

## ACCOMMODATION GROUP 1 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

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. Each suite provides accommodation for one person. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite.

Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
G10	East aspect, garden views, contemporary style	21.2
G17	South aspect, garden views, very large size, contemporary style	27.4
G18	South aspect, contemporary style	19.0



Heritage style



Contemporary style



## ACCOMMODATION GROUP 1 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 1 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 1 is \$930,044.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

11 Manns Avenue, Neutral Bay NSW 2089

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## ACCOMMODATION GROUP 2 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

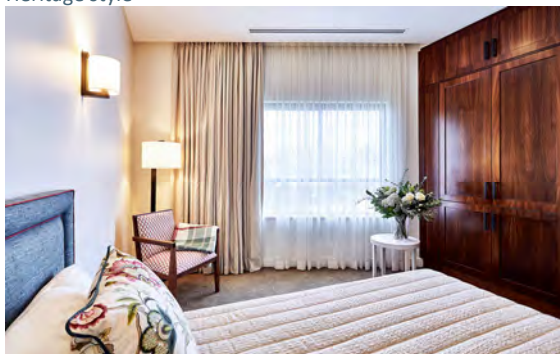
The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. Each suite provides accommodation for one person. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite.

Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
G09	Ground floor, dementia suite, north aspect, garden views, contemporary style	21.3
G15	Ground floor, dementia suite, west aspect, garden views, contemporary style	21.9
110	First floor, east aspect, garden and district views, heritage style	21.8



Heritage style



Contemporary style



## ACCOMMODATION GROUP 2 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 2 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 2 is \$962,869.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

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## ACCOMMODATION GROUP 3 - KEY FEATURES STATEMENT

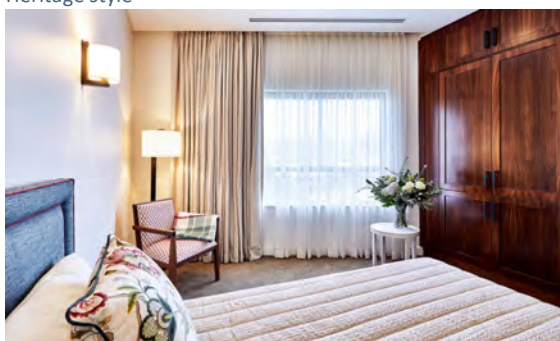
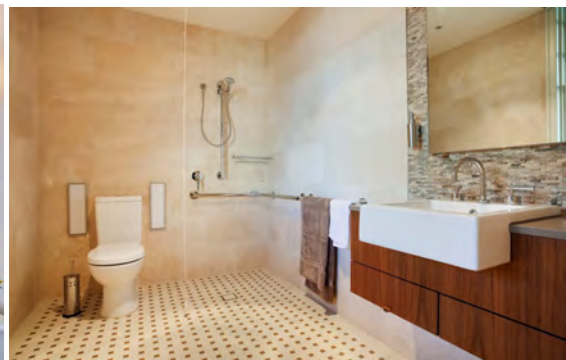
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Suite	Feature	Size m <sup>2</sup> (including private ensuite)
G20	Ground floor, dementia suite, east aspect, contemporary style	25.2
114	First floor, west aspect, kitchenette, bar fridge, contemporary style	23.8
123	First floor, west aspect, excellent layout, Sydney Harbour glimpses, heritage style	17.1
118	First floor, east aspect, garden view, contemporary style	22.9
122	First floor, east aspect, garden views, excellent layout, kitchenette, bar fridge, contemporary style	22.4
212	Second floor, east aspect, excellent layout, kitchenette, bar fridge, contemporary style	22.9
G14	Ground floor, dementia suite, north aspect, entry hallway, French window, garden views, vaulted ceiling, contemporary style	32.4
121	First floor, west aspect, Sydney Harbour views, contemporary style	20.9



Heritage style



Contemporary style



## ACCOMMODATION GROUP 3 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.







## ACCOMMODATION GROUP 3 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 3 is \$984,753.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

