

WARENA VILLAGE



*Because
we care*





Introducing Warena Village

Just a short stroll from Bangor Shopping Centre, with views toward the city, Warena Village is a peaceful oasis in the Sutherland Shire.

You'll enjoy all of the benefits of retirement living like property upkeep, help around the house if you need it and friends to watch over your place while you're away, so you'll be able to spend more time doing the things you love. Whether it's walking down to Bangor shops for lunch with friends, a bus trip to Westfield Miranda or pottering around in the veggie garden, Warena Village is your place to live life your way.



**Your new home: a stress-free
lifestyle in the Sutherland Shire**



Surrounded by beautifully landscaped gardens, your new home at Warena Village is fully refurbished with modern kitchens, new carpet and vinyl, renovated bathrooms and a fresh coat of paint.

While we offer a quality product, our flexible financial options are tailored to suit your individual situation, making Warena Village a great option for a range of budgets.





Designed with your needs in mind

It's important when downsizing to choose a place that can meet your needs both now and into the future. Our homes all designed with your needs in mind, featuring modern kitchens, fixtures and fittings, with all of your maintenance needs taken care of.

Should your needs ever change our Adaptive Living approach ensures easy access to our home care and residential aged care services on-site. You can live as independently as you wish, while still being able to receive the exact amount of help and support that's right for you, giving you peace of mind that you'll never have to leave the community you've come to know and love.

Warena features:

- Fully refurbished two bedroom units with Caesarstone kitchens
- Spacious living areas
- Double brick design to ensure privacy
- Easy-open drawers and non-slip surfaces
- Landscaped gardens and verandahs
- Air conditioning
- Carports available
- 24 hour Emergency Call System
- Home Care and Residential Aged Care available on-site.





The Warena Village lifestyle

Warena Village has everything you could ever want right at your front door. Just 200 metres away, at Bangor shops, you'll find:

- IGA
- Café
- Bakery
- Butcher
- Chemist
- Post office
- Gym
- Chinese restaurant
- Bangor tavern
- Bus stop with direct route to Sutherland train station and Westfield Miranda.

Warena also offers a regular program of events and activities. Our residents play an important role in planning these programs, and as a result the activities we offer will reflect your interests. Should you have a particular event or activity you're interested in, let us know when you move in and we'll do our best to accommodate it. Some of our current activities include bus trips and morning teas.

Warena is also a short drive to The Ridge Golf Course and Driving Range, Menai Marketplace and a whole range of restaurants. Whatever your interests, there's always something close by.



A hidden gem in the Sutherland Shire

Recreation and entertainment

1. Bangor Tavern
2. Tradies Club
3. Sutherland Leisure Centre
4. The Ridge Golf Course and Driving Range



Shopping

- 5. Bangor Shops
- 6. Westfield Miranda
- 7. Menai Market Place
- 8. Menai Metro

Medical services

- 9. Sutherland Hospital
- 10. Menai Medical Centre

Transport

- 11. Buses to Menai, Sutherland and Miranda
- 12. Sutherland Station

Why choose Warena Village?

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. Warena Village is a modern relocation to a more enjoyable way of living. Our residents take pride in where they live and look out for one another, because real community means true friendships. If community is something you value, you'll love the Warena Village 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 to learn about our easy to understand and flexible contracts.

A lifestyle that adapts to you

It's important when downsizing to choose a place that can meet your needs both now and into the future. At Warena, you can live as independently as you wish, with the benefit of help and support as your needs change. Our approach provides easy access to our home care and residential aged care services, so you will have peace of mind that help is never too far away should you ever need it.

Built on trust

BaptistCare has been trusted by thousands of Australians across the retirement living, aged care and community service sectors since 1944. We care about each and every one of our residents and our Village Manager is here on-site to discuss your individual needs and preferences. Our Village Manager seeks to nurture our community and includes our residents in the running of the village. Our residents help to set the rules, organise events and allocate budgets.

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



“This village is more than just individuals, but a community of residents sharing their lives, and it's special.”

- Village Manager



Checklist

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Fully refurbished homes with modern kitchens | <input checked="" type="checkbox"/> Flexible Financial Options |
| <input checked="" type="checkbox"/> Short flat walk to Bangor shops | <input checked="" type="checkbox"/> A safe investment |
| <input checked="" type="checkbox"/> Short flat walk to public transport | <input checked="" type="checkbox"/> An ethically sound organisation that puts people not profits first |
| <input checked="" type="checkbox"/> Easy access to Home Care and Residential Aged Care on-site operated by a single provider | <input checked="" type="checkbox"/> Contracts written in plain english |
| <input checked="" type="checkbox"/> All of your building maintenance and gardening needs taken care of | <input checked="" type="checkbox"/> Full refund up to 90 days after moving in should you change your mind for any reason. |



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.



