



OAK TREE

RETIREMENT VILLAGES

22 PEEL PLACE
DUBBO



GENERAL EXTERNAL

External Walls Brick veneer with feature weatherboard infill panels

Entry Porch / Rear Patio Tiled

Service Yard (Clothes Line) Artificial Grass and/or concrete finish

Windows / Sliding Doors Powder coated aluminium, mesh screen to allocated doors

Entry Door Painted solid core

Roof Colorbond sheet roof, fascia and gutter

Garage Door Colorbond Roller Door with

remote control

Clothesline Folding line

Letter Box Located at front of Village Centre

Driveway Exposed aggregate

Landscaping Combination of natural and artificial turf, planting and mulch

INTERNAL FINISHINGS – GENERAL

Doors Gloss painted hollow core flush panel

Door Hardware Satin chrome

Floor Carpet to bedrooms, living and dining room, tile to all wet areas and kitchen area

Ceilings Painted plasterboard with cornice and insulation

Walls Painted plasterboard with insulation

Linen Melamine joinery

Wardrobes Sliding doors with 1 x mirror panel, hanging rail and 1 x drawer component

Window Coverings Vertical blinds

KITCHEN – GENERAL

Kitchen Benchtop Laminate finish

Kitchen Splashback Tiled

Kitchen Joinery Laminate finish cabinets and doors

Cooktop Electric 4 burners with knob control and stainless steel retractable range hood

Oven Electric stainless steel finish

Dishwasher Under bench unit

BATHROOM / ENSUITE – GENERAL

Floor / Shower recess Tiled

Tapware Polished chrome

Shower Mixer Shower Rail with Inverted T Grab Rail

Vanity Laminate finish cabinets and doors

Shower Screen Framed glass

Mirror Mirrored cabinet with shelving

Exhaust Fan 4 x lamp

Toilet Suite High set toilet suite

Laundry Stainless steel bowl

ELECTRICAL

Internal Lights Downlights throughout with fan light to Bed 2 and slimline fluorescent to garage

External Lights Wall mounted and to eaves

Fans Bed 1, Living with fan light to Bed 2

Power Points HPM 'Excel Life' Series

Smoke Detectors Hard wired to state regulations

with battery backup

Light Switches HPM 'Como' Series

Air Conditioning Split system AC unit to living area and Bed 1

Solar Solar panels

SERVICES

TV Antenna Roof mounted, suitable for digital TV

TV Outlets 1 x lounge, 1 x master bedroom

Telephone 1 x lounge, 1 x master bedroom and 1 x kitchen

Hot Water Electric heat pump system



CONTRACT STRUCTURE

When you secure a right to reside in an Oak Tree unit, you will enter into a Lease (also known as a residence contract) and a Loan Agreement.

The nature of your contract means that you will not need to pay any stamp duty or GST on your up-front entry price.

The contract model that Oak Tree offers means that you will pay a departure fee, commonly known as an exit fee, when you leave the village. This is the most commonly used model used by retirement village operators and is largely unique to the retirement sector.

The departure fee gives us the flexibility to discount the up-front entry price for a unit, compared to similar or comparable property in the local area. The departure fee is an opportunity for residents to fund a better-quality lifestyle by maximising residual capital from the sale of their current home.

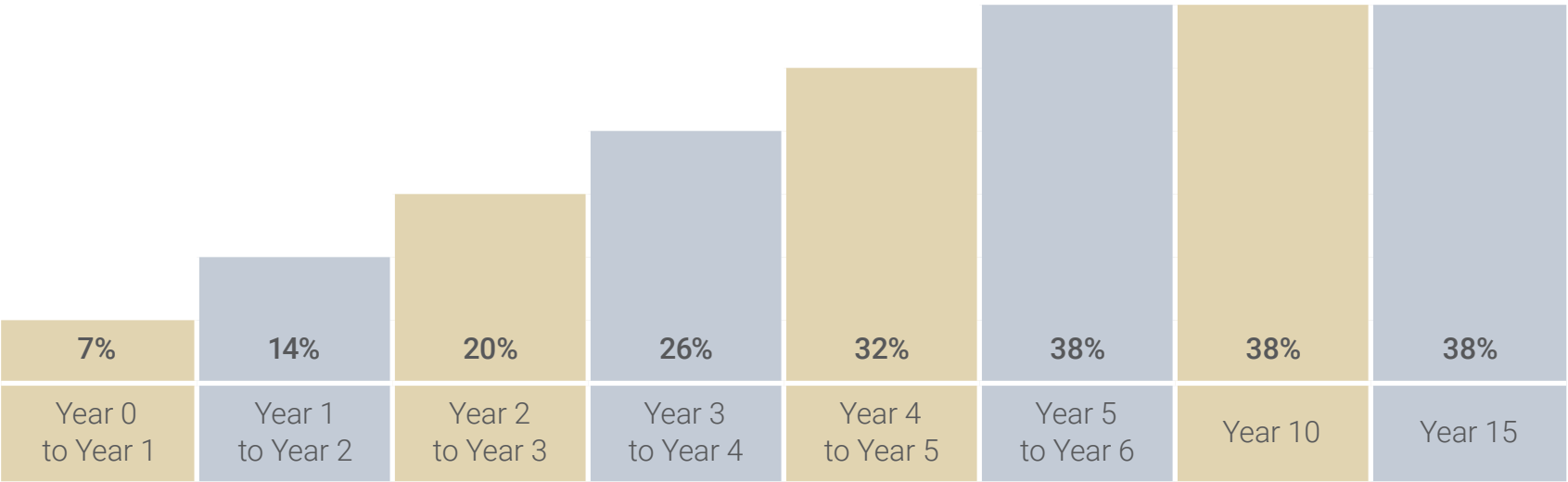
While you are not purchasing the freehold title to your unit, your right to live in your unit will be secured by a registered long-term lease of your unit recorded on the village's certificate of title, and the protections afforded to residents by the Retirement Villages Act 1999 (NSW).

When you leave the village, the right to reside in your unit will be re-sold to a new resident.

When this happens, Oak Tree will pay you an exit entitlement (by way of refund of the entry price that you paid), less your departure fee and some ancillary costs (as detailed in your residence contract).

