Amberfield

by LDK

Love. Decency. Kindness.





“Love, decency, and kindness aren’t just words. They shape everything we do, and how we live, so you feel it, every day.”

Paul Browne
Director, LDK Seniors Living

Founder story.

LDK’s story began over 20 years ago with Paul Browne, our Founder and Director. His early career in the police force showed him the undignified conditions many older Australians faced in traditional aged care. Determined to create something better, Paul turned a small motel into a place that combined lifestyle and care in a way that had never been done before.

One day, a gentleman named Milton Houston visited Paul’s display home. Before he signed the cheque, he asked for a promise: that he would never have to leave, and that he would be cared for until the end. Paul made that promise, and it became the foundation of everything LDK stands for.

That commitment lives on through our *One Move Promise*®, giving every resident the security of knowing they will never need to leave their home or community as their needs change. What started as one promise between two people now shapes the lives of hundreds of residents every day.



One Move Promise®

None of us know what the future holds, but with LDK, one thing is certain: no matter how your care needs change, you'll never have to leave the community you call home.

As your needs change, so does the support around you. From everyday assistance through to complex and specialist care, all are delivered where you are. Ensuring you remain in the community, surrounded by friends and familiar staff. Life keeps going, just with the right support around it.

If at any stage a smaller home closer to the care team becomes more suitable, you can downsize within the village without financially or legally exiting. There are no additional apartment or membership costs, a second general services fee only applies if you occupy two homes.

What it means for the people who live with us.

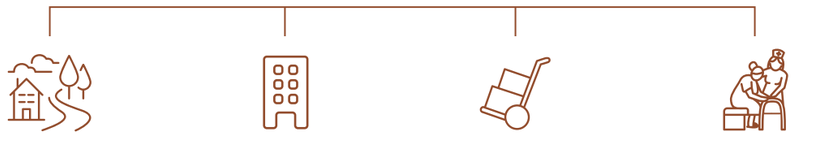
It means couples stay together, whatever life brings. If one partner requires more complex care or a home better suited to their needs, you don't have to choose between staying together and receiving the right support.

This is our promise to you.

Living in the wider community often means moving as your circumstances and needs change. From the family home, to downsizing for easier living, to retirement living for community and lifestyle, and eventually to traditional aged care when more complex care is needed.

The LDK model changes that. One move, with a community that adapts to you and supports you through every stage of life.

Living in the community:



VS

The LDK Model:

LDK Seniors Living

One Move Promise®

Stay in your own home, with care that evolves as your needs change, for life.



Our care model and lifestyle philosophy.

At Amberfield, you'll discover a genuine alternative to traditional retirement and aged care, where vibrant community living is combined with a full continuum of personalised care. You can continue living independently in the comfort of your own home, with the confidence that support is available whenever you need it, from help with daily tasks and housekeeping to registered nursing, dementia support, palliative care and 24-hour care.

Care begins with a conversation, allowing us to understand your lifestyle, preferences and goals so we can create a plan that evolves with you. With a dedicated on-site care team available day and night, emergency response technology in every home, and carers who know you personally, Amberfield provides the freedom to enjoy life today and the peace of mind that whatever tomorrow brings, we've got you.

We are with you, every step.

LDK Seniors Living is here to evolve with you today and in the years ahead.
You will have care when you need it, without leaving the place you call home.

Dementia care

Our dementia support is built around the whole person, not the diagnosis. We learn who you are, what calms you, what brings joy and who matters most. Support is delivered in secure, home-like surrounds, with activities tailored to each person. Family and friends are always welcome.

Palliative and end-of-life care

When the time comes, care can be delivered in the privacy and familiarity of your home. Our team works with you, your family and specialist partners. Together, we protect dignity, comfort and choice.

Funding and flexibility

You have choice in how your care is delivered and funded. LDK is approved to deliver care through the Support at Home, Home Care Packages, DVA, NDIS and private care. We review care plans regularly, so support keeps pace with your needs.

Whole-person support

Care is physical, social and emotional. Support may include daily activities, social connection, transport, meals, nursing, medication support, allied health, GP visits and specialist nutrition.

Lifestyle and allied health

Good care is about more than health needs. It is also about joy, movement, friendship and staying connected to the life you love. Alongside nursing and personal care, LDK offers a supported lifestyle program led by our in-house team. It brings entertainment, fitness, outings and activities into everyday village life. These moments help nurture wellbeing, confidence and connection. Allied health professionals, GPs and visiting specialists are available on-site. You can also keep seeing your own trusted practitioners. The choice is always yours.

A complete approach to living well

Care at LDK is not an add-on. It is woven into village life, so quality of life and quality of care stay together.

Lifestyle for life.

Later life should still be full of purpose, connection and the things you love. At Amberfield, every week brings chances to move, create, learn, dine and laugh. Some days begin with choir and end at happy hour. Others are made for a book, a walk and a quiet coffee.