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## ACCOMMODATION GROUP 4 - KEY FEATURES STATEMENT

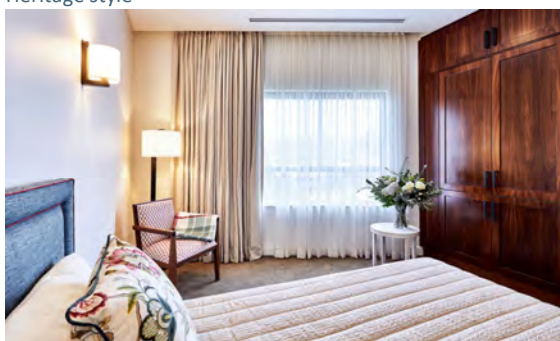
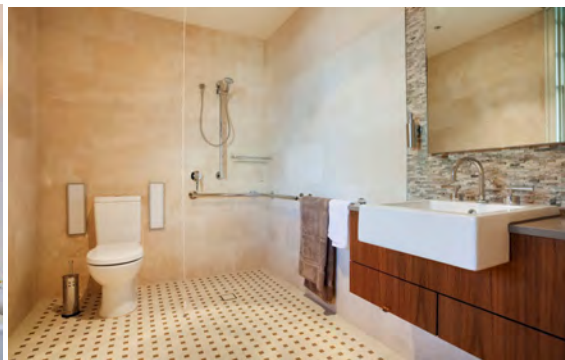
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Suite	Feature	Size m <sup>2</sup> (including private ensuite)
127	First floor, west aspect, excellent layout, kitchenette, bar fridge, heritage style	25.5
G19	Ground floor, dementia suite, east aspect, garden view, contemporary style	25.8
125	First floor, west aspect, excellent layout, bar fridge heritage style	20.1
G08	Ground floor, dementia suite, west aspect, garden views, heritage style	24.7
G11	Ground floor, dementia suite, west aspect, garden views, bay window, excellent layout, contemporary style	25.4
G12	Ground floor, dementia suite, east aspect, garden view, contemporary style	20.6
111	First floor, west aspect, vaulted ceiling, kitchenette, bar fridge, heritage style	24.0



Heritage style



Contemporary style



## ACCOMMODATION GROUP 4 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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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## ACCOMMODATION GROUP 4 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 4 is \$1,039,461.

#### **Extra Service Fee**

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## ACCOMMODATION GROUP 5 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

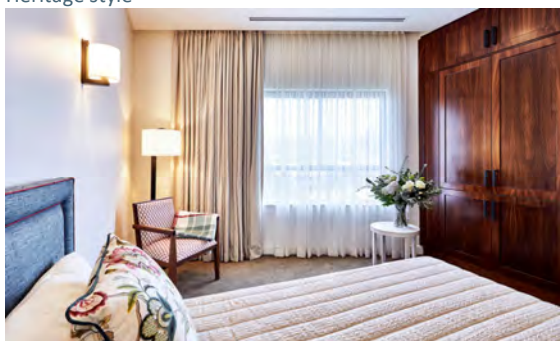
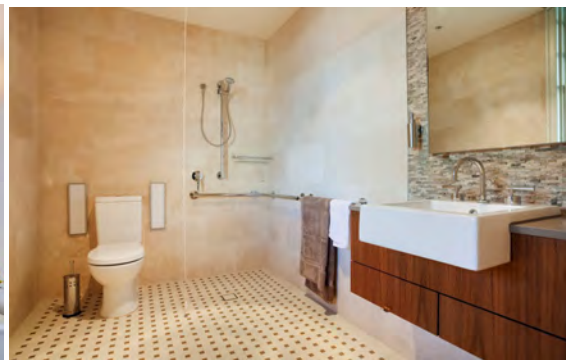
The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. Each suite provides accommodation for one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

The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
128	First floor, north aspect, bay window, heritage restored fireplace, garden view, kitchenette, bar fridge, heritage style	25.8
124	First floor, east aspect, bay window, excellent layout, kitchenette, bar fridge, heritage style	26.9



Heritage style



Contemporary style



## ACCOMMODATION GROUP 5 - KEY FEATURES STATEMENT

### Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 5 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 5 is \$1,121,524.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

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## ACCOMMODATION GROUP 6 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

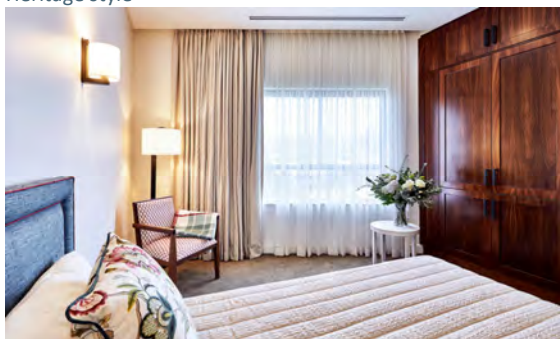
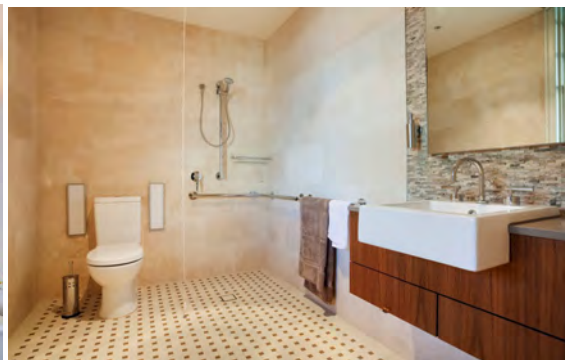
The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. Each suite provides accommodation for one person. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite.

Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
G07	Ground floor, dementia suite, east aspect, garden views, heritage style	30.3
G13	Ground floor, dementia suite, north aspect, views onto private balcony, contemporary style	22.6
G16	Ground floor, dementia suite, south aspect, garden views, contemporary style	26.3
112	First floor, east aspect, district views, excellent layout, heritage style	23.9
204	Second floor, north and east aspect, double windows, bar fridge, garden outlook, excellent layout, contemporary style	24.6
205	Second floor, north and west aspect, excellent layout, bar fridge, contemporary style	21.6



Heritage style



Contemporary style





## ACCOMMODATION GROUP 6 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 6 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 6 is \$1,148,878.

