



Mardross GARDENS

...bringing more life to community living



FOR THE OVER 55s | 26 rental village locations across Australia

33 Mardross Court, North Albury NSW 2641 | Ph: (02) 6025 4951

Email sales@gardenvillages.com.au or visit www.gardenvillages.com.au

Mardross Gardens *at a glance*

- ✓ Pets under 10 kg are welcome
- ✓ Simple weekly rental
- ✓ Affordable independent living with outdoor maintenance looked after for you
- ✓ Optional social activities organised in consultation with residents
- ✓ Secure gated community with covered walkways throughout
- ✓ Home-style meals prepared on-site
- ✓ Single bedroom, ground floor units with easy access
- ✓ All units have reverse-cycle air-conditioning and ceiling fans
- ✓ Solar power available to be connected
- ✓ Optional emergency call system

The moving decision

At Mardross Gardens we understand that deciding to move into a retirement complex can be a daunting and time consuming process. Renting within a retirement village provides you with the added security of living within a gated complex, being surrounded by likeminded people, and also knowing that there are staff onsite. Although you live independently, the community aspect of the village means you can feel safe and secure in your own home

Residents enjoy a fulfilling lifestyle in well maintained surroundings, without the burden of maintenance. You will never have to worry about mowing the lawns, cleaning the gutters or taking the rubbish out.

Your weekly rental fee gives you more than just a rental unit. Community facilities are available to use at your leisure, social activities are arranged for you to participate in should you wish, and services are available to help make your life easier.

Renting in retirement is a great way to get the best of both worlds- independent living in a community environment.

Simple payment structure

At Garden Villages we make life simple with your only financial obligation being your weekly rent. There are no hidden costs, everything else has been taken care of for you.

There are no expensive upfront fees or exit fees, just like renting in the private market all you need to pay is a one off refundable tenancy bond.

Leases can be anywhere from 6 months onwards, providing you with flexibility.



Phone us today for a FREE info pack
(02) 6025 4951

Independent living options

The homes at Mardross Gardens contain a master bedroom, separate lounge and kitchenette and are comfortable and secure. You will have access to all the community facilities and will still be able to maintain your independence. Mardross Gardens provide the following options for your convenience.

SINGLES AND COUPLES UNITS – LUNCH ONLY

Our singles and couples units give you the option to live in your own home whilst still enjoying the benefits of a community lifestyle. A nutritious 2-course home style cooked lunch will be prepared for your convenience while you enjoy the social interaction of dining with fellow residents.

SINGLES AND COUPLES UNITS – ALL MEALS INCLUDED

Our singles and couples units give you the option to live in your own home whilst still enjoying the benefits of a community lifestyle. Nutritious home style meals will be prepared for your convenience while you enjoy the social interaction of dining with fellow residents, and never have to worry about cooking or shopping again! Meals are cooked onsite by the village chef.

Services and activities

Garden Villages provide residents with a range of services and activities to meet each individual's needs.

The community dining room, library and social room are home to optional social activities organised in consultation with the residents. You are welcome to be involved in as much or as little as you like.

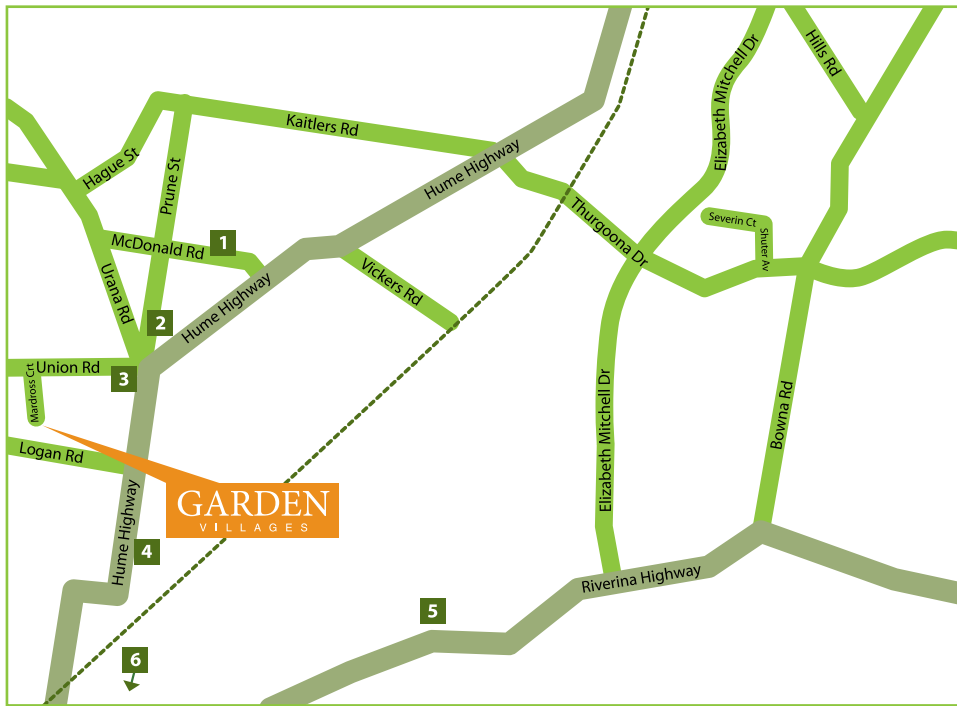
Garden Villages are pleased to offer residents the Tunstall Emergency Call System. The Tunstall system is a telecare system, which provides 24/7 call monitoring. Tunstall is a global leader, with over 50 years experience, and supply a user friendly system which supports seniors in living independently. You will be provided with a wall mounted system, and a personal alarm, allowing you to live safely in your own home.



A RESIDENT'S STORY

I am a very happy and settled resident here at Garden Villages. I decided to move here two years ago when looking after my own home became too much for me to cope with. I have no regrets since moving here. We are all so very well looked after. I have my meals provided and enjoy sitting down to a hot lunch in the dining room with the other residents. I'm close enough to the shops and services that I need and I enjoy taking part in the social events here. I was also able to bring my dog, Harry, with me and he enjoys the village also! I only wish I'd made the move earlier.

COMMUNITY MAP



- 1** Lavington Shopping Centre
- 2** Bowls Club
- 3** Mate Street Pharmacy
- 3** Mate Street Medical Centre
- 4** Licensed Post Office
- 5** Albury Airport
- 6** Train Station
- 6** Albury Base Hospital



QUICK FACTS



Public Transport – 150 m



Public Library – 1.5 km



Hospital – 7 km



Post Office – 1.5 km



Shopping Centre – 1.5 km



Doctor – 1.5 km



Bowls Club – 300 m



Chemist – 1.5 km



Hairdresser – monthly (in community centre)



RSL Club – 4 km



The best way to experience the village is to visit in person and have a chat with our friendly Village Manager.

Call now to book a free, no obligation, lunch and inspection:

Call (02) 6025 4951

Or for more information email us at sales@gardenvillages.com.au or visit us online:

www.gardenvillages.com.au

Disclaimer: This fact sheet has been prepared in good faith and is for information purposes only; all information contained within is accurate and correct at time of production (November 2011).

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