



TOUR  
TODAY

75 Keilor Road  
Essendon  
P 03 9582 5400  
[cofc.com.au](http://cofc.com.au)

# Explore

**ARCADIA**   
**APARTMENTS**  
RETIREMENT VILLAGE



# Breathe easy

At Arcadia Apartments your peace of mind is our priority. Enjoy a secure, low-rise complex with a friendly community, well-maintained facilities, and quiet spaces for comfort and relaxation.

**Relax each day, confident that you're in safe hands:**

- Community + social connection
- Secured access
- Boutique style apartments
- Maintenance-free living
- Co-located aged care

# Welcome to Arcadia Apartments

Located in vibrant Essendon, just 15 km from Melbourne CBD, our low-rise complex offers 33 boutique one, two, and three-bedroom homes. Designed for independence and comfort, it provides a relaxed, welcoming environment tailored to your lifestyle.

We take care of the maintenance inside and out, so you can enjoy your days taking in all the surrounding areas have to offer:

-  Medical services close by
-  15 min drive to Melbourne airport
-  Public transport on your doorstep
-  Short walk to cafe's + shops
-  15 min to Melbourne's CBD
-  Stroll the local reserve at your doorstep





## Spaces

-  33 boutique style apartments
-  1, 2 or 3 bedroom homes
-  Private balcony
-  Secure undercover parking
-  Contemporary design
-  Open plan living
-  Designed for easy mobility
-  Climate controlled heating
-  Air-conditioning
-  Quality carpet + fixtures
-  Secured entry to complex
-  Wheelchair friendly in selected apartments

## Lifestyle

Live a relaxed retirement and embrace independence with the support of a caring community. We take care of the village maintenance so you have the time to enjoy:

- Warm + friendly social community
- Dedicated caring team
- Quiet reading nooks
- Maintenance-free living
- Opt in 24hr emergency system
- Co-located aged care
- Family + friends visits
- Convenient access to aged care meals
- Communal quiet spaces
- Reading nooks available
- Storage area available
- Exercise group

Escape today



We invite you to experience Arcadia Apartments today and **start planning your retirement now!**



## Entry options

Choose from our range of flexible options to suit their individual circumstances. For all options, we will arrange reinstatement and sale of your unit so you receive your exit entitlement (the amount to be repaid to you) less applicable costs, in the quickest time possible. Your exit entitlement will be paid to you within 14 days of the sale of the unit, or 12 months after you vacate. Options B and C do not attract any interest.

### Option A

#### 100% of the Original Standard Ingoing Contribution

Pay the standard 100% ingoing contribution amount for the unit (the 'sale price').

If you choose this option, an exit fee of up to 35% is payable if you leave the village. Starting at 10%, the percentage increases by 5% with each year of occupancy up to six years, and then remains capped at 35% thereafter.

### Option B

#### 95% of the Original Standard Ingoing Contribution

If you choose to pay a slightly lower ingoing contribution amount, this option may be preferable.

If you choose this option, an exit fee of up to 40% on the Original Standard Ingoing Contribution is payable if you leave the village. Starting at 15%, the percentage increases by 5% with each year of occupancy up to six years, and then remains capped at 40% thereafter.

### Option C

#### 90% of the Original Standard Ingoing Contribution

This option gives you more cash and a lower ingoing contribution at the commencement of your residency.

You are able to retain 10% of the standard ingoing contribution amount and offset the equivalent amount by paying a higher exit fee when you leave. For example, if the standard ingoing contribution is \$500,000 then you would pay \$450,000 as your ingoing contribution.

If you choose this option, an exit fee of up to 45% on the Original Standard Ingoing Contribution is payable if you leave the village. Starting at 20% the percentage increases by 5% with each year of occupancy up to six years, and then remains capped at 45% thereafter.

### Termination fees

**A fixed \$1000 administration fee applies upon termination when you vacate the village.**

**All administration and maintenance of Arcadia Apartments is covered by a fortnightly fee, which is payable for each unit.**

