



part of the **cranbrook care** family

CLASSIC DEMENTIA SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes. The Classic Dementia Suites are in our secure memory support area.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are contemporary style, very private and have extra-large wardrobe space, television, individual air conditioning controls and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
G11	30.9
G12	31.0
G13	29.5
G14	33.7
G15	28.7
G16	29.1
G17	29.0
G18	30.8
G19	29.0
G20	30.4
G21	29.2
G22	29.7
G23	29.4





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CLASSIC DEMENTIA SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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CLASSIC DEMENTIA SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Classic Dementia Suite - Maximum Refundable Accommodation Deposit (RAD): \$883,670

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$706,936

Plus

Daily Accommodation Payment (DAP): \$28.76

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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CLASSIC SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

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The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are contemporary style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
110	29.5
116	30.5
117	30.3
120	27.3
121	29.1
208	29.5
214	30.6
215	30.6
218	27.3





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CLASSIC SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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CLASSIC SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

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Classic Suite - Maximum Refundable Accommodation Deposit (RAD): \$972,038

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$777,630

Plus

Daily Accommodation Payment (DAP): \$31.64

Extra Service Fee

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GARDEN SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are contemporary style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls, a shared courtyard garden (except suites G06, G07 and G08 which have private garden courtyards) and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
G06	28.6
G07	29.1
G08	29.0
111	29.3
112	28.1
113	29.2
115	29.2
118	31.0
119	31.1





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GARDEN SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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GARDEN SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Garden Suite - Maximum Refundable Accommodation Deposit (RAD): \$995,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$796,000

Plus

Daily Accommodation Payment (DAP): \$32.39

Extra Service Fee

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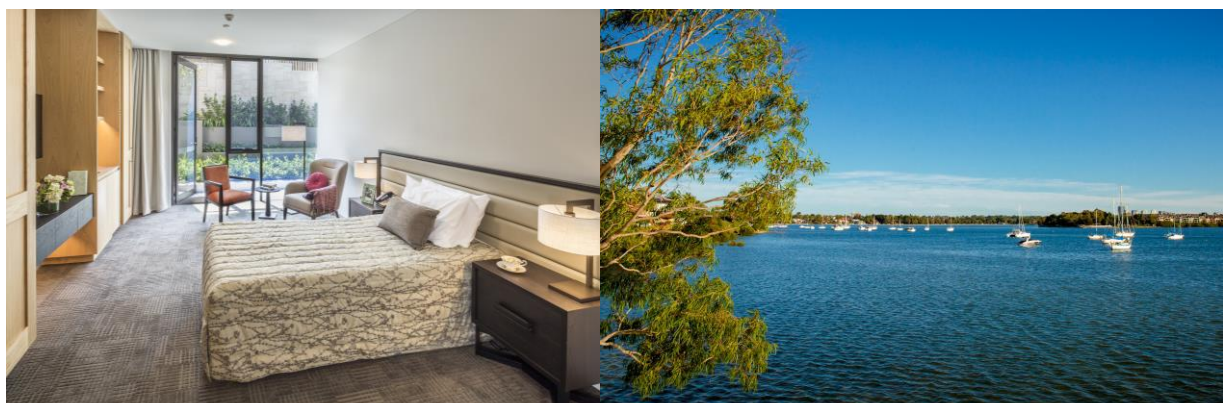
BALCONY SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are contemporary style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls, a shared balcony between 3-6m² (except Suite 109 which has a private balcony) and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
109	32.3
209	28.8
210	29.1
211	29.0
213	29.4
216	28.2
217	29.4
219	29.3
220	27.6





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BALCONY SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

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BALCONY SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Balcony Suite - Maximum Refundable Accommodation Deposit (RAD): \$1050,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$840,000

Plus

Daily Accommodation Payment (DAP): \$34.18

Extra Service Fee

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SUPERIOR SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

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The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are north facing with water glimpses, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
123	30.0
125	31.0
222	27.8
224	28.3





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SUPERIOR SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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SUPERIOR SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

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Superior Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,119,316

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$895,453

Plus

Daily Accommodation Payment (DAP): \$36.43

Extra Service Fee

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SUPERIOR SUITE: BALCONY - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

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The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and have water glimpses, a private balcony (except suites 108 & 223 which have shared balconies) and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
104	29.9
105	29.3
106	30.8
107	31.1
108	30.1
122	27.2
124	27.5
204	30.6
205	29.6
206	30.3
207	31.5
221	27.2
223	27.6





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SUPERIOR SUITE: BALCONY - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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SUPERIOR SUITE: BALCONY - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Superior Suite - Balcony - Maximum Refundable Accommodation Deposit (RAD): \$1,200,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$960,000

