

## BONDI BEACH ASTRA RETIREMENT VILLAGE - Apartment 6, 34 Campbell Parade, Bondi Beach NSW



1 Bed | 1 Bath | 0 Car

### Coastal Living in a Premier Over-55s Beachfront Community

Positioned within the tightly held Bondi Beach Astra Retirement Village, this well-presented one-bedroom apartment offers a rare opportunity to secure a relaxed, low-maintenance lifestyle directly opposite Australia's most iconic beach.

The apartment provides immediate comfort with no work required — ideal for those seeking simplicity, security, and connection to a vibrant coastal setting.

Whether used as a permanent residence or a convenient city bolt-hole, the property offers the rare combination of security, community, and absolute lifestyle convenience in one of Australia's most tightly held beachfront positions.

<b>Price</b>	~\$845,000
<b>Type</b>	Apartment
<b>Strata</b>	\$1,375 per qtr
<b>Village</b>	\$1,500 per qtr
<b>Optional</b>	As used

We refer you to the Retirement Village Contract and Disclosure Statement for detailed information. The above figures are estimates only.

### \*\* IMPORTANT INFORMATION \*\*

This apartment is part of an **Over-55s Independent Living Unit (ILU)** within a **retirement village structure**, and differs from standard strata ownership.

- **Eligibility:** Residents must be aged 55 years or over
- **Tenure:** Strata title ownership subject to a retirement village contractual overlay.

The purchaser acquires the strata lot in freehold, however their use and financial outcomes are governed by the Retirement Village Contract and the Retirement Villages Act.

- **Recurrent Charges:** Ongoing management/service fees apply
- **Deferred Management Fee (DMF):**
  - Calculated on exit
  - Accrues at approximately **5% per annum**
  - **Capped at 30%** of the resale price
- **Capital Gain:** 100% retained by the resident on resale

### Key Features

- Living and dining with a relaxed coastal feel
- Updated kitchen with modern finishes
- Well-maintained bathroom with integrated laundry
- Main bedroom with built-in wardrobe
- Secure building with lift access
- Quiet, community-oriented environment

### Lifestyle

Enjoy direct access to Bondi Beach, cafés, restaurants, transport, and the coastal walk — all just moments from your door. This is effortless beachside living, designed for independence and ease.



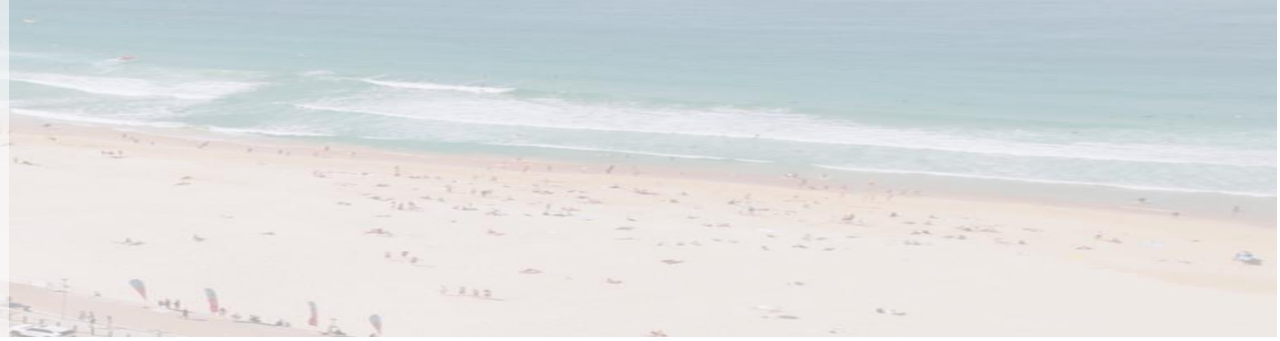
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# BUYER GUIDE

## OWNERSHIP & FEES



### Apartment 6, 34 Campbell Parade, Bondi Beach NSW

This apartment is located in the Bondi Beach Astra Retirement Village and operates under a retirement village structure.

#### HOW OWNERSHIP WORKS

##### What You Own

- You purchase a strata title apartment (real property)
- The title is registered in your name
- You retain the right to sell or bequeath the property
- You keep 100% of capital gain – post Deferred Management Fee ('DMF')

##### What Makes It Different

Ownership sits within a retirement village framework, which includes:

- Over-55s occupancy requirement
- Ongoing village services and management
- A structured fee model on exit (DMF)

*'The easiest way to think about it is — you're buying into Bondi at a lower entry point, and sharing some of the upside later in exchange for the lifestyle now.'*

#### HOW THE COSTS WORK

##### 1) Purchase Price

- You purchase the property like any other property
- No stamp duty applies (retirement village structure)

##### 2) Ongoing Costs

- Regular recurrent charges (similar to strata levies)
- Covers building operations, management and shared facilities/services

##### 3) Exit Fee (DMF)

- Calculated when you sell
- Based on resale price
- Accrues at 5% per year
- Capped at 30% (after six years)

#### THE JOURNEY



#### EXIT FEE (DMF) EXPLAINED

The Deferred Management Fee (DMF) is a share of the increase in value of your property, payable to the Operator when you sell.

- Accrues at 5% per year
- Capped at 30% (After six years)



#### EXAMPLE CALCULATION

Illustrative example only

Purchase Price	\$900,000
Sale Price (say after 7 years)	\$1,300,000
DMF (30% of Sale Price)	- \$390,000
<b>Net Proceeds to You</b>	<b>\$910,000</b>
Your Capital Gain	\$10,000

**You keep 100% of the Capital Gain after payment of the DMF.**

#### WHY THIS STRUCTURE EXISTS

This structure helps maintain the quality of the village, provides security, services and allows a lower entry price compared to standard apartments in Bondi.

#### WHO IT WILL SUIT

- Downsizers
- Lifestyle buyers
- Those wanting low maintenance
- Buyers comfortable with a structured exit model