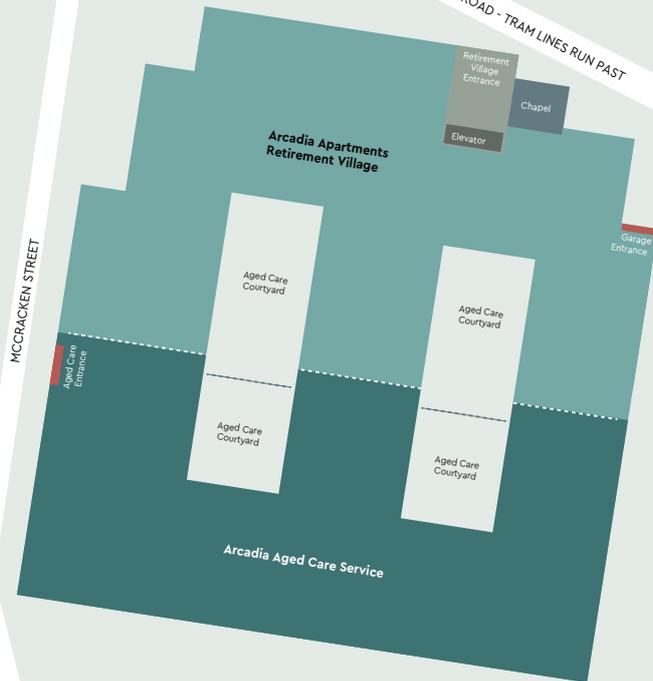
Fortnightly fees	Included	Fortnightly fees	Included
Experienced administrative & management staff	YES	Lawn mowing and gardening	YES
Building repairs and maintenance	YES	Rubbish removal and recycling	YES
Insurance (buildings and public liability)	YES	Common area pest control	YES
Community area electricity	YES	Village facilities	YES
All common areas maintained	YES	<b>Current fortnightly fee cost</b>	<b>Refer to schedule</b>

Melbourne Airport

# ARCADIA APARTMENTS

## RETIREMENT VILLAGE

TOUR TODAY



L.T. Thompson Reserve

Views To Melbourne City



## Our guarantees

### 12-month buy back guarantee

Churches of Christ offers a 12 month buy-back. This means that if your unit has not sold within 12 months of you vacating, we guarantee to buy your unit back within 12 months.

### 28-day buy back guarantee

If you are a resident in a Churches of Christ retirement village and become eligible to move into one of our residential aged care facilities anywhere in Australia, we guarantee to buy your unit back within 28 days after we receive vacant possession of your unit following your entry into residential aged care accommodation. ^

### Six-month settling-in money-back guarantee

If you find the adjustment to community living does not absolutely suit you and your new home is not what you had desired—then our six month buy-back will enable you to move on quickly and easily.

\* Please refer to the Residence and Management Contract and Disclosure Documents which set out full details of the above, including reinstatement responsibility, administration and termination fee and facilities/services provided.

^ Based on acceptance to permanent care to a Churches of Christ Residential Aged Care facility, the availability of a suitable bed and the completion and return of required retirement village documents. Should you like more information please do not hesitate to contact the retirement living manager at Arcadia Apartments.



## Questions? Ready to chat?

**Call our Village Manager  
on 03 9582 5400**

**Churches of Christ are proud  
Foundation Members of the Retirement  
Living Code of Conduct.**

The Retirement Living Code of Conduct (the Code) is a commitment to high standards and ensuring that residents have the experience they deserve. The Code gives retirement community owners and operators a set of standards, so every resident's experience is a good one. For a copy of this document please visit [cofc.com.au/retirement-aged-care/retirement-villages](http://cofc.com.au/retirement-aged-care/retirement-villages)

# Sales enquiry



Village of interest:

Please complete and return to the village of interest or email [retirementlivingQLD@cofcqld.com.au](mailto:retirementlivingQLD@cofcqld.com.au)

## APPLICANT DETAILS

**Applicant #1**     Mr  Mrs  Ms  Miss  Other

Date of birth:

First name:

Middle name:

Surname:

**Applicant #2**     Mr  Mrs  Ms  Miss  Other

Date of birth:

First name:

Middle name:

Surname:

## CONTACT DETAILS

Street:

Suburb:

State:

Postcode:

Email:

Telephone:

Mobile:

## REPRESENTATIVE DETAILS

Mr  Mrs  Ms  Miss  Other

Telephone:

First name:

Surname:

Email:

## ENQUIRY INFORMATION

How did you learn about the village?     Passing by     Word-of-mouth     Internet     Website  
 Advertisement     Expo or event     Other

Would you like to book a tour?     Yes     No

Would you like to inspect a unit?     Yes     No

Please add me to your waitlist:     Yes     No

Current status:     My property is sold and can settle as soon as a unit is available  
 Not on the market yet  
 Property on the market  
 More than 12 months off selling property, but researching  
 Able to finance immediately

I'm interested in:     1 Brm     1 Brm + study     2 Brm     2 Brm + study  
 3 Brm     Studio     Pet options     Other  
 Serviced apartment/Unit     Garage/carport/secure parking

Ideal budget:     <\$200K     \$200-\$300k     \$300-\$400k     \$400-\$500k     \$500k+

## ADDITIONAL DETAILS

Enquiry taken:

Process documentation:

Name of village:

Information provided:

Village brochure     Form 3