Plus

Daily Accommodation Payment (DAP): \$39.06

Extra Service Fee

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SUPERIOR SUITE: GARDEN - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and have water glimpses and a private ensuite. Suite G05 has a private courtyard garden and Suite G09 has a shared courtyard. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
G05	29.9
G09	32.2





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SUPERIOR SUITE: GARDEN - KEY FEATURES STATEMENT

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SUPERIOR SUITE: GARDEN - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Superior Suite - Garden - Maximum Refundable Accommodation Deposit (RAD): \$1,265,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,012,000

Plus

Daily Accommodation Payment (DAP): \$41.17

Extra Service Fee

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GRAND BALCONY SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

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The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are extra-large in size, contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and a private ensuite. Suites 126 and 127 have private balconies and Suite 225 has a shared balcony. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
126	37.3
127	35.4
225	36.3





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GRAND BALCONY SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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GRAND BALCONY SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Balcony Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,450,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,160,000

Plus

Daily Accommodation Payment (DAP): \$47.19

Extra Service Fee

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SUPERIOR WATERVIEW SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

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The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s have extensive water views, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
102	28.0
103	29.1
G04	26.9





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SUPERIOR WATERVIEW SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

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SUPERIOR WATERVIEW SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Superior Waterview Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,495,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,196,000

Plus

Daily Accommodation Payment (DAP): \$48.66

Extra Service Fee

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SUPERIOR WATERVIEW SUITE: BALCONY-KEY FEATURES STATEMENT

Elegantly Designed Private Suites

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The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s have extensive water views, a private balcony between 3-6m² in size, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
128	32.2
129	31.5
130	31.5
131	29.0
132	28.4





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SUPERIOR WATERVIEW SUITE: BALCONY-KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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SUPERIOR WATERVIEW SUITE: BALCONY-KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Superior Waterview Suite- Balcony - Maximum Refundable Accommodation Deposit (RAD): \$1,550,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,240,000

Plus

Daily Accommodation Payment (DAP): \$50.45

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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SUPERIOR WATERVIEW SUITE: LARGE BALCONY KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s have extensive water views, a large shared balcony, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
202	25.4
203	28.0





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SUPERIOR WATERVIEW SUITE: LARGE BALCONY KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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SUPERIOR WATERVIEW SUITE: LARGE BALCONY KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Superior Waterview Suite- Large Balcony - Maximum Refundable Accommodation Deposit (RAD): \$1,700,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,360,000

Plus

Daily Accommodation Payment (DAP): \$55.33

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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GRAND WATERVIEW SUITE - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The Grand Waterview Suite 101 is 41.6m² in size. The suite has extensive water and park views, is contemporary in style, very private and has extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and an extra large private ensuite. The suite provides accommodation for a maximum of one person.





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GRAND WATERVIEW SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

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Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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GRAND WATERVIEW SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Waterview Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,750,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,400,000

Plus

Daily Accommodation Payment (DAP): \$56.96

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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SUPERIOR WATERVIEW SUITE: GARDEN - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s have water views, a private courtyard garden, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
G02	28.0
G03	28.7





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SUPERIOR WATERVIEW SUITE: GARDEN - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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SUPERIOR WATERVIEW SUITE: GARDEN - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Superior Waterview Suite - Garden - Maximum Refundable Accommodation Deposit (RAD): \$1,885,164

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,508,131

Plus

Daily Accommodation Payment (DAP): \$61.36

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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GRAND WATERVIEW SUITE: GARDEN - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are extra-large in size, have water views, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and a private ensuite. G01 has a private courtyard garden and G10 has a shared courtyard garden. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
G01	41.6
G10	37.9





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GRAND WATERVIEW SUITE: GARDEN - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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GRAND WATERVIEW SUITE: GARDEN - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Waterview Suite - Garden - Maximum Refundable Accommodation Deposit (RAD): \$1,950,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,560,000

Plus

Daily Accommodation Payment (DAP): \$63.47

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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GRAND WATERVIEW SUITE: BALCONY - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are extra-large in size, have extensive water views, a shared balcony, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and an extra large private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
114	37.4
212	37.5





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GRAND WATERVIEW SUITE: BALCONY - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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GRAND WATERVIEW SUITE: BALCONY - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Waterview Suite - Balcony - Maximum Refundable Accommodation Deposit (RAD): \$1,950,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,560,000

Plus

Daily Accommodation Payment (DAP): \$63.47

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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GRAND WATERVIEW SUITE: LARGE BALCONY KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are extra-large in size, have water views, a large shared balcony, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and a private ensuite. Each suite provides accommodation for a maximum of one person. The specific size of each suite:

Suite	Size m ² (including private ensuite)
201	35.1
226	38.3





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GRAND WATERVIEW SUITE: LARGE BALCONY KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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GRAND WATERVIEW SUITE: LARGE BALCONY KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Waterview Suite - Large Balcony - Maximum Refundable Accommodation Deposit (RAD): \$2,185,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,748,000

Plus

Daily Accommodation Payment (DAP): \$71.12

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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GARDEN DOUBLE SUITE - KEY FEATURES STATEMENT

Elegantly Designed Double Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are contemporary style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, a private courtyard and a private ensuite. Each suite provides accommodation for a maximum of two people. The specific size of each suite:

Suite	Part Room Size m ² (including private ensuite)
G07	14.6
G08	14.5





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GARDEN DOUBLE SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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GARDEN DOUBLE SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Garden Double Suite - Maximum Refundable Accommodation Deposit (RAD) per person: \$497,500

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$398,000

Plus

Daily Accommodation Payment (DAP): \$16.19

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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BALCONY DOUBLE SUITE - KEY FEATURES STATEMENT

Elegantly Designed Double Suite

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite is of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite is contemporary in style, very private and has extra-large wardrobe space, kitchenette, bar fridge, television, a private balcony and a private ensuite. The suite provides accommodation for a maximum of two people. The part room size of Balcony Double Suite 109 is 16.2m².





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BALCONY DOUBLE SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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BALCONY DOUBLE SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Balcony Double Suite - Maximum Refundable Accommodation Deposit (RAD) per person: \$525,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$420,000

Plus

Daily Accommodation Payment (DAP): \$17.09

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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SUPERIOR DOUBLE SUITE - KEY FEATURES STATEMENT

Elegantly Designed Double Suite

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite is of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suites is north facing with water glimpses, contemporary in style, very private and has extra-large wardrobe space, kitchenette, bar fridge, television and a private ensuite. The suite provides accommodation for a maximum of two people. The part room size of Superior Double Suite 125 is 15.5m².





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SUPERIOR DOUBLE SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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SUPERIOR DOUBLE SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Superior Double Suite - Maximum Refundable Accommodation Deposit (RAD) per person: \$559,658

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$447,726

Plus

Daily Accommodation Payment (DAP): \$18.22

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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SUPERIOR DOUBLE SUITE: BALCONY - KEY FEATURES STATEMENT

Elegantly Designed Private Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television, individual air conditioning controls and have water glimpses, a private balcony and a private ensuite. Each suite provides accommodation for a maximum of two people. The specific size of each suite:

Suite	Part Room Size m ² (including private ensuite)
106	15.4
107	15.5
204	15.3
206	15.2





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SUPERIOR DOUBLE SUITE: BALCONY - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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SUPERIOR DOUBLE SUITE: BALCONY - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Superior Suite - Balcony - Maximum Refundable Accommodation Deposit (RAD) per person: \$600,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$480,000

Plus

Daily Accommodation Payment (DAP): \$19.53

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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GRAND BALCONY DOUBLE SUITE - KEY FEATURES STATEMENT

Elegantly Designed Double Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are extra-large in size, contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television and a private ensuite. Suites 126 and 127 have private balconies and Suite 225 has a shared balcony. Each suite provides accommodation for a maximum of two people. The specific size of each suite:

Suite	Part Room Size m ² (including private ensuite)
126	18.7
127	17.7
225	18.2





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GRAND BALCONY DOUBLE SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

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Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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GRAND BALCONY DOUBLE SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Balcony Double Suite - Maximum Refundable Accommodation Deposit (RAD) per person: \$725,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$580,000

Plus

Daily Accommodation Payment (DAP): \$23.60

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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SUPERIOR WATERVIEW DOUBLE SUITE – BALCONY KEY FEATURES STATEMENT

Elegantly Designed Double Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s have extensive water views, a balcony approximately 3m² in size, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television and a private ensuite. Each suite provides accommodation for a maximum of two people. The specific size of each suite:

Suite	Part Room Size m ² (including private ensuite)
128	16.1
129	15.8
130	15.8





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SUPERIOR WATERVIEW DOUBLE SUITE – BALCONY KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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SUPERIOR WATERVIEW DOUBLE SUITE – BALCONY KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Superior Waterview Double Suite- Balcony - Maximum Refundable Accommodation Deposit (RAD) per person: \$775,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$620,000

Plus

Daily Accommodation Payment (DAP): \$25.22

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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GRAND WATERVIEW DOUBLE SUITE - KEY FEATURES STATEMENT

Elegantly Designed Double Suite

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The part room size of the Grand Waterview Suite 101 is 20.8m². The suite has water views, is contemporary in style, very private and has extra-large wardrobe space, kitchenette, bar fridge, television and an extra large private ensuite. The suite provides accommodation for a maximum of two people.