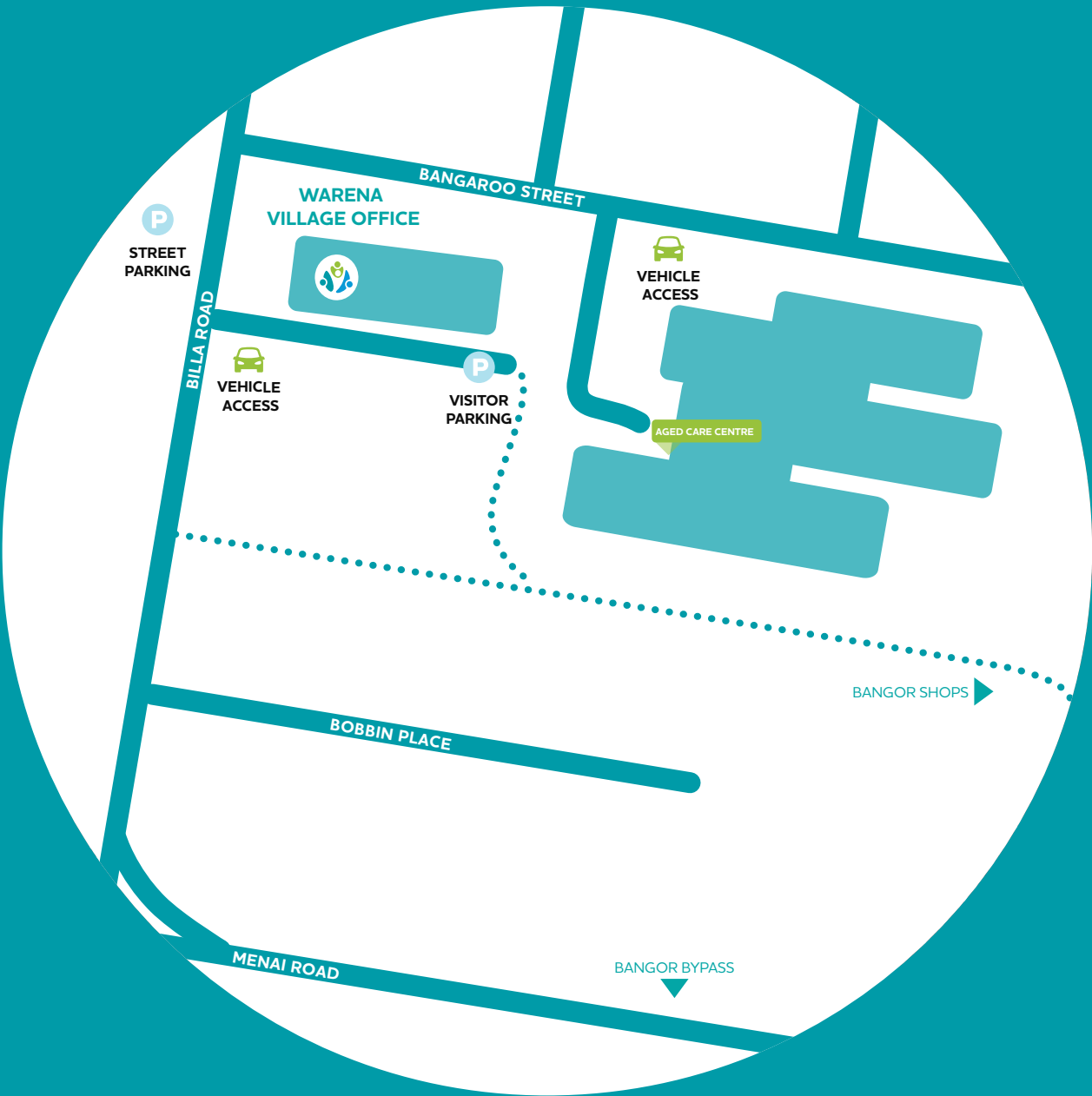
Your space

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) 4658 0882

 66 Billa Road, Bangor NSW 2234

 baptistcare.org.au/WarenaVillage

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