#### **Extra Service Fee**

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## ACCOMMODATION GROUP 7 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

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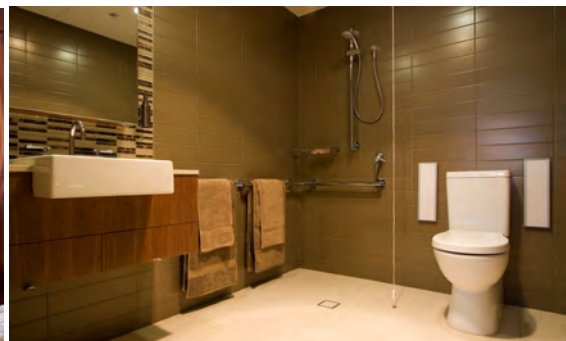
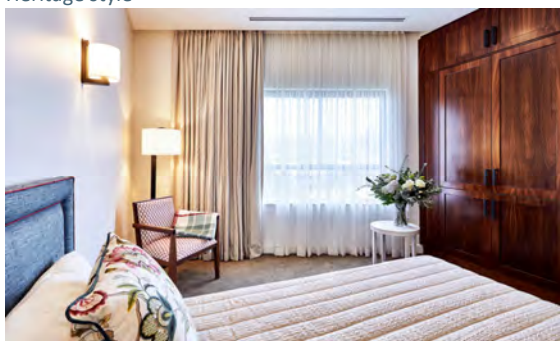
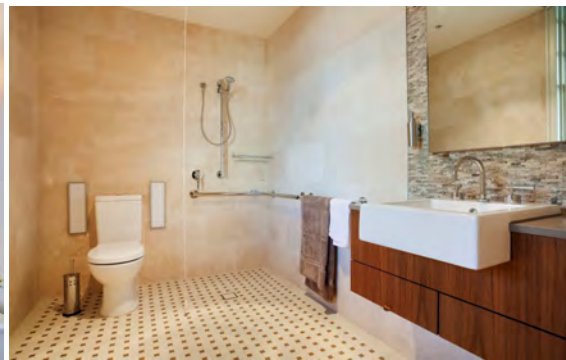
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The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
105	First floor, north aspect, featured ceiling highs, garden outlook, kitchenette, bar fridge, heritage style	23.3
210	Second floor, east aspect, kitchenette, bar fridge, contemporary style	22.9



Heritage style



## ACCOMMODATION GROUP 7 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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## ACCOMMODATION GROUP 7 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 7 is \$1,176,232.

#### **Extra Service Fee**

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## ACCOMMODATION GROUP 8 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

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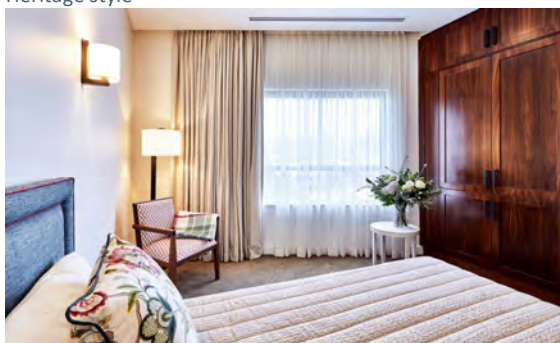
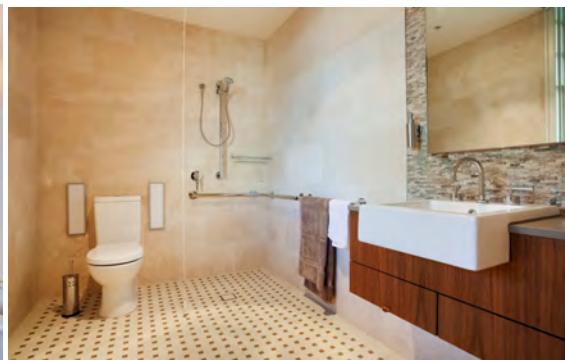
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The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
107	First floor, west aspect, excellent layout, Sydney Harbour views, heritage style	25.8
109	First floor, north aspect, garden and street views, kitchenette, bar fridge, contemporary style	29.3



Heritage style



## ACCOMMODATION GROUP 8 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 8 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 8 is \$1,203,587.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

11 Manns Avenue, Neutral Bay NSW 2089

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## ACCOMMODATION GROUP 9 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

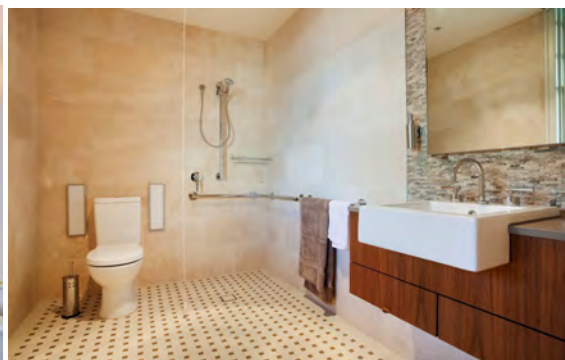
Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes. 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. Each suite provides accommodation for one person.