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GRAND WATERVIEW DOUBLE SUITE - KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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GRAND WATERVIEW DOUBLE SUITE - KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Waterview Double Suite - Maximum Refundable Accommodation Deposit (RAD) per person:
\$875,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$700,000

Plus

Daily Accommodation Payment (DAP): \$28.48

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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GRAND WATERVIEW DOUBLE SUITE – GARDEN KEY FEATURES STATEMENT

Elegantly Designed Double Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are extra-large in size, have water views, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television and a private ensuite. G01 has a private courtyard garden and G10 has a share courtyard garden. Each suite provides accommodation for a maximum of two people. The specific size of each suite:

Suite	Part Room Size m ² (including private ensuite)
G01	20.8
G10	19.0





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GRAND WATERVIEW DOUBLE SUITE – GARDEN KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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GRAND WATERVIEW DOUBLE SUITE – GARDEN KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Waterview Double Suite - Garden - Maximum Refundable Accommodation Deposit (RAD) per person: \$975,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$780,000

Plus

Daily Accommodation Payment (DAP): \$31.73

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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GRAND WATERVIEW DOUBLE SUITE – BALCONY

KEY FEATURES STATEMENT

Elegantly Designed Double Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are extra-large in size, have extensive water views, a shared balcony, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television and an extra large private ensuite. Each suite provides accommodation for a maximum of two people. The specific size of each suite:

Suite	Part Room Size m ² (including private ensuite)
114	18.7
212	18.8





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GRAND WATERVIEW DOUBLE SUITE – BALCONY KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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GRAND WATERVIEW DOUBLE SUITE – BALCONY KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Waterview Double Suite - Balcony - Maximum Refundable Accommodation Deposit (RAD) per person: \$975,000

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$780,000

Plus

Daily Accommodation Payment (DAP): \$31.73

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.





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GRAND WATERVIEW DOUBLE SUITE: LARGE BALCONY KEY FEATURES STATEMENT

Elegantly Designed Double Suites

Each suite at Bayswater Gardens has been designed by leading interior architects *Pike Withers*, with style and elegance never before seen in residential aged care. Whilst all interiors have been professionally styled, we encourage each suite to be personalised with family mementoes.

The suite/s are of exemplary quality and style with the finest quality fittings and luxury features, equivalent in quality to a 5 Star Hotel. The high quality is demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care. The suite/s are extra-large in size, have extensive water views, a large balcony, are contemporary in style, very private and have extra-large wardrobe space, kitchenette, bar fridge, television and a private ensuite. Each suite provides accommodation for a maximum of two people. The specific size of each suite:

Suite	Part Room Size m ² (including private ensuite)
201	17.6
226	19.2





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GRAND WATERVIEW DOUBLE SUITE: LARGE BALCONY KEY FEATURES STATEMENT

Luxurious State of the Art Facilities

Showcasing exceptional architectural design, Bayswater Gardens is set on the waterfront at Abbotsford. Bayswater Gardens' beautifully landscaped grounds are fully accessible via elegant walking paths. Residents may stroll to The Green, a central place to meet up with family and friends for a coffee and take in the sensational panoramic water views, or relax in the waterside gazebo.

Set in an idyllic and quiet residential neighbourhood, Bayswater Gardens is conveniently located in the heart of the inner west. It is only minutes away from local parks, vibrant cafés, hospitals, churches and local shops and just a short drive to the CBD.

Bayswater Gardens has a number of intimate dining rooms for social interaction, small and intimate lounge areas and a state of the art Reflections Wellness Centre with hair and beauty salon, gymnasium and hydrotherapy pool.

Bayswater Gardens is of exemplary quality and style with the finest quality fittings and luxury features and designed by leading interior architects, *Pike Withers*. The high quality of the furnishings and fittings are demonstrated by the high degree of customisation, superior finishes and additional extras, setting an unprecedented benchmark in aged care.

All suites and the residence are in pristine condition. The residence is newly built and has only been operating since February 2017.





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GRAND WATERVIEW DOUBLE SUITE: LARGE BALCONY KEY FEATURES STATEMENT

Fees & Accommodation Payments

Accommodation Payment

A choice may be made available for payment of accommodation by a Refundable Accommodation Deposit (RAD) (lump sum payment), a Daily Accommodation Payment (DAP) (accrues daily and paid monthly) or both.

Grand Waterview Double Suite - Large Balcony - Maximum Refundable Accommodation Deposit (RAD) per person: \$1,092,500

Example

80% Refundable Accommodation Deposit and 20% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$874,000

Plus

Daily Accommodation Payment (DAP): \$35.56

Extra Service Fee

Bayswater Gardens is an Extra Services facility approved by the Department of Health and thereby provides additional 'hotel' type services or lifestyle extras, including higher standards of accommodation and food choices. The Extra Services Fee is \$61.30 per day.

