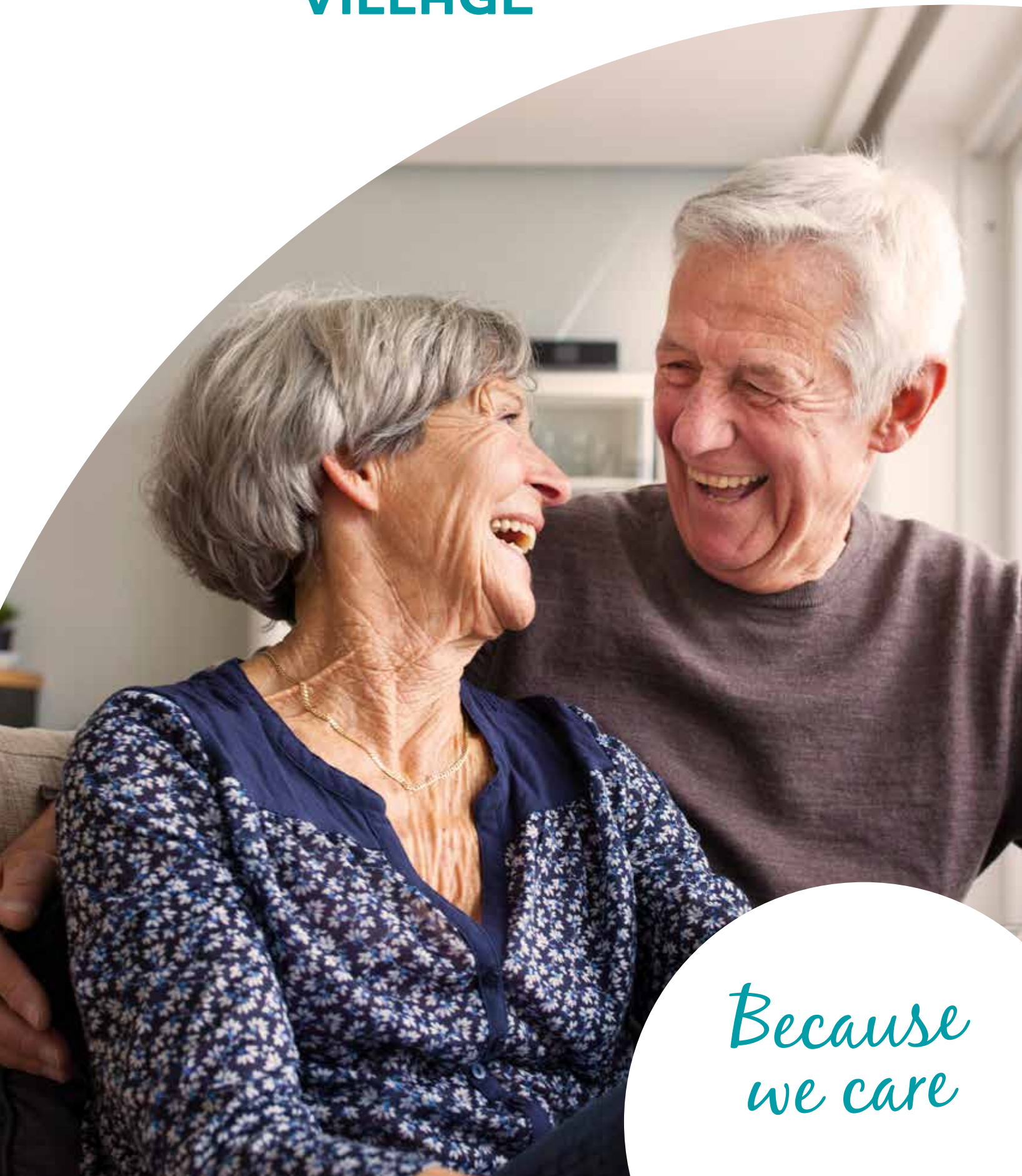




# DURHAM GREEN VILLAGE



*Because  
we care*





# Introducing Durham Green Village

When it comes to retirement living, the key to a happy life is finding a home in a community that is vibrant, versatile and responsive to your changing needs.

Located in the serene country village of Menangle in Sydney's southwest, Durham Green is setting a new standard in architecturally designed homes for retirement living.

Since its opening, Durham Green has afforded its residents the best in independent living, quality surroundings and highly skilled professional staff.

Just 10-minutes from picturesque Camden and the busy hub of Campbelltown, with all of their shops, restaurants, hospitals and other facilities. Durham Green offers a rewarding lifestyle with all the modern conveniences you need at hand.

Durham Green is an independent community where residents feel safe, secure, and supported in beautiful surrounds that combine comfort with freedom from worry for everyone.





**Your stunning new home  
and lifestyle at Durham Green**





Whether you are after a comfy two-bedroom oasis or a three-bedroom entertainer, each villa at Durham Green is architecturally designed and ready for you to call home.

Our villas come in 14 different designs, meaning your new home won't follow a 'cookie cutter' approach and will be just as individual as you.

Surrounded by beautifully landscaped grounds, each home features large open plan living and entertaining area, single or double remote-control lock-up garages, plenty of bench space and storage, as well as peace of mind inclusions like video intercom and emergency call systems.









## A home where you can thrive

Retirement is a great opportunity for downsizing but that doesn't mean you have to scrimp on space. At Durham Green we offer a selection of two-bedroom and three-bedroom villas with unique floorplans to help you find the best fit for your lifestyle.

