

# Buyer Information Package

## Apartment 30, Tobruk Village

120 Tenth Avenue, Austral NSW 2179



*A spacious north-facing upper-level apartment with lift access, generous house-like proportions and a secure remote-operated double garage.*

### **Key commercial advantage**

Apartment 30 is being marketed on more favourable legacy-style terms: 100% of capital gain to the incoming resident rather than a 50% share, and a deferred management fee / departure fee accruing at 2% per annum rather than 4%, capped at 20%.

## Why Apartment 30 stands out

- Prime upper-level position in the Banksia building with lift access and a sunny northern aspect.
- Flexible house-like floor plan offering three bedrooms, or two bedrooms plus a generous study or second living area.
- Main bedroom with ensuite, large living spaces and strong natural light.
- Secure remote-operated double garage.
- Reverse-cycle central air conditioning and monitored health and emergency alarm systems.
- By agreement with the operator, the incoming resident will receive ownership of the refrigerator, microwave, dishwasher, washing machine, clothes dryer, television and block-out blinds.
- Floor coverings, blinds and light fittings are already installed.

## At a glance

<b>Residence right:</b> Registered 99-year lease in a retirement village setting with further rights under the <i>Retirement Villages Act 1999</i> (NSW)	<b>Apartment layout:</b> Three bedrooms, or two bedrooms plus study
<b>Parking:</b> Secure remote-operated double garage	<b>Orientation:</b> North-facing elevated position
<b>Building access:</b> Lift-serviced Banksia building	<b>Climate and support:</b> Reverse-cycle central air conditioning and monitored health / emergency alarm system

## Apartment photo gallery



**Main bedroom**



**Illustrative living area and balcony outlook**



**Kitchen**



**Bathroom**

## Apartment and village setting



Landscaped village walkway and outdoor chess area



Village exterior and landscaped gardens



Village social activity



Heated indoor pool and spa



Billiards / games room

## Village lifestyle and community spaces

Tobruk Village offers a boutique retirement living environment with landscaped gardens, shared lounge and dining areas, a library, games spaces, heated pool, gymnasium, craft studio, cinema / theatre room, and on-site management. Shops are across the road, a bulk-billing medical centre is within approximately 100 metres, and Liverpool is only minutes away by car.



Covered lounge terrace and library outlook



Resident lounge, dining and function spaces



Library and resident activity space



On-site hairdresser / salon

## Commercial terms more favourable than current standard village terms

Topic	Apartment 30	Current standard draft village material
<b>Deferred management fee / departure fee</b>	Accrues at 2% per annum.	Other leases accrue at 4% per annum.
<b>Capital gain</b>	100% of capital gain to the incoming resident.	Other contracts limited to 50% resident share.
<b>Included appliances / key inclusions</b>	By agreement with the operator, the incoming resident will receive ownership of the refrigerator, microwave, dishwasher, washing machine, clothes dryer, television and block-out blinds. Floor coverings are already installed.	General village-wide material is not apartment specific.

*This comparison is intended to highlight the favourable legacy terms on which Apartment 30 is being marketed.*

## Price and structure

This is a retirement village resale opportunity. The buyer does not acquire strata title. Instead, the buyer enters into a new retirement village contract and registered 99-year lease with RSL LifeCare for Apartment 30 and Garage 30.

The sale price is commonly described as the new entry payment.

## Location, convenience and future care support

Tobruk Village is part of RSL LifeCare's Austral retirement living community and is surrounded by landscaped gardens in a quiet, established setting.

The village facilities include an on-site manager, heated swimming pool, gymnasium, craft studio, cinema / theatre room, games room, library, dining and function spaces, and resident meeting areas.

Shops are across the road, a bulk-billing medical centre is within approximately 100 metres, and Liverpool is only minutes away by car.

For residents who may later require higher care, the John Edmondson VC Gardens residential care home is next door.

## About RSL LifeCare

Since 1911, RSL LifeCare has been committed to serving the community.

RSL LifeCare is a charitable organisation dedicated to caring for over 14,230 residents, clients, and veterans and their families. We operate 27 retirement villages, 29 residential care homes, 18 home care offices covering 22 service locations and 9 veteran and family hubs across NSW and the ACT.

## Documents available separately

This package should be read together with the General Inquiry Form and the draft RSL LifeCare Disclosure Statement circulated separately.

Those documents provide general village-wide information. Apartment 30 is, however, being marketed on the more favourable historical terms summarised in this package.

## Next steps for interested buyers

1. Request the vendor to place you in contact with RSL LifeCare's Contract Compliance Manager.
2. Request the apartment-specific village contract, draft lease and disclosure material before committing.
3. Confirm that the apartment-specific documents preserve the more favourable Apartment 30 terms summarised in this package.
4. Obtain independent legal and financial advice before exchange.

## Vendor / introducer details

<b>Vendor / introducer</b>	Ross Goodridge, as executor of the estate of the late Margaret Goodridge
<b>Email</b>	good1ross@gmail.com
<b>Phone</b>	0411 54 0003