The calendar is shaped by the people who live here. It changes as interests change, because a good community keeps listening.

Join in often, now and then, or not at all. This is your home, so the choice is yours.



A taste of life at Amberfield.

Life here is yours to shape. No two weeks need to look the same.

Move your way

Join exercise classes, line dancing, table tennis or bushwalking groups. Enjoy the heated indoor pool, gym and walking tracks at your own pace.

Make something, sing something

Spend time with arts and crafts, choir, knit and natter, or the movie group. There is always room for creativity, whether you are experienced or just curious.

Play a little

Whether you enjoy a little friendly competition, meaningful connections or a more relaxed pace, there's always an opportunity to connect, engage and enjoy time with others.

Gather around the table

Coffee, restaurant dining, happy hour and themed dinners bring the week to life. And yes, we'll raise a glass for birthdays. This is your home, after all.

Head out and about

Regular bus trips make it easy to explore Canberra and beyond. Enjoy a day out with friends, a visit to a favourite spot or simply a change of scenery.

Time for you

Good hair days do not need a car trip. Amberfield offers hairdressing, on-site IT support and everyday help close to home.





Wellness and amenities.

Amberfield offers a refined collection of spaces for dining, fitness, relaxation and connection. Enjoy swimming facilities, fitness areas, a library, social spaces and beautifully landscaped gardens, all within the village.

With a choice of places to dine, unwind and stay active, every amenity is thoughtfully positioned to make the most of village life.

Village spaces include:

- Dairy Farmers Markets Grocer
- Hairdresser/barber
- Holland Hall Theatre
- Library
- Gym and fitness studio
- Indoor heated pool
- Infrared sauna
- Treatment rooms
- Art and craft studio
- Dog park and dog wash station
- Car wash bay
- Flexi spaces



Dining at Amberfield.

From restaurant dining and cafés to relaxed drinks with friends, Amberfield offers a range of dining experiences to enjoy. Fresh, seasonal meals are prepared daily by our on-site chefs, with menus to suit all tastes and dietary needs. If you'd prefer to dine at home, meals can also be delivered directly to your door.

Our dining options include:

- Georgies café
- The Lodge restaurant
- Treetops café
- Alfresco dining
- Clubhouse
- Tickety Boo tavern
- Sunset lounge
- Private dining

A village designed for life.

Everything at Amberfield is designed around the way you want to live. Exceptional homes, wellness spaces and community facilities are thoughtfully connected to create a lifestyle that's effortless, enriching and entirely your own.



Home at Amberfield.

Amberfield has been thoughtfully designed to offer a lifestyle that feels both elevated and effortless. Surrounded by sweeping views of Canberra's National Arboretum, the village is home to a collection of beautifully appointed two and three-bedroom villas, alongside one, two and three-bedroom apartments.

Here, home is more than a place to live. It's a place of comfort, character and connection, where considered design, quality finishes and everyday ease come together to create an exceptional living experience.

Indicative only

A home for you, your story and the things you love.

Luxury living.



Indicative only



Indicative only

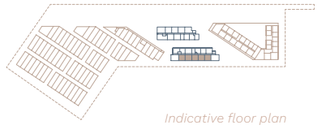


Russell Towers.

Located above the village plaza, Russell Tower offers one, two and three-bedroom apartments with elevated views, contemporary finishes and spacious open-plan living. With cafés, dining and community spaces just an elevator ride away, everything you need is right on your doorstep.

Type H

MASTERPLAN



Indicative floor plan

2 Bedrooms
2 Bathrooms
Interior 85.0m²
Terrace 10.1m²
Total area 95.1m²

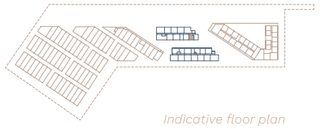


Quick and Brewer Towers.

Positioned above the wellness and pool precinct, Amberfield's one, two and three-bedroom apartments offer a sophisticated approach to modern living. Featuring thoughtfully designed spaces and access to exceptional village amenities, these residences combine comfort, style and effortless convenience.

Type M1

MASTERPLAN



Indicative floor plan

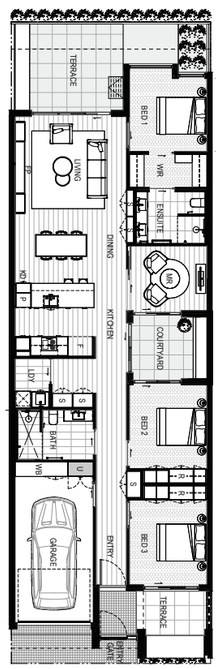
1 Bedroom
1.5 Bathroom
Interior 63.7m²
Terrace 8.7m²
Total area 72.4m²



Indicative only



Indicative only



The Villas.