Our architecturally designed, self-contained villas are single level and designed for easy entertaining. From open-plan living areas to modern kitchens with quality fittings, the well-proportioned rooms are energy efficient and easy to maintain.

### Durham Green features:

- Two and three bedroom villas
- 14 architect-designed plans
- Ensuite to the main bedroom
- Two bathrooms in every villa
- Built in wardrobes
- Plenty of bench space and storage
- Modern ergonomical kitchens
- Separate laundry rooms with front loading washing machine dryer combos
- Reverse cycle heating and cooling ducted air conditioning systems
- Security screens on external doors
- Exterior sensor lights
- Video intercom doorbells
- 24-hour emergency call system
- No steps
- Large courtyards
- Single or double car lockup garage with automatic roller door and internal access.







## Durham Green lifestyle

Life after retirement is a world of opportunities. Finally there is time to enjoy hobbies and experiences you never had the time for before. In fact, the toughest decision can sometimes be just what activity to choose.

- Country club
- Bar
- Billiards
- Darts
- Blue Gum café
- BBQ area
- Bowling green
- Gymnasium
- Hair and beauty salon
- Medical centre
- Podiatrist

- Shopping bus
- Massage therapist
- Postal services
- Heated indoor pool
- Social activities
- Library with internet.

Blending harmoniously into the pristine landscape, Durham Green offers a rewarding lifestyle with all the modern conveniences you need close at hand.

The Menangle General Store and Post Office has been in business for more than 100 years and is a five minute walk away, as is the historic St. Patrick's Catholic Church. All of which is surrounded by the gentle rolling hills of the valley itself.

Views. Facilities. Peace. All on your doorstep.



# Why choose Durham Green

## Community strong

We can all remember a time when the place we lived wasn't just a neighbourhood or street, but a real community, and that's what makes our village special. Durham Green is a modern relocation to a more enjoyable way of living. Our Village Manager seeks to nurture our community and include our residents in the running of the village. Our residents are involved in the village rules, organising events and allocating budgets

Our residents look out for one another and take pride in their community. If community is something you value, you'll love the Durham Green lifestyle.

## Flexible financials

We understand that every individual is unique and so is their financial situation. That's why we've developed a range of easy to understand flexible financial options designed to suit your individual circumstances. Our passionate and supportive team members are here to answer any questions you might have, so that you can be sure whatever decision you make is the right one for you.

Our contracts are completely transparent with no hidden costs. Depending on the option you choose, you may have to pay a departure fee when you leave one of our villages.

Visit [baptistcare.org.au/retirementlivingfinancials](http://baptistcare.org.au/retirementlivingfinancials) to learn about our easy to understand and flexible contracts.

## Maintenance

We take the hassle out of monthly bills and the cost of maintenance through our recurrent charges cover which groups all of your fees into one simple cost. This fee factors in the cost of council rates, water rates, building insurance (not contents), along with building maintenance, common areas, front and backyards, villa repairs, village management/administration, as well as the monitoring of the 24 hour resident emergency alarm system.

## Built on trust

BaptistCare has been trusted by thousands of Australians across the retirement living, aged care and community service sectors since 1944. Research from the latest McCrindle Baynes survey shows that almost all of our residents report high to very high levels of satisfaction, well above the industry average. We care about each and every one of our residents and our Village Manager is here to discuss your individual needs and preferences.

Choosing where to spend your retirement is a big decision. That's why it's reassuring to know that Durham Green is supported by the financial strength and experience of BaptistCare.













# Checklist

As you look at different retirement living options, be sure you can tick each of the boxes below:



**Beautifully ergonomical homes with modern kitchens**



**Located close to public transport**



**Access to Home Care and Residential Aged Care operated by a single provider**



**All of your building maintenance and gardening needs taken care of, if you choose**



**On-site events, activities and facilities including a clubhouse and heated pool**



**An ethically sound organisation that puts people not profits first**



**Full refund up to 90 days after moving in should you change your mind for any reason**



**24 hour emergency call system.**





## About BaptistCare

It's important to know that behind each of our retirement living communities is BaptistCare. One of Australia's leading Christian organisations since 1944, BaptistCare has been a long-term provider of retirement living, home care and residential aged care services.

While we are not-for-profit, there are a few things that we certainly are for: outstanding quality and a quest to truly make a difference, not just in our aged care and retirement living communities, but in all communities. BaptistCare is a provider of affordable housing and supports those living in disadvantage through our work with BaptistCare HopeStreet.

BaptistCare supports more than 24,000 people across NSW, ACT and WA, employing more than 6,000 staff with a further 600 volunteers across 100 locations.

Our residents feel good to be part of a large organisation that makes a positive contribution to the broader community. We believe everyone is unique and worthy of respect, dignity and inclusion. By respecting this individuality we create strong and caring communities.





# Your space

We appreciate your interest in our village. We want to ensure you feel comfortable with any decision you make and take the time to answer any questions you may have. That’s why we have saved a spot for you to note any details you want to remember or further questions you might want to ask.


**Date of visit:** \_\_\_\_\_

**Notes:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# How to find us



 (02) 4634 8000

 153 Menangle Road, Menangle NSW 2568

 [baptistcare.org.au/DurhamGreenVillage](http://baptistcare.org.au/DurhamGreenVillage)

You may have to pay a departure fee when you leave this village.