Size m ² (including private ensuite)
C10	First floor, west aspect with leafy garden outlook and access to semi private courtyard	37.1



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Fees & Accommodation Payments

Accommodation Payment

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Grand Deluxe Memory Support Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,670,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$835,000

Plus

Daily Accommodation Payment (DAP): \$191.25

Extra Service Fee

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Specific features of the suite includes:

Suite	Feature	Size m ² (including private ensuite)
A04	Lower ground floor, south aspect with leafy garden outlook and views to Aubin Street	40.3



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Luxurious State of the Art Facilities

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Grand Deluxe Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,890,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$945,000

Plus

Daily Accommodation Payment (DAP): \$216.44

Extra Service Fee

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Specific features of each suite include:

Suite	Feature	Size m ² (including private ensuite)
G12	Western outlook. Looks out over gardens and across to neighbours.	35.3
M20	North east outlook. Looks out over gardens and across to Wycombe Rd to the east and neighbours to the north. Two balconies - 1 x 4.4 m and 1 x 12.4m	35.9



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Luxurious State of the Art Facilities

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Grand Deluxe Balcony Suite - Maximum Refundable Accommodation Deposit (RAD): \$2,050,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,025,000

Plus

Daily Accommodation Payment (DAP): \$216.44

Extra Service Fee

Lansdowne Gardens on Wycombe is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Service Fee is \$98.84 per day.

Lansdowne Gardens on Wycombe
58A Wycombe Road, Neutral Bay NSW 2089
P 02 9909 5600 F 02 9909 5611
E contact@lansdowneonwycombe.com.au
W www.lansdownegardens.com.au

GRAND DELUXE GARDEN SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens on Wycombe has been designed by leading interior architects *Pike Withers*, with hotel-like style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

Each luxurious suite provides accommodation for up to two people. The suites are very private and include a garden courtyard, ensuite bathrooms, sitting areas and many also include kitchenettes. The suites are spacious, and light filled with exclusive furnishings.

The suites are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Specific features of each suite include:

Suite	Feature	Size m ² (including private ensuite)
B19	Ground floor, west aspect with level leafy garden outlook	35.1



GRAND DELUXE GARDEN SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens on Wycombe is a luxurious and contemporary boutique residence integrated into a restored heritage building. Lansdowne Gardens on Wycombe features intimate dining rooms for social interaction, stylish sitting areas, elegantly designed suites with ensuites and leafy gardens.

Residents can relax with family and friends and enjoy a coffee in the Tea Room or take in the expansive views over Sydney Harbour in the Piano Room and Terrace. Residents can also enjoy the convenience of the hair and beauty salon and the gymnasium with exercise facilities located within our state of the art Reflections Wellness Centre. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa is available at our Manns Avenue residence.

The residence is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The design was carefully considered by the interior architects and is warm and inviting.

The high quality of the residence's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence was originally opened in September 2011 and expanded to include additional accommodation and more amenities in 2023.





GRAND DELUXE GARDEN SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Deluxe Garden Suite - Maximum Refundable Accommodation Deposit (RAD): \$2,050,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,025,000

Plus

Daily Accommodation Payment (DAP): \$234.77

Extra Service Fee

Lansdowne Gardens on Wycombe is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Service Fee is \$98.84 per day.

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PREMIER CITY SKYLINE SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

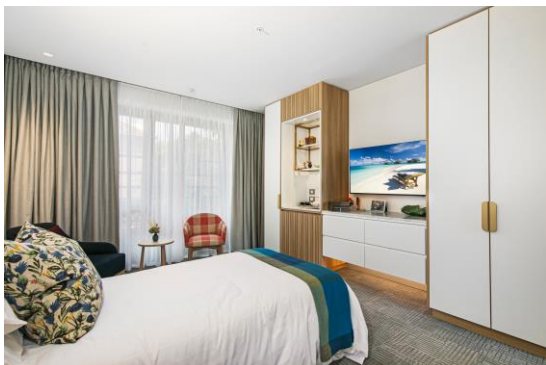
Each suite at Lansdowne Gardens on Wycombe has been designed by leading interior architects *Pike Withers*, with hotel-like style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

Each luxurious suite provides accommodation for up to two people. The suites are very private and include ensuite bathrooms, sitting areas and many also include kitchenettes. The suites are spacious, and light filled with exclusive furnishings.

