

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.

Price	~\$845,000
Type	Apartment
Strata	\$1,375 per qtr
Village	\$1,500 per qtr
Optional	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.



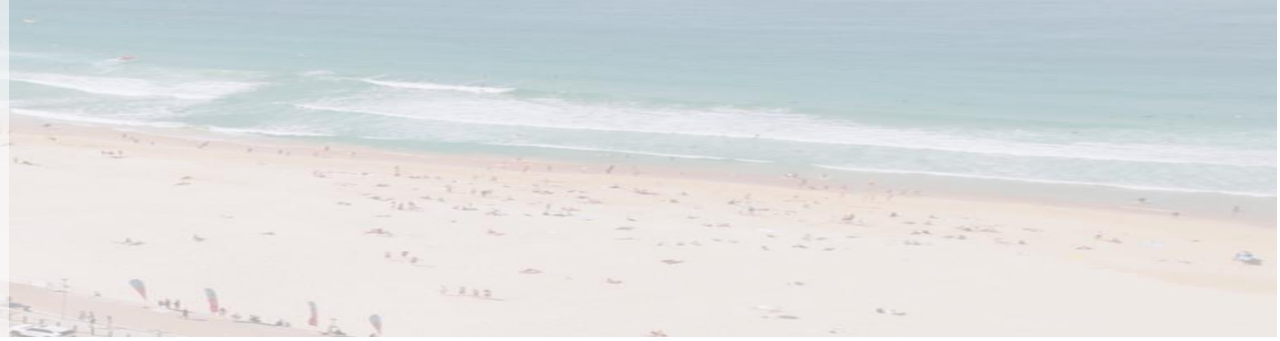
Jillian Wills
jillian@willsproperty.com.au
0407064618



John Wills
john@willsproperty.com.au
0467 443 838

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

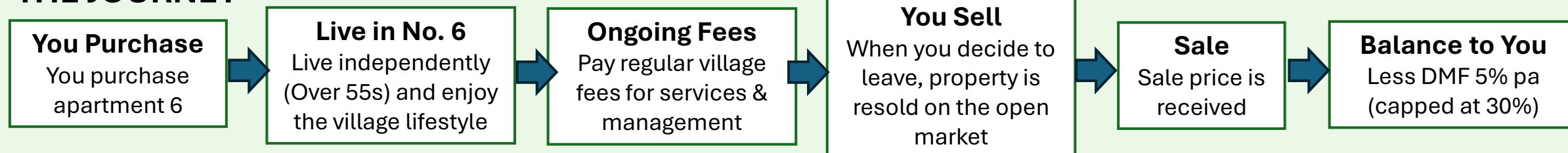
2) Ongoing Costs

- 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
Net Proceeds to You	\$910,000
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