The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
113	First floor, west aspect, dormer windows, kitchenette, bar fridge, very private room, heritage style	23.4
106	First floor, east aspect, excellent layout, garden view, kitchenette, bar fridge, heritage style	30.6
108	First floor, south aspect, Sydney Harbour glimpses, excellent layout and extra wardrobe space, kitchenette, bar fridge, contemporary style	31.2
126	First floor, excellent layout, kitchenette, bar fridge, large windows, heritage style	30.0
211	Second floor, west aspect, excellent layout, Sydney Harbour glimpses, kitchenette, bar fridge, contemporary style	27.9
103	First floor, south aspect, Sydney Harbour views, bar fridge, heritage style	19.7



Heritage style



## ACCOMMODATION GROUP 9 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 9 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 9 is \$1,313,004.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

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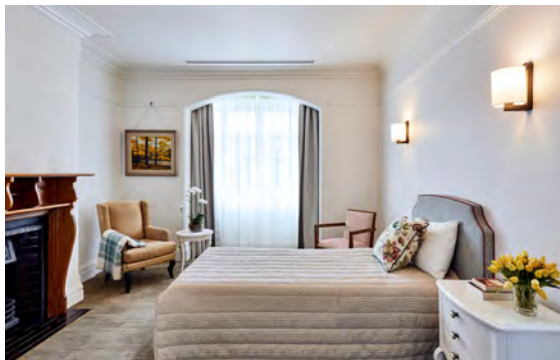
## ACCOMMODATION GROUP 10 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

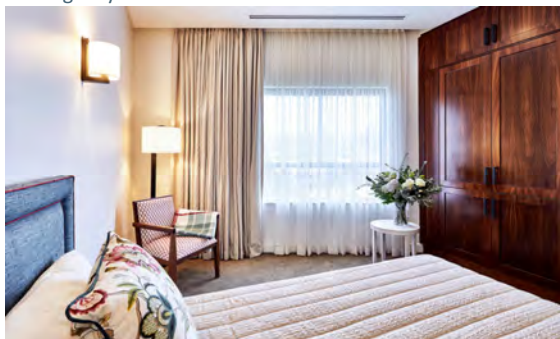
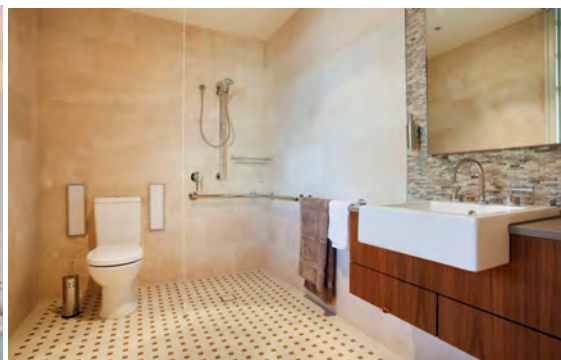
Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes. 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. Each suite provides accommodation for one person.

The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
4	Ground floor, garden suite, verandah, south aspect, Sydney Harbour views, level access to formal garden with Sydney Harbour views, bar fridge, heritage style	19.8
1	Ground floor, garden suite, north aspect, exclusive 7m <sup>2</sup> verandah, level access to formal garden with Sydney Harbour views, feature heritage window in ensuite, kitchenette, bar fridge, heritage style	27.1 (including private verandah)
104	First floor, sunny north aspect, large size room, large ensuite, excellent layout, kitchenette, bar fridge, additional wardrobe space, heritage style	32.4
203	Second floor, south aspect, Sydney Harbour and Sydney Harbour bridge views, bar fridge, heritage style	24.9



Heritage style



Contemporary style



## ACCOMMODATION GROUP 10 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 10 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 10 is \$1,422,421.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