The Departure Fee payable is based on the entry price

- Maximum departure fee of 38% (accruing over 6 years), calculated on the entry price (ingoing contribution)
- 50% share of any future capital gain





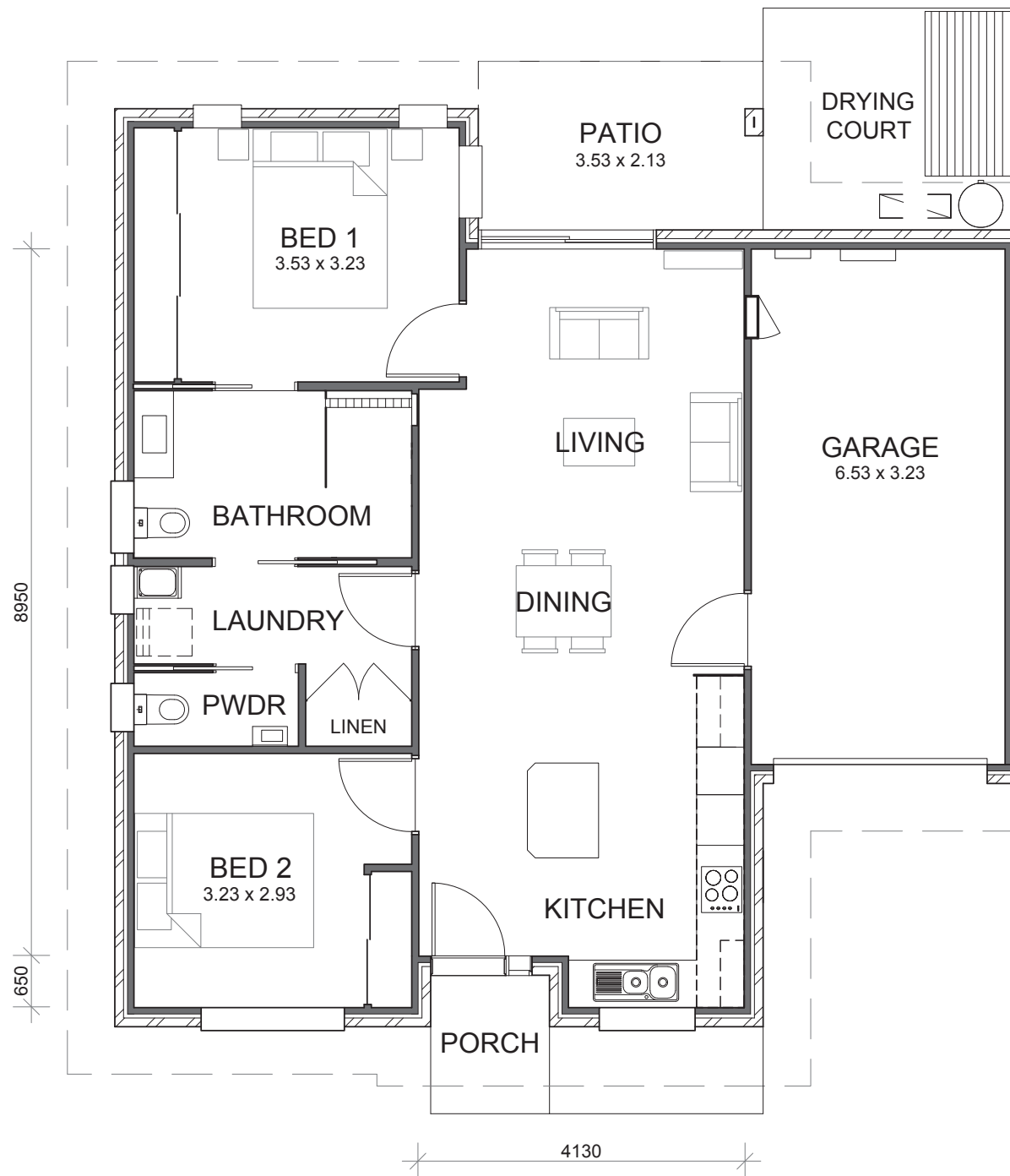