Perfectly positioned alongside the surrounding pine forest and Centenary Trail, Amberfield's two and three-bedroom villas offer contemporary living in a peaceful setting. Featuring modern finishes, secure lock-up garages and inviting indoor-outdoor spaces, each villa is designed for comfort, convenience and easy living.

Type L

3 Bedrooms
2 Bathrooms
1 Media Room
1 Carspace

Rear Yard	3.7m²
Landscape	2.3m²
Garage	21.3m²
Courtyard	7.7m²
Driveway	6.1m²
Interior	121.4m²
Terrace	27.6m²
Total area	**190.2m²**

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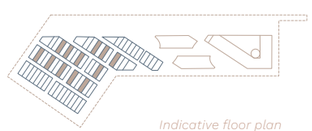


Indicative floor plan



Tarrant Towers.

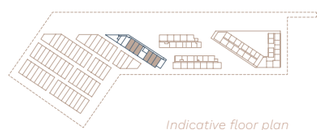
Our most prestigious two and three-bedroom sky-villas offer elevated living with exceptional views across Canberra's iconic Arboretum. Designed for those seeking a refined living experience, these homes capture the essence of penthouse-inspired luxury with spacious interiors, sophisticated finishes and a sense of effortless elegance.

Type B

3 Bedrooms
2 Bathrooms

Interior	115.0m²
Terrace	23.6m²
Total area	**138.6m²**

MASTERPLAN



Indicative floor plan



Designed around you. From day one.

The *One Move Promise*® means exactly that. One home, for life, with everything already in place. But a promise like that needs something solid behind it.

That's what the LDK Village Membership is. A model built so that the financials are certain, the costs are known, and nothing changes on you. What you pay, what's included, and what's yours at exit. All of it clear from day one.

Here you'll find exactly how it works, from the financial model through to everything that's included in your membership.

The Membership Model:

Your home
100% money in = 100% money out.

Village membership
You choose: pay upfront or at exit. Calculated pro-rata for the first 3 years.

Ongoing costs
General Services Levy is capped for life. Care & meals provided at cost.

Amount at exit
Guaranteed payment of exit entitlement to you or your estate within 6 months.

The Village Membership includes:

Capital works fully covered
Both inside residences and throughout shared spaces.

One Move Promise®
A full continuum of care supports your entire ageing journey.

General services levy capped for life
Capped for life at time of entry, providing long-term certainty against rising costs.

Government funding, optimised
Our team acts as your My Aged Care nominee and works to secure the maximum funding you're entitled to.

No exit or reinstatement fees
No hidden sales, marketing or refurbishment costs.

Subsidised care and meals
Care delivery, Home Care Package management, meals and meal delivery are provided at cost only pricing.

Downsize at no cost
Move smaller without extra capital or membership fees. No exit fee on your current home if you, or your partner choose to downsize.

Safety technology
Emergency call buttons, wearable pendants, smart device, and 24/7 direct connection to the on-site care team.

Fees stop when you leave
Charges cease from the day you leave, giving families immediate financial relief.

Unlimited personal WiFi
Enterprise-grade Telstra Fibre with a secure personal account and on-site technical support.

Capital gain and loss
LDK carries the risk of capital gain and loss.

Lifestyle & community services
Dedicated resident services team, complimentary lifestyle activities, monthly events timetable. Plus access to dementia support at cost pricing.

100-day settling-in guarantee
Full money-back guarantee from the day you move in. Complete confidence in your decision.



General services charge explained.

Like all retirement living communities, residents at LDK villages pay a General Services Charge to support the operation and maintenance of the village.

What makes LDK different is that your General Services Charge also includes all utilities within your home, bringing many of your everyday living costs together into one simple, easy to manage fee.

For added peace of mind, your General Services Charge is capped for life, providing greater certainty and helping you plan confidently for the future.

Your General Services Charge includes:

Utilities for your home

- Electricity
- Water usage
- Home phone, including local and national calls
- Australian mobile calls
- Internet

Village services and facilities

- Operation and management of the village, including the village leadership team
- Concierge services
- Contribution to the village maintenance fund
- Village building and property insurance (excluding contents insurance)
- Technical support from the LDK IT team

With one simple, all-inclusive fee, many of your essential household and village costs are taken care of, giving you more time to enjoy life and less time managing bills.

Your next steps.

From choosing your home to moving in.

1. Choosing your new home
2. Creating your personalised care and services plan
3. Your move-in meeting with the Village Team
4. Signing contracts and organising your move
5. Move-in and settlement

Come and see us.

Choosing your next home is a big decision, and the best way to experience Amberfield is to see it for yourself. Explore the community, meet the team and enjoy a coffee while discovering how life at Amberfield could be right for you. Book a personalised tour today.

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