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## ACCOMMODATION GROUP 11 - KEY FEATURES STATEMENT

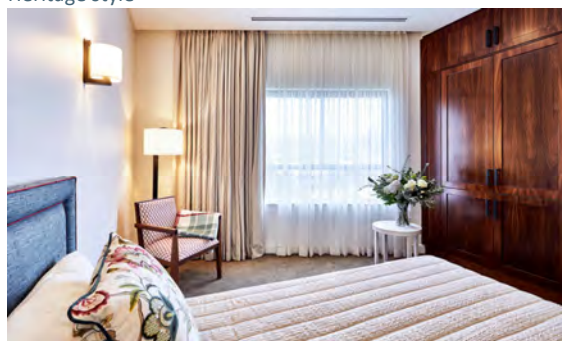
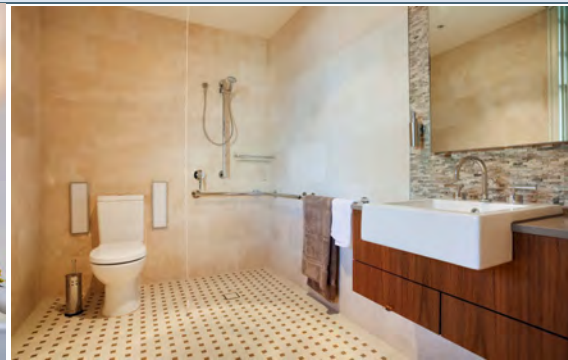
### Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes. 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. Each suite provides accommodation for one person. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
3	Ground floor, garden suite, north aspect, large size (can be reconfigured for two people (see Accommodation Group 17)), bay window, level access to formal garden with Sydney Harbour views, kitchenette, bar fridge, heritage style	33.0
6	Ground floor, garden suite, north aspect, views to large garden, level access to formal garden with Sydney Harbour views, access to private courtyard, kitchenette, bar fridge, heritage style	31.1
102	First floor, north aspect, large size (can be reconfigured for two people (see Accommodation Group 17)), bay window, kitchenette, bar fridge, heritage style	32.2
115	First floor, south aspect, views to Sydney Harbour, large size (can also be reconfigured for two people (see Accommodation Group 17)), kitchenette, bar fridge, contemporary style	32.4
116	First floor, south aspect, views to Sydney Harbour, large size (can also be reconfigured for two people (see Accommodation Group 17)), kitchenette, bar fridge, contemporary style	32.5



Heritage style



Contemporary style





part of the **cranbrook care** family

## ACCOMMODATION GROUP 11 - KEY FEATURES STATEMENT

### Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.







## ACCOMMODATION GROUP 11 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 11 is \$1,641,254.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

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## ACCOMMODATION GROUP 12 - KEY FEATURES STATEMENT

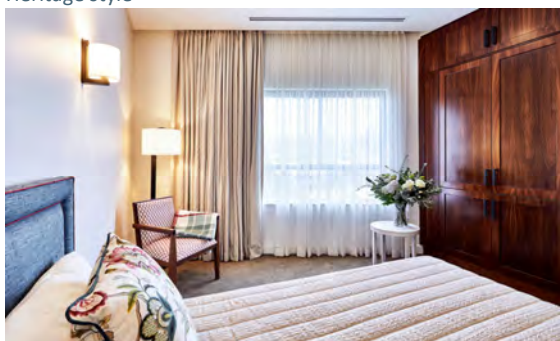
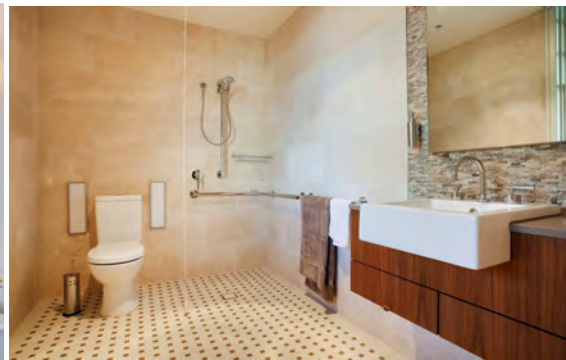
### Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes. 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. Each suite provides accommodation for one person. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

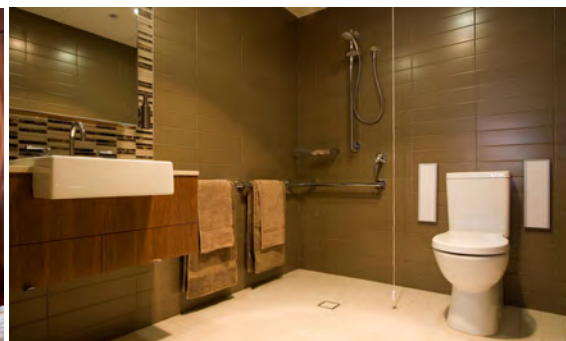
Suite	Feature	Size m <sup>2</sup> (including private ensuite)
2	Ground floor, garden suite, south east aspect with Sydney Harbour views, private verandah of 6.3m <sup>2</sup> , Level access to formal garden with Sydney Harbour views, heritage restored fireplace, kitchenette, bar fridge, best room on ground floor, heritage style	36.6 (including private verandah)
5	Ground floor, large garden suite, north aspect, views to large garden, level access to formal garden with Sydney Harbour views, private access to courtyard, kitchenette, bar fridge, heritage style	31.6
202	Second floor, north aspect, large suite with additional wardrobes, extra large kitchenette, bar fridge, separate sleeping/lounge areas, heritage style	32.4
213	Second floor, very private suite with east aspect, excellent layout, large size (can also be reconfigured for two people (see Accommodation Group 18)), kitchenette, bar fridge, extra large TV, additional wardrobe space, contemporary style	32.7



Heritage style



Contemporary style





part of the **cranbrook care** family

## ACCOMMODATION GROUP 12 - KEY FEATURES STATEMENT

### Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 12 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 12 is \$1,750,671.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

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## ACCOMMODATION GROUP 13 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

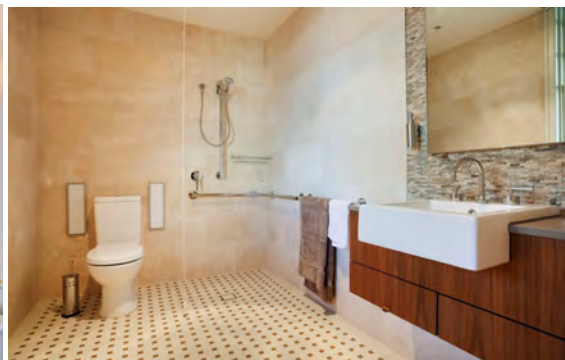
Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes. 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.