ASTON

2 

1.5 

1 

AREA TOTAL 119.50m²



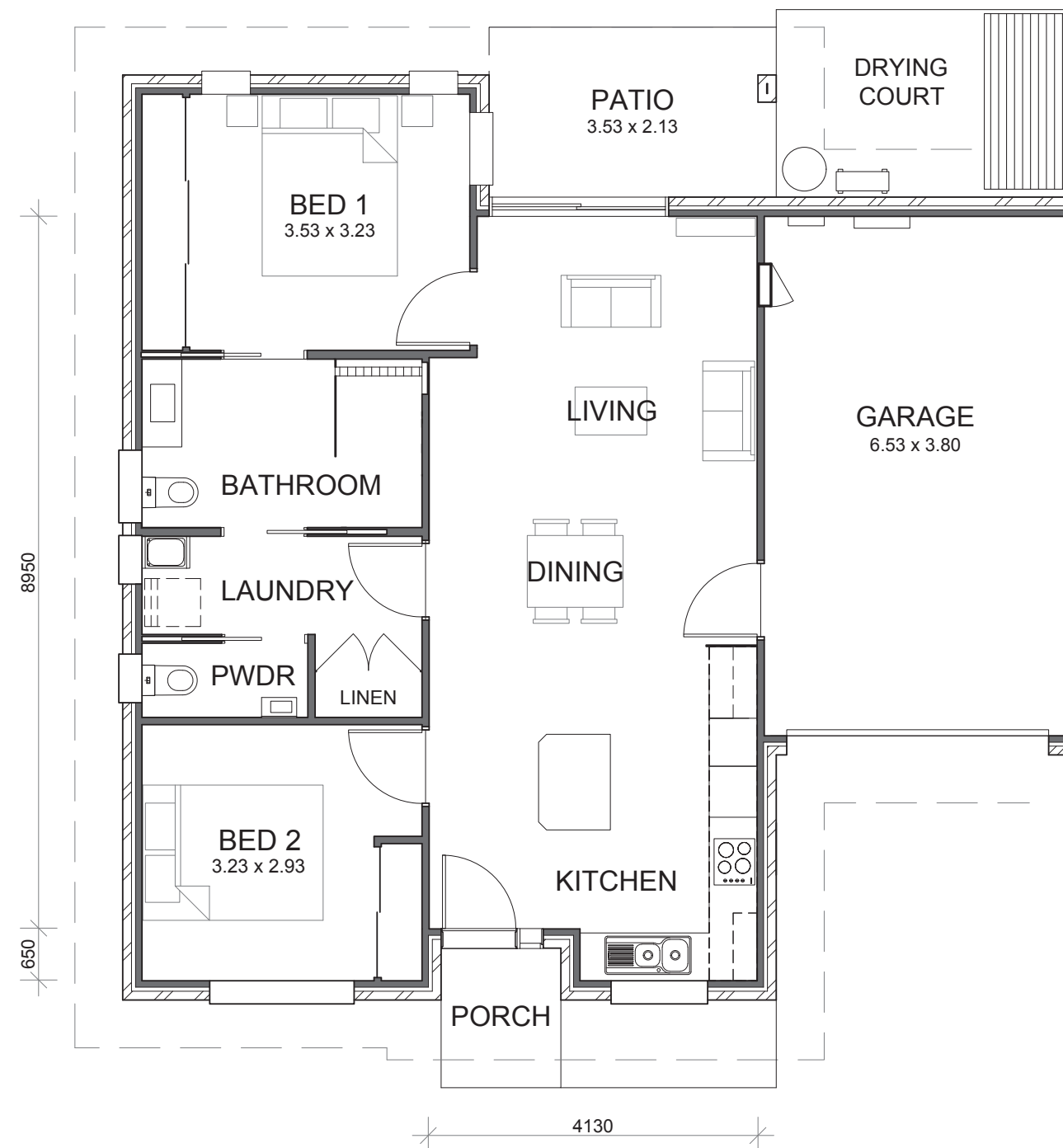
ASTON PLUS

2 

1.5 

1 

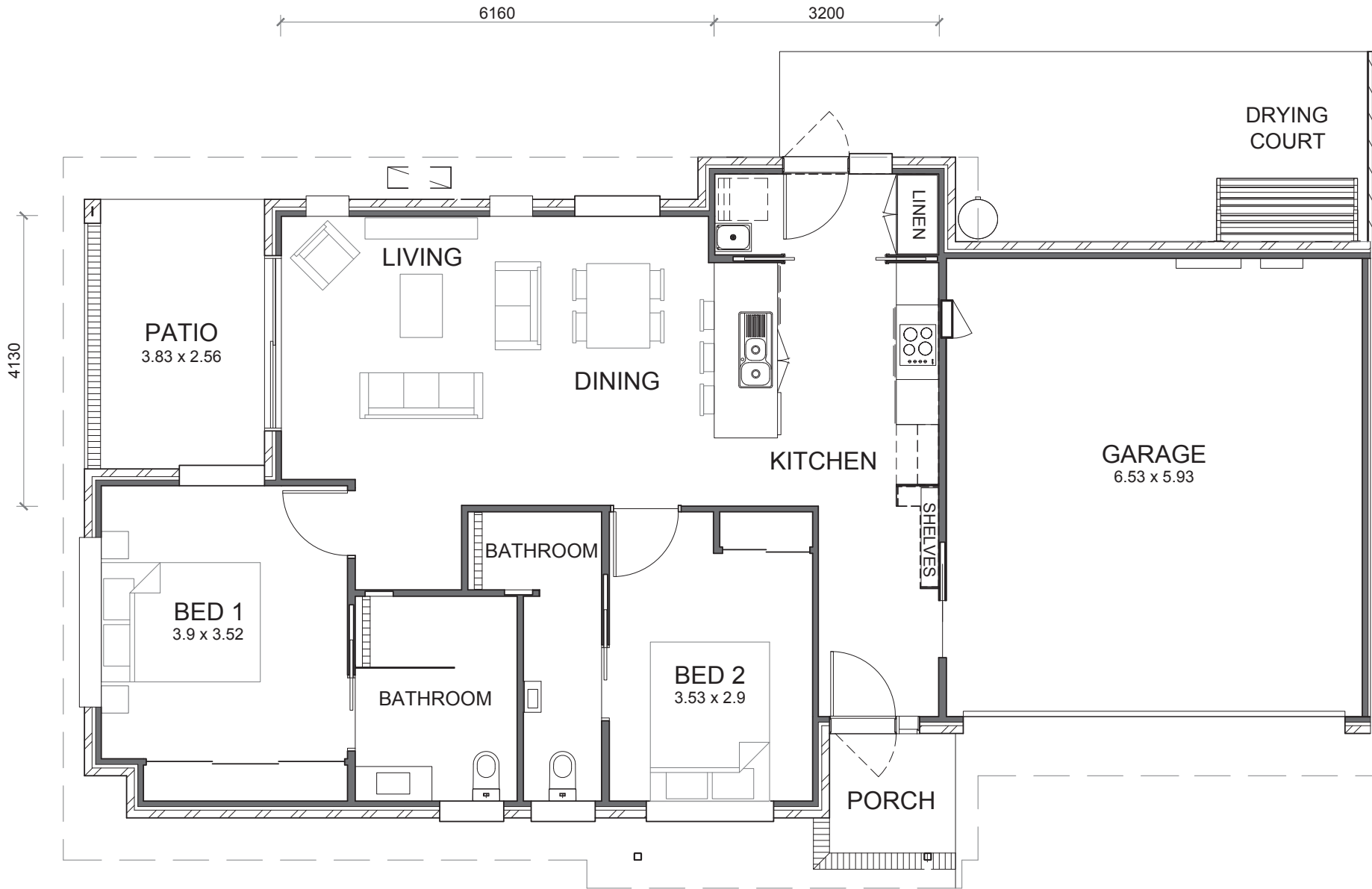
AREA TOTAL 123.5m²



COURTNEY



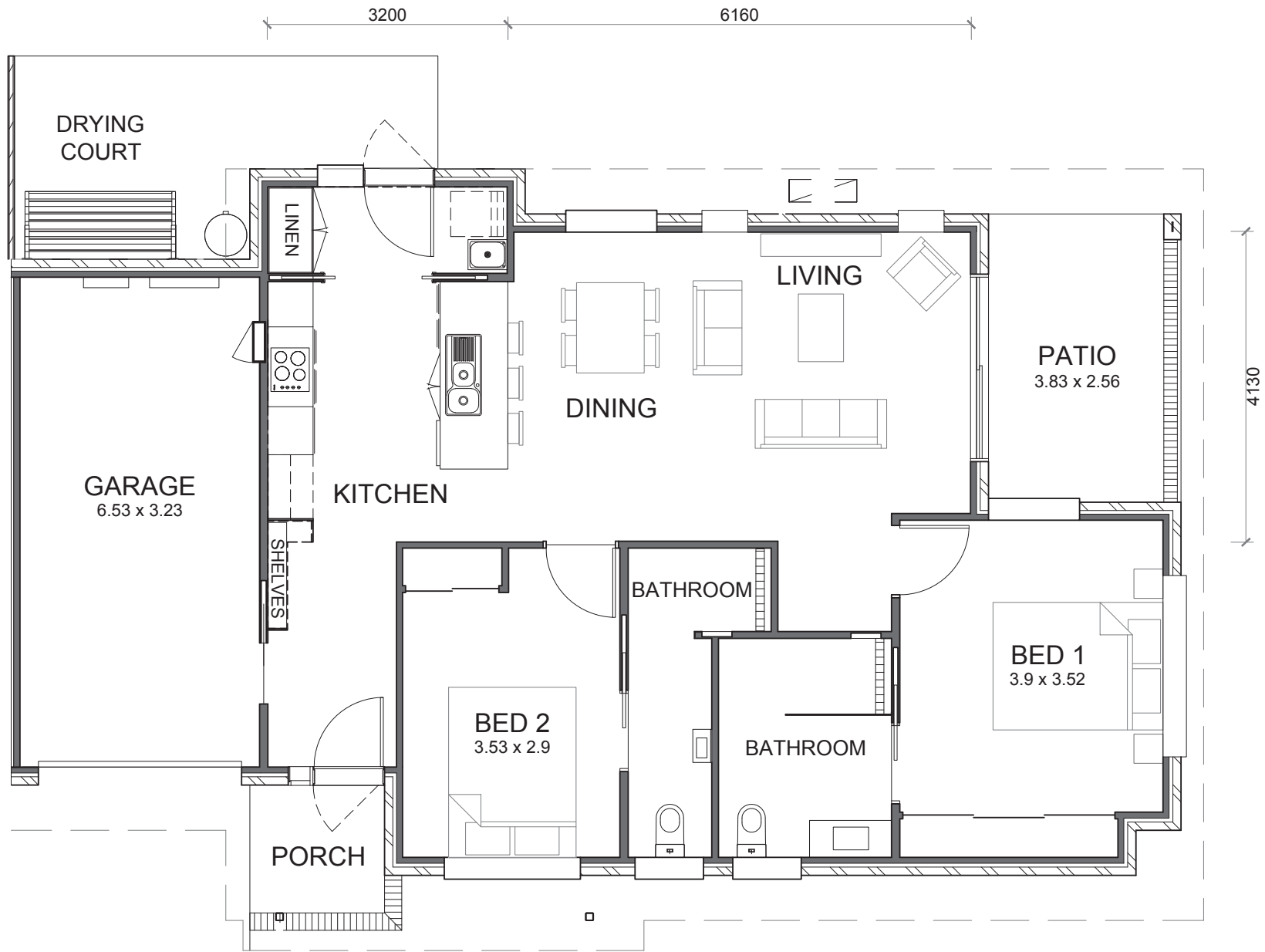
