

GRAND 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.



GRAND DELUXE 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 balcony, an ensuite bathroom, 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)
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





GRAND DELUXE 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.

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): \$215.93

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

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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.

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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





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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): \$234.21

Extra Service Fee

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PREMIER CITY SKYLINE SUITE - KEY FEATURES STATEMENT

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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)
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



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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): \$199.93

Extra Service Fee

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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



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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): \$217.07

Extra Service Fee

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