Each suite provides accommodation for one person. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
117	First floor, south aspect, large room, views to Sydney Harbour, kitchenette, bar fridge, contemporary style	29.0
119	First floor, south aspect, large room, views to Sydney Harbour, kitchenette, bar fridge, contemporary style	23.2
120	First floor, south west aspect, views to Sydney Harbour, Royal Sydney Yacht Squadron, kitchenette, two corner windows, bar fridge, contemporary style	28.9
206	Second floor, south aspect, Sydney Harbour and Sydney Harbour bridge views, two corner windows, kitchenette, bar fridge, contemporary style	27.8
207	Second floor, south aspect, expansive Sydney Harbour and Sydney Harbour Bridge views, large kitchenette, bar fridge, contemporary style	25.8



Heritage style



Contemporary style



## ACCOMMODATION GROUP 13 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 13 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 13 is \$1,969,505.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

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## ACCOMMODATION GROUP 14 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

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.

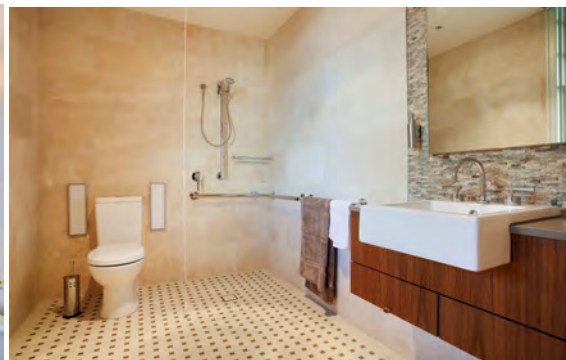
The suite provides accommodation for one person. The suite is very private, has extra large wardrobe space, individual air conditioning controls and a private ensuite.

Specific features of the suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
208	Second floor, south aspect, expansive Sydney Harbour and Sydney Harbour Bridge views, private water enclave views, kitchenette, bar fridge, contemporary style	28.4



Heritage style



Contemporary style





## ACCOMMODATION GROUP 14 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 14 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 14 is \$2,133,631.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

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## ACCOMMODATION GROUP 15 - KEY FEATURES STATEMENT

### Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

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.

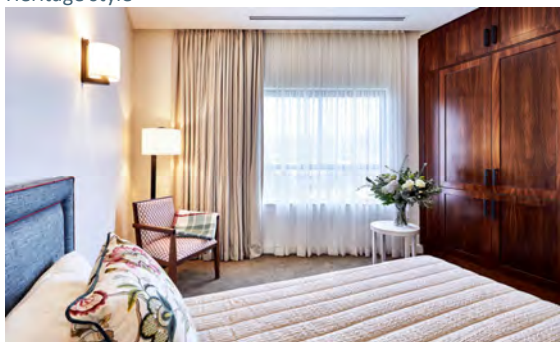
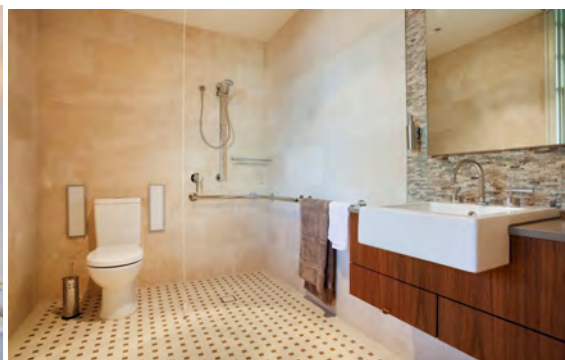
The suite provides accommodation for one person. The suite is very private, has extra large wardrobe space, individual air conditioning controls and a private ensuite.