AREA TOTAL 153.5m²



BRENNAN



AREA TOTAL 134.5m²



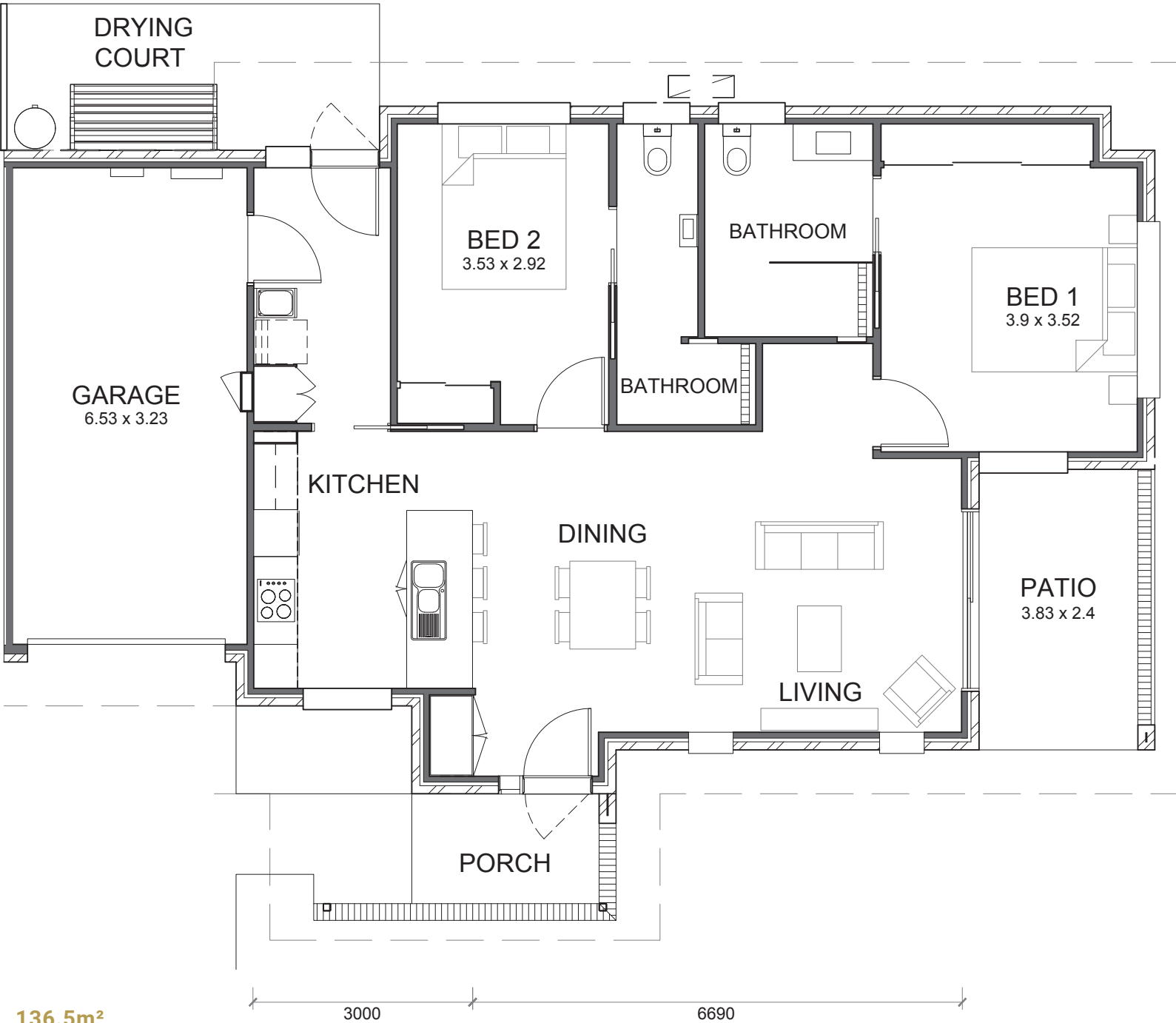
THORNE

2 

2 

1 

AREA TOTAL 136.5m²



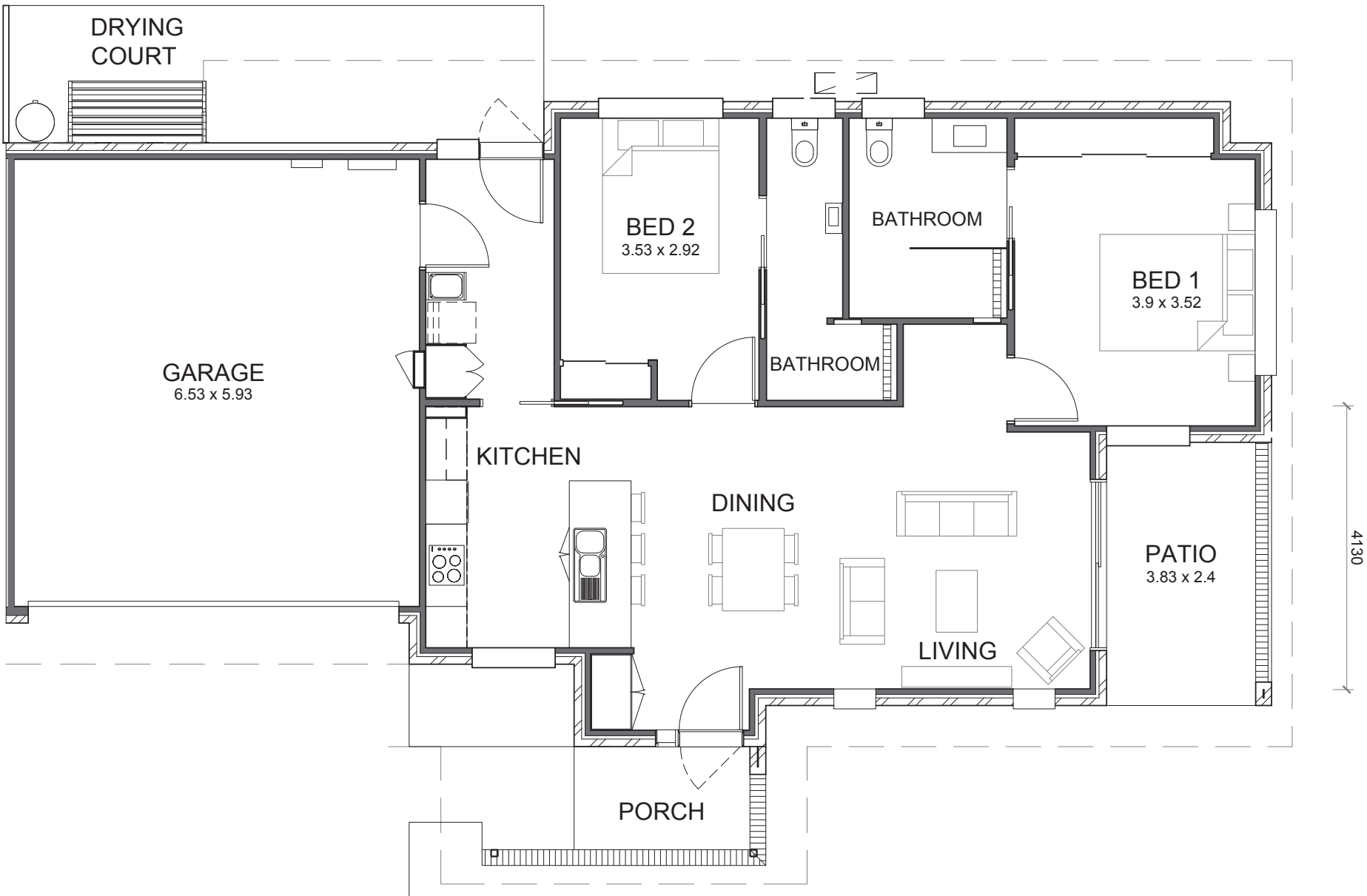
MORRISEY

2 

2 

2 

AREA TOTAL 155.5m²



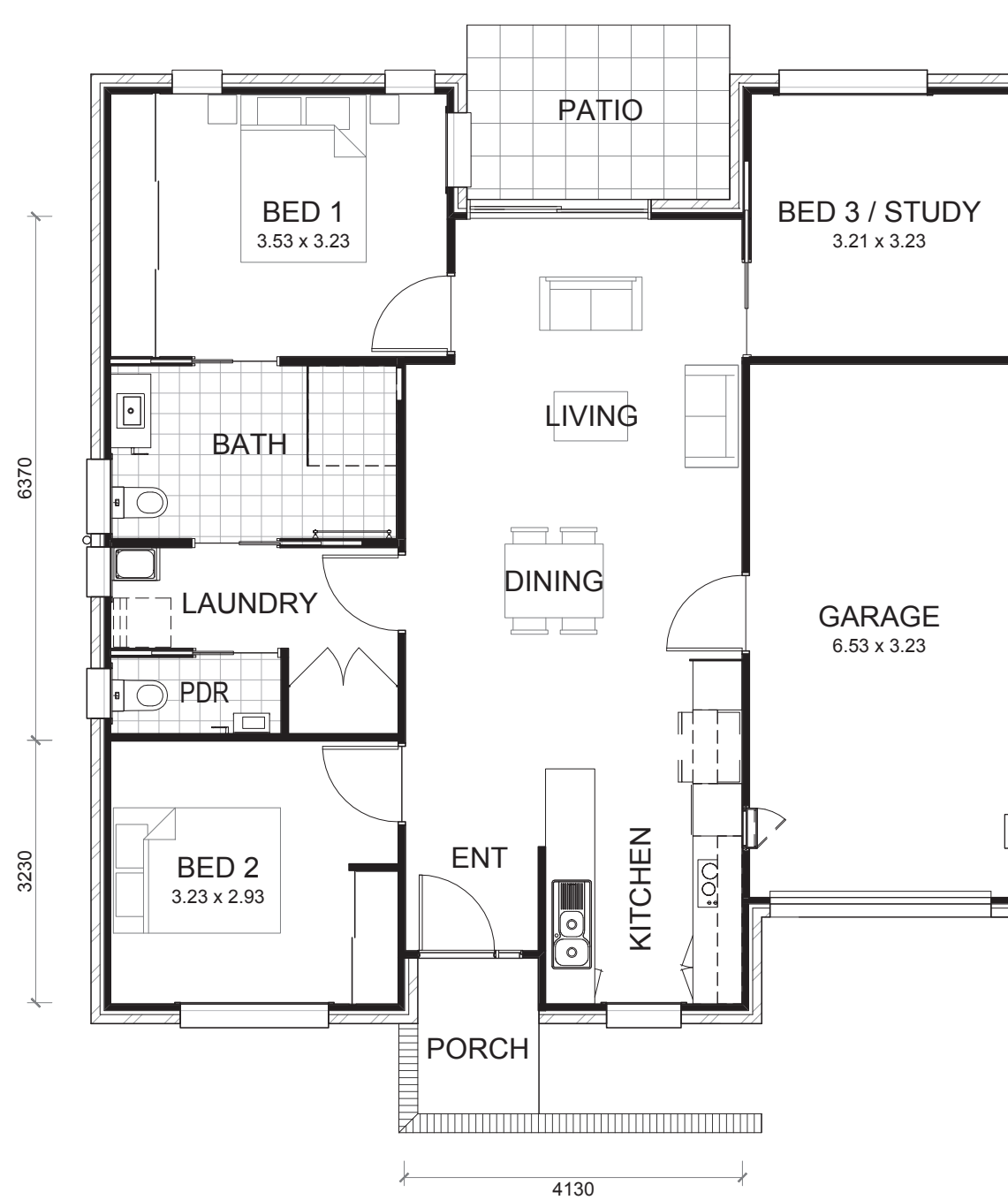