The suites are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Specific features of each suite include:

Suite	Feature	Size m ² (including private ensuite)
B04	Ground floor, south aspect with leafy garden outlook and views to Sydney, the Harbour Bridge and Barangaroo	26.9
B05	Ground floor, looks out to gardens to the South and beyond that Aubin Street, and to West are views of the Harbour Bridge, Barangaroo, north Sydney skyline, city skyline.	25.3
G03	First floor, west aspect with leafy garden outlook and views to Sydney and the Harbour Bridge	29.3
G04	First floor, west aspect with leafy garden outlook and views to Sydney and the Harbour Bridge	28.0
G05	First floor, west aspect with leafy garden outlook and views to Sydney and the Harbour Bridge	28.0



PREMIER CITY SKYLINE SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens on Wycombe is a luxurious and contemporary boutique residence integrated into a restored heritage building. Lansdowne Gardens on Wycombe features intimate dining rooms for social interaction, stylish sitting areas, elegantly designed suites with ensuites and leafy gardens.

Residents can relax with family and friends and enjoy a coffee in the Tea Room or take in the expansive views over Sydney Harbour in the Piano Room and Terrace. Residents can also enjoy the convenience of the hair and beauty salon and the gymnasium with exercise facilities located within our state of the art Reflections Wellness Centre. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa is available at our Manns Avenue residence.

The residence is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The design was carefully considered by the interior architects and is warm and inviting.

The high quality of the residence's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence was originally opened in September 2011 and expanded to include additional accommodation and more amenities in 2023.





PREMIER CITY SKYLINE SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Premier City Skyline Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,750,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$875,000

Plus

Daily Accommodation Payment (DAP): \$200.41

Extra Service Fee

Lansdowne Gardens on Wycombe is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Service Fee is \$98.84 per day.

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PREMIER CITY SKYLINE BALCONY SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Lansdowne Gardens on Wycombe has been designed by leading interior architects *Pike Withers*, with hotel-like style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

Each luxurious suite provides accommodation for up to two people. The suites are very private and include ensuite bathrooms, sitting areas and many also include kitchenettes. The suites are spacious, and light filled with exclusive furnishings.

The suites are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Specific features of each suite include:

Suite	Feature	Size m ² (including private ensuite)
B01	Ground floor, south aspect with leafy garden outlook and views to Sydney, the Harbour Bridge and Barangaroo	25.6
B03	Ground floor, south aspect with leafy garden outlook and views to Sydney, the Harbour Bridge and Barangaroo	26.6
G01	First floor, southeast aspect with leafy garden outlook and views to Sydney	28
G02	First floor, south aspect with leafy garden outlook and views to Sydney, and the Harbour Bridge	27.5



PREMIER CITY SKYLINE BALCONY SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Lansdowne Gardens on Wycombe is a luxurious and contemporary boutique residence integrated into a restored heritage building. Lansdowne Gardens on Wycombe features intimate dining rooms for social interaction, stylish sitting areas, elegantly designed suites with ensuites and leafy gardens.

Residents can relax with family and friends and enjoy a coffee in the Tea Room or take in the expansive views over Sydney Harbour in the Piano Room and Terrace. Residents can also enjoy the convenience of the hair and beauty salon and the gymnasium with exercise facilities located within our state of the art Reflections Wellness Centre. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa is available at our Manns Avenue residence.

The residence is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The design was carefully considered by the interior architects and is warm and inviting.

The high quality of the residence's furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence was originally opened in September 2011 and expanded to include additional accommodation and more amenities in 2023.





PREMIER CITY SKYLINE BALCONY SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Premier City Skyline Balcony Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,900,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$950,000

Plus

Daily Accommodation Payment (DAP): \$217.59

Extra Service Fee

Lansdowne Gardens on Wycombe is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Service Fee is \$98.84 per day.

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