Specific features of the suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
209	Second floor, south west penthouse, south aspect, expansive Sydney Harbour and Sydney Harbour Bridge views, corner position with two corner windows, kitchenette, bar fridge, contemporary style	24.4



Heritage style



Contemporary style



## ACCOMMODATION GROUP 15 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 15 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 15 is \$2,297,756.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

11 Manns Avenue, Neutral Bay NSW 2089

P 02 9953 0000 F 02 9953 0111

E [contact@lansdownegardens.com.au](mailto:contact@lansdownegardens.com.au)

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## ACCOMMODATION GROUP 16 - KEY FEATURES STATEMENT

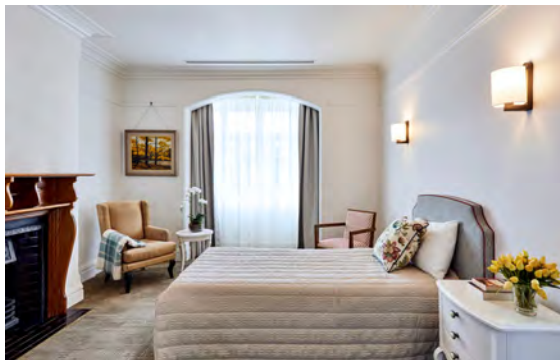
### Elegantly Designed Private Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

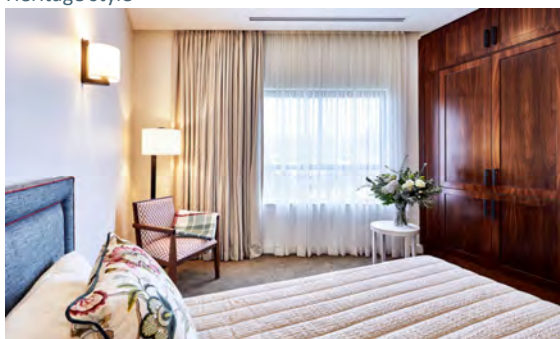
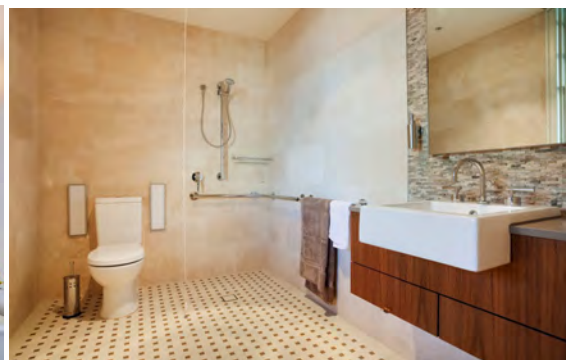
The suite/s are of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

Each suite provides accommodation for one person. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

Suite	Feature	Size m <sup>2</sup> (including private ensuite)
101	First floor, very large size room, private verandah of 6.2m <sup>2</sup> size with wicker furniture, south and east aspect, spectacular direct Sydney Harbour views, bay window, heritage restored fireplace, kitchenette, bar fridge, extra large wardrobe, heritage style.	46.5 (including verandah)
201	Second floor, "The Penthouse Suite", south east aspect, spectacular Sydney Harbour and Sydney Harbour Bridge views, separate lounge / sitting room with desk and large kitchenette, bar fridge, two televisions, bay window, extra large wardrobes, heritage style.	48.7



Heritage style



Contemporary style  
As at 1 July 2021



## ACCOMMODATION GROUP 16 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 16 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 16 is \$2,954,258.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

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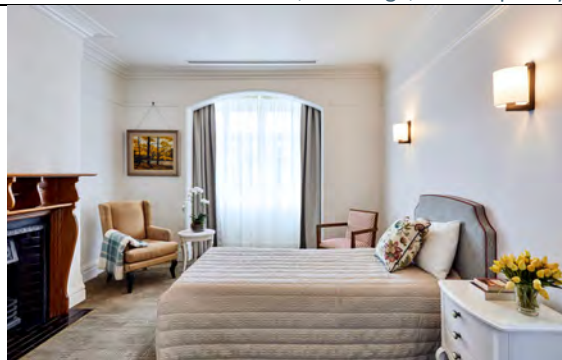


## ACCOMMODATION GROUP 17 - KEY FEATURES STATEMENT

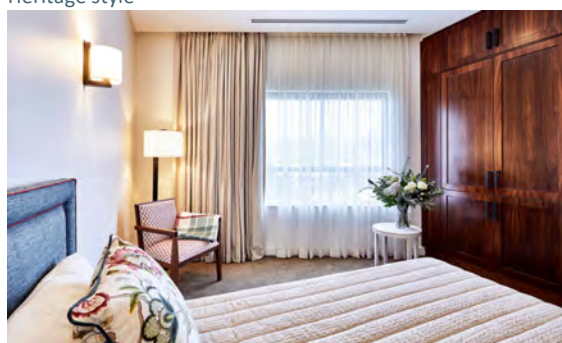
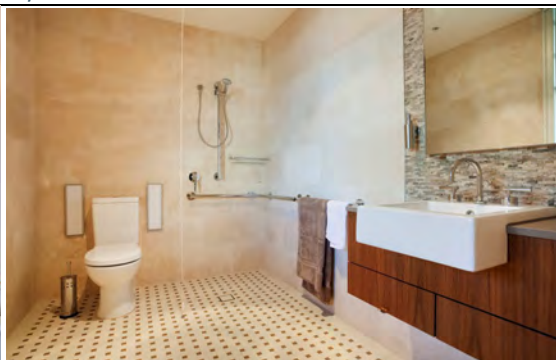
### Elegantly Designed Shared Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects *WMK*, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes. 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. Each suite provides accommodation for a maximum of two people. The suite/s are very private, have extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of each suite include:

Part Room	Feature	Part Room Size m <sup>2</sup> (including private ensuite)
3A & 3B	Ground floor, garden room, north aspect, large size (can also be reconfigured for one person (see Accommodation Group 11)), bay window, level access to formal garden with Sydney Harbour views, kitchenette, bar fridge, heritage style	16.5
102A & 102B	First floor, north aspect, large size (can also be reconfigured for one person (see Accommodation Group 11)), bay window, kitchenette, bar fridge, heritage style	16.1
115A & 115B	First floor, south aspect, views to Sydney Harbour, large size (can also be reconfigured for one person (see Accommodation Group 11)), kitchenette, bar fridge, contemporary style	16.2
116A & 116B	First floor, south aspect, views to Sydney Harbour, large size (can also be reconfigured for one person (see Accommodation Group 11)), kitchenette, bar fridge, contemporary style	16.3



Heritage style



Contemporary style





part of the **cranbrook care** family

## ACCOMMODATION GROUP 17 - KEY FEATURES STATEMENT

### Luxurious State of the Art Facilities

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

For the convenience and enjoyment of our residents, there is a beauty salon and hairdresser onsite. To ensure the holistic wellbeing and health of our residents, a hydrotherapy pool/spa, gymnasium and exercise facilities are also located within our state of the art Wellness Centre.

The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 17 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 17 is \$874,647.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

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## ACCOMMODATION GROUP 18 - KEY FEATURES STATEMENT

### Elegantly Designed Shared Suites

Each suite at Lansdowne Gardens is unique and has been individually designed by leading interior architects WMK, with style and elegance never before seen in residential aged care. With the choice of a heritage or contemporary styled suite, residents are sure to find accommodation that meets their style and needs. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

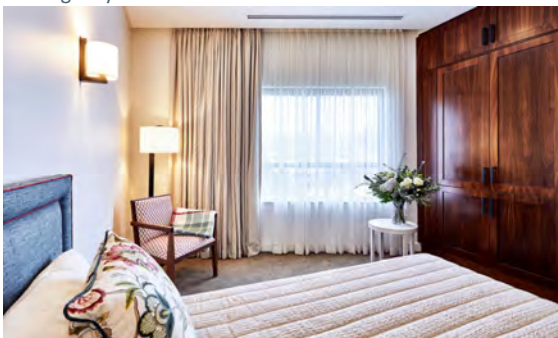
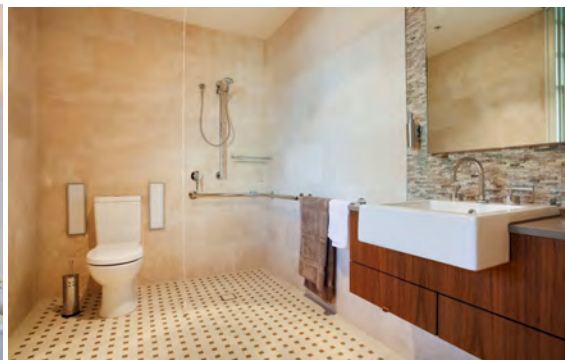
The suite is of exemplary quality and style with the finest quality fittings and luxury features. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

The suite provides accommodation for a maximum of two people. The suite is very private, has extra large wardrobe space, individual air conditioning controls and a private ensuite. Specific features of the suite include:

Part Room	Feature	Part Room Size m <sup>2</sup> (including private ensuite)
213A & 213B	Second floor, east aspect, excellent layout, large size(can also be reconfigured for one person (see Accommodation Group 12)), kitchenette, bar fridge, extra large TV, contemporary style	16.4



Heritage style



Contemporary style



## ACCOMMODATION GROUP 18 - KEY FEATURES STATEMENT

### **Luxurious State of the Art Facilities**

Lansdowne Gardens consists of three heritage buildings which have been restored and interlinked with a new contemporary building. Architecturally designed Lansdowne Gardens provides residents with a choice of beautifully appointed lounge areas and dining rooms. Residents have the opportunity to relax in one of the beautifully landscaped courtyards; read the newspaper or enjoy one of the wonderful books or magazines in our library. Our manicured gardens provide the perfect place for a leisurely stroll and the opportunity to enjoy the magnificent views of Sydney Harbour. Residents can also meet with family and friends in one of our function areas or watch a favourite movie in the privacy of their own suite.

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The facility is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *WMK*. The design was carefully considered by the interior architects and is warm and inviting in keeping with the heritage nature of the building.

The high quality of the facility'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 facility are in pristine condition. The facility is newly renovated and restored and has only been operating since March 2010.





## ACCOMMODATION GROUP 18 - KEY FEATURES STATEMENT

### **Fees & Accommodation Payments**

#### **Maximum Accommodation Payment Amount**

The Maximum Refundable Accommodation Deposit (RAD) for suites in Lansdowne Gardens Accommodation Group 18 is \$929,313.

#### **Extra Service Fee**

Lansdowne Gardens 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 \$88.56 per day.

#### **Lansdowne Gardens**

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