WINTON

3 

1.5 

1 

AREA TOTAL 132m²



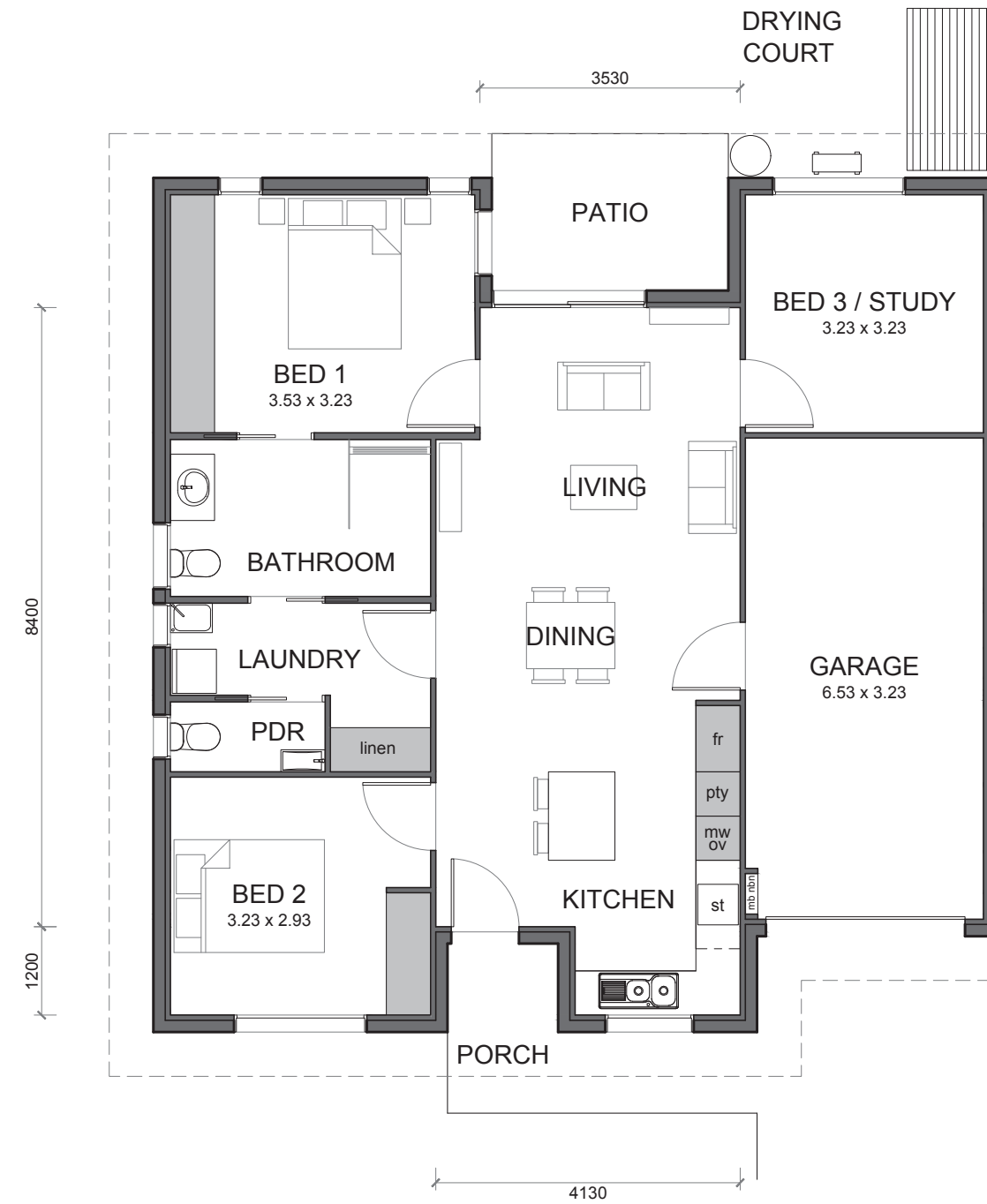
WINIFIELD

3 

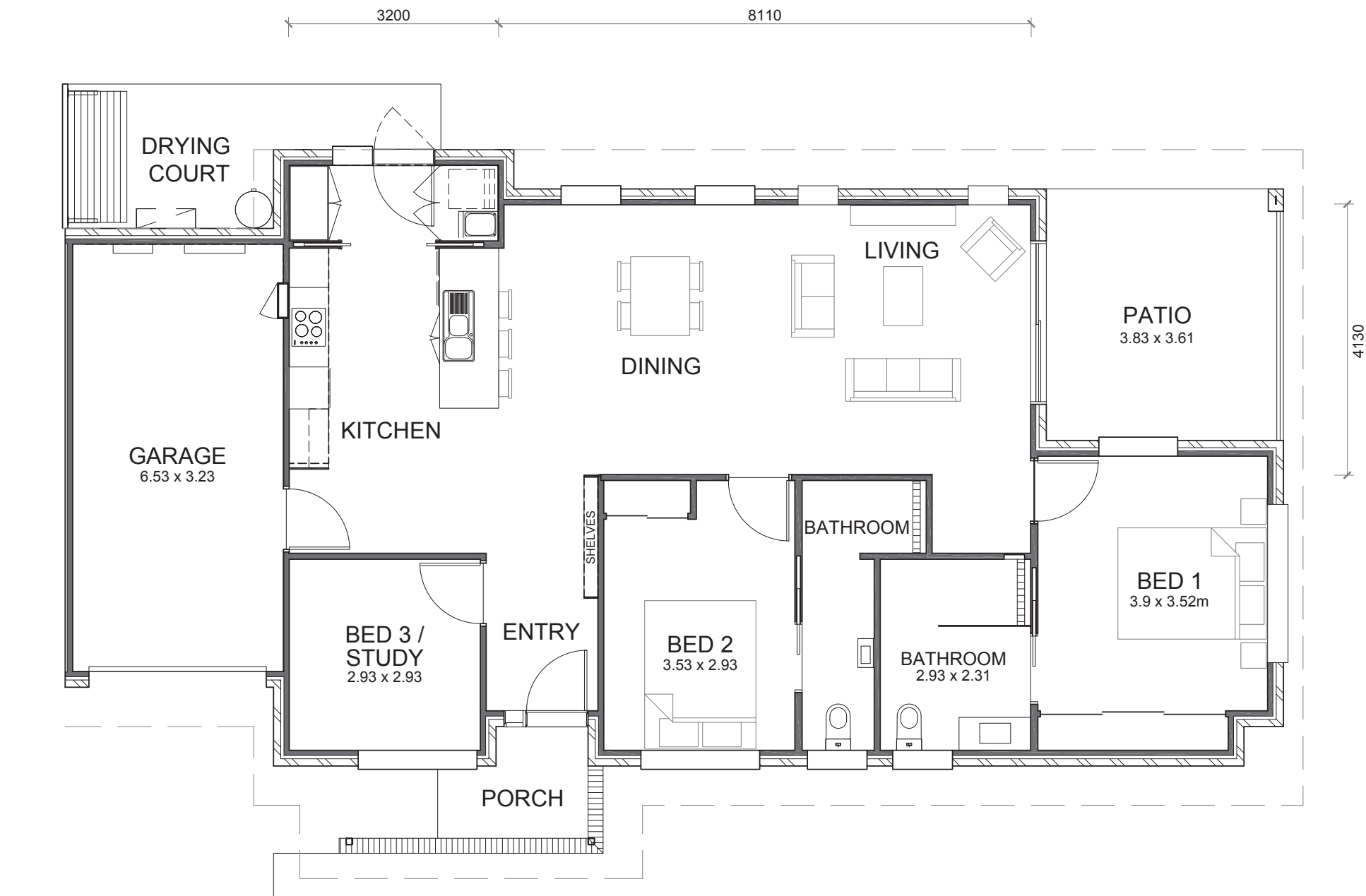
1.5 

1 

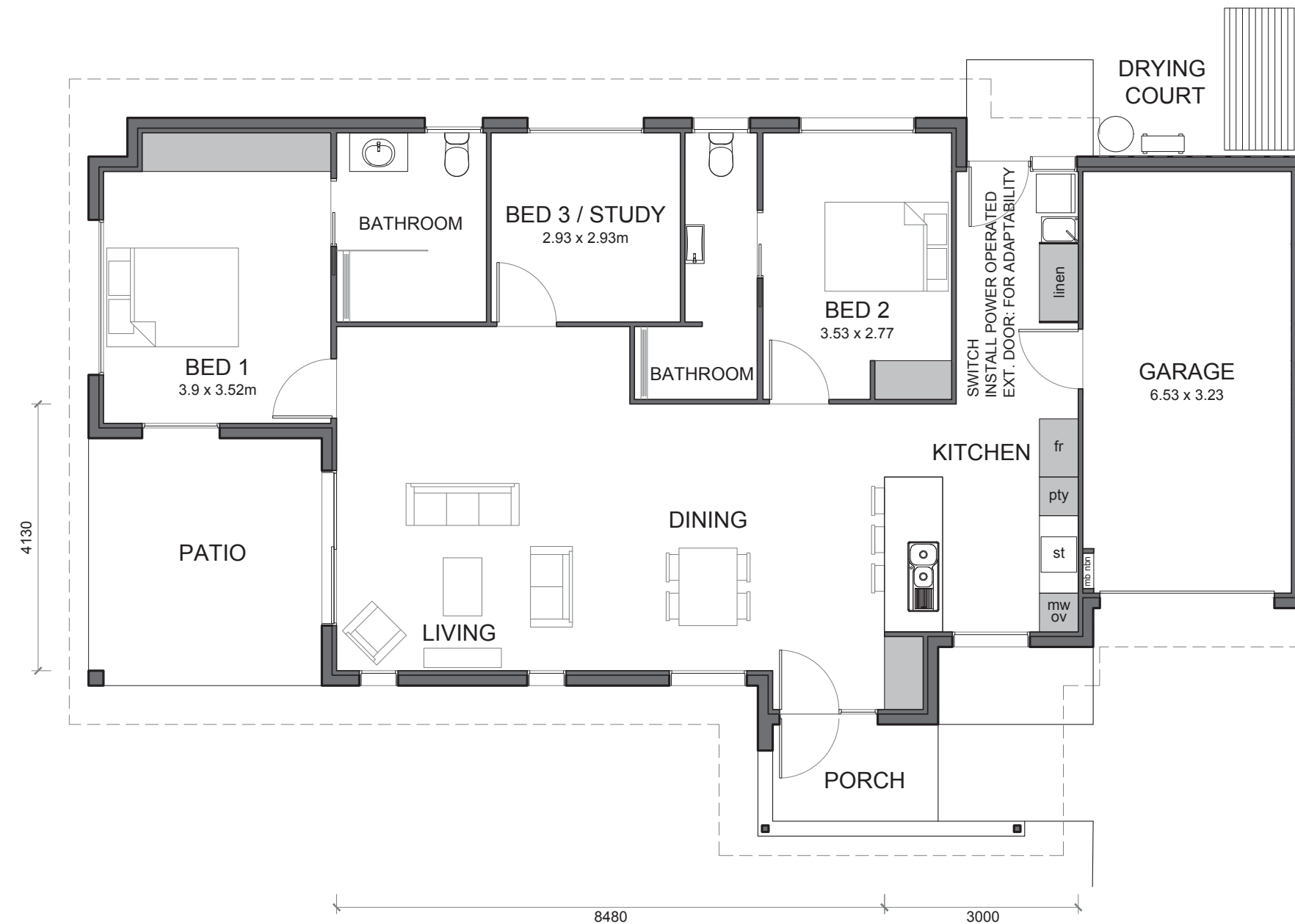
AREA TOTAL 130m²



CAMPBELL



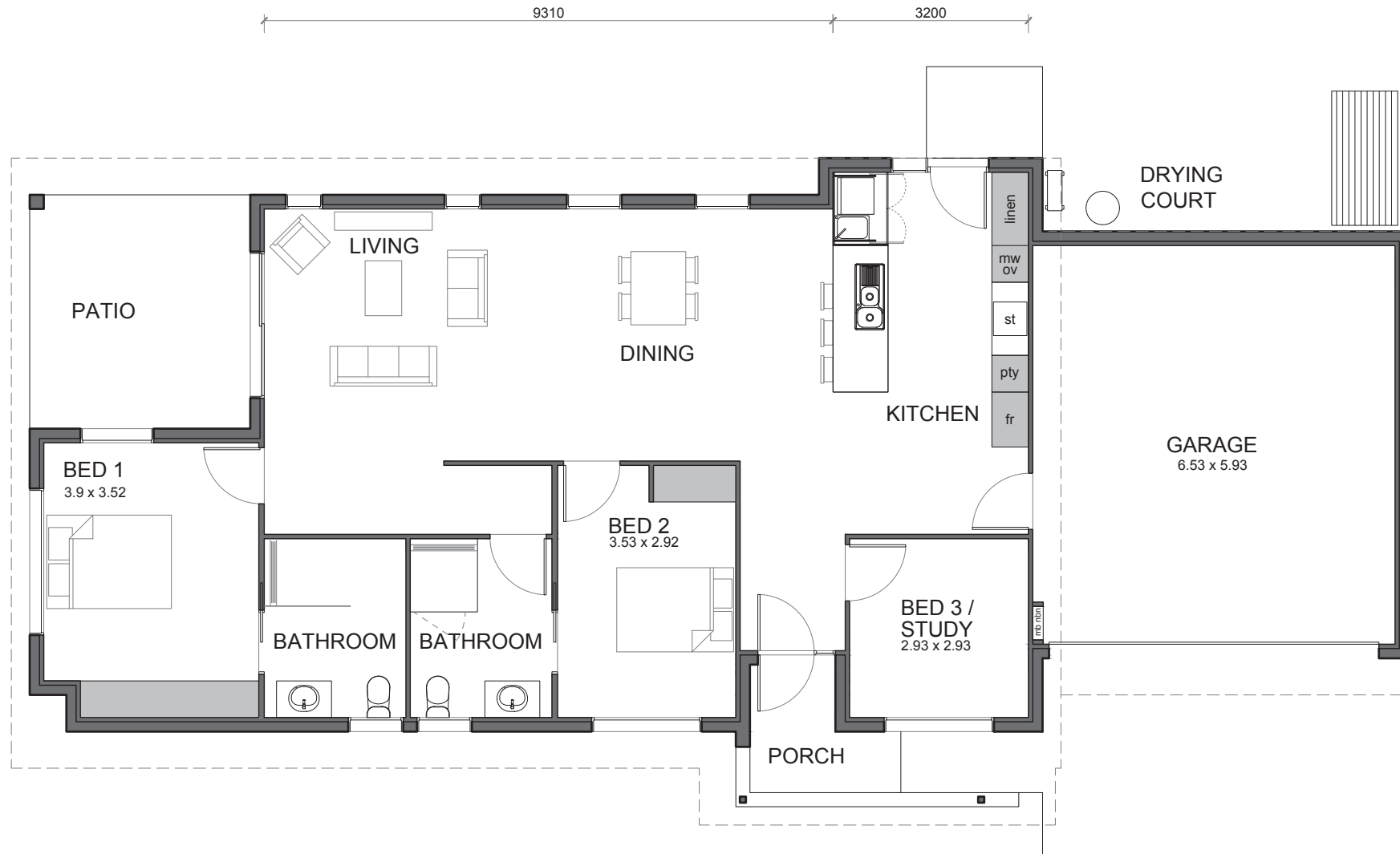
AREA TOTAL 163m²



AREA TOTAL 163m²

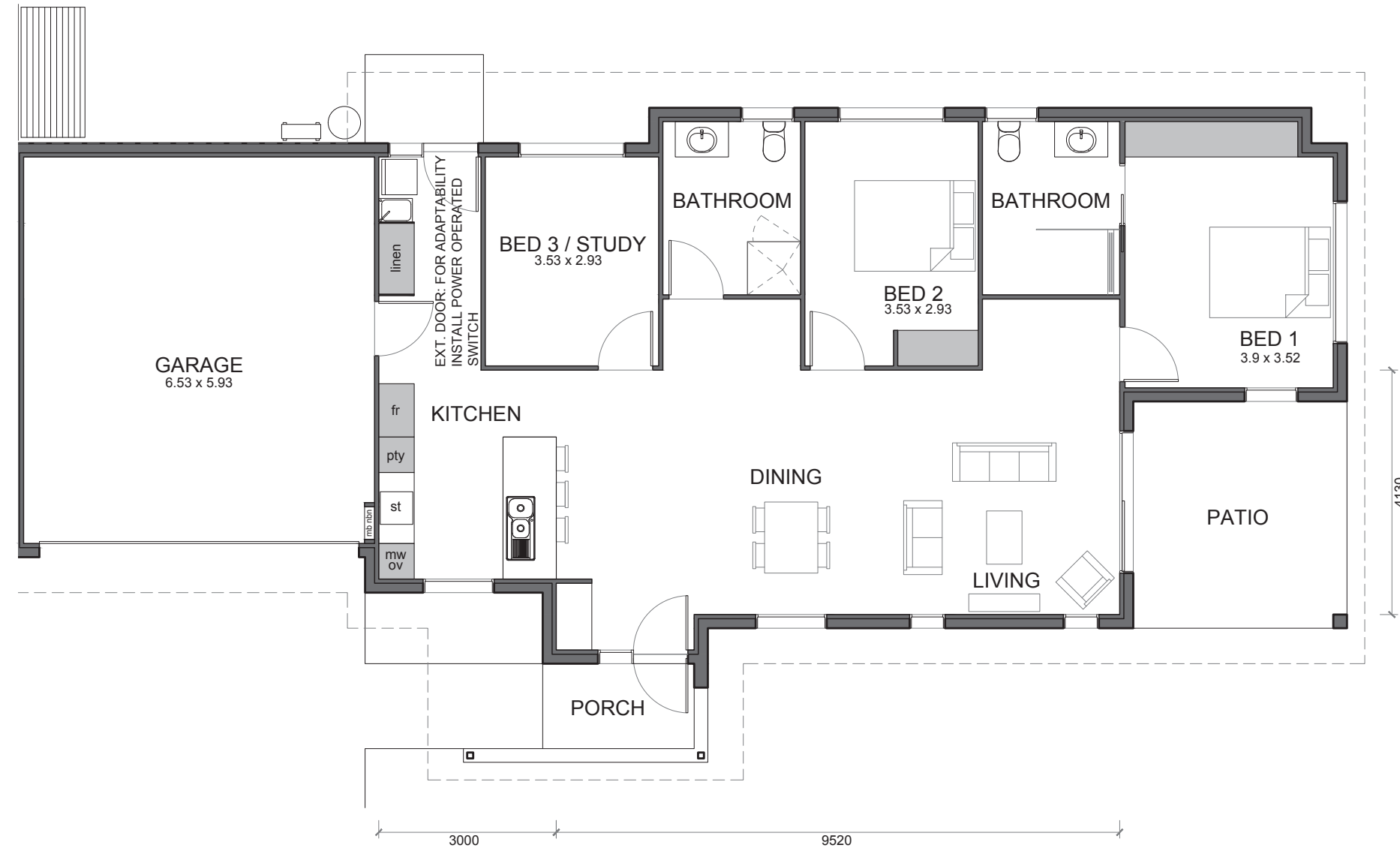
KEANE





AREA TOTAL 192.5m²

Disclaimer: These plans are for marketing purposes only and whilst are generally typical of the villa layout, some minor variations may apply. Final layout is subject to detailed input from service consultants and authorities.



AREA TOTAL 189m²

Furniture shown in plans not included. External fixtures may differ from this plan. Total area is indicative only as measured to external face wall.

COMMUNITY MASTER PLAN



2 Bedroom

- Courtney
- Aston
- Aston Plus
- Brennan
- Thorne
- Morrisey

3 Bedroom

- Winton
- Winifield
- Campbell
- Keane
- Forbes
- Hampton

