



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): \$1,012,294

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$506,147

Plus

Daily Accommodation Payment (DAP): \$115.93

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 \$79.59 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

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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CLASSIC 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 Suite - Maximum Refundable Accommodation Deposit (RAD): \$1,113,524

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$556,762

Plus

Daily Accommodation Payment (DAP): \$127.52

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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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 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): \$1,147,267

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$573,634

Plus

Daily Accommodation Payment (DAP): \$131.39

Extra Service Fee

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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 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

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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): \$1,214,753

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$607,377

Plus

Daily Accommodation Payment (DAP): \$139.11

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

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 - Maximum Refundable Accommodation Deposit (RAD): \$1,282,239

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$641,120

Plus

Daily Accommodation Payment (DAP): \$146.84

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

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.

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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 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): \$1,417,212

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$708,606

Plus

Daily Accommodation Payment (DAP): \$162.30

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): \$1,484,698

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$742,349

Plus

Daily Accommodation Payment (DAP): \$162.30

Extra Service Fee

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GRAND 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 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

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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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): \$1,754,644

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$877,322

Plus

Daily Accommodation Payment (DAP): \$200.94

Extra Service Fee

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SUPERIOR 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 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): \$1,754,644

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$877,322

Plus

Daily Accommodation Payment (DAP): \$200.94

Extra Service Fee

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SUPERIOR 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 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): \$1,957,102

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$978,551

Plus

Daily Accommodation Payment (DAP): \$224.13

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 \$79.59 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): \$2,024,589

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,012,295

Plus

Daily Accommodation Payment (DAP): \$231.86

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 \$79.59 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.

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 - 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): \$2,092,075

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,046,038

Plus

Daily Accommodation Payment (DAP): \$239.59

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 \$79.59 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): \$2,159,561

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,079,781

Plus

Daily Accommodation Payment (DAP): \$247.31

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 \$79.59 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): \$2,294,534

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,147,267
Plus

Daily Accommodation Payment (DAP): \$262.77

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 \$79.59 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): \$2,294,534

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,147,267

Plus

Daily Accommodation Payment (DAP): \$262.77

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 \$79.59 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): \$2,564,479

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$1,282,240

Plus

Daily Accommodation Payment (DAP): \$293.69

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 \$79.59 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: \$550,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$275,000

Plus

Daily Accommodation Payment (DAP): \$62.99

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 \$79.59 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: \$550,000

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$275,000

Plus

Daily Accommodation Payment (DAP): \$62.99

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 \$79.59 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: \$641,120

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$320,560

Plus

Daily Accommodation Payment (DAP): \$73.42

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 \$79.59 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: \$708,606

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$354,303

Plus

Daily Accommodation Payment (DAP): \$81.15

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 \$79.59 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 m² (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.

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 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: \$877,322

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$438,661

Plus

Daily Accommodation Payment (DAP): \$100.47

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 \$79.59 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: \$978,551

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$489,276

Plus

Daily Accommodation Payment (DAP): \$112.06

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 \$79.59 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: \$1,046,038

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$523,019

Plus

Daily Accommodation Payment (DAP): \$119.79

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 \$79.59 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: \$1,147,267

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$573,634

Plus

Daily Accommodation Payment (DAP): \$131.39

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 \$79.59 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: \$1,147,267

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$573,634

Plus

Daily Accommodation Payment (DAP): \$131.39

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 \$79.59 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: \$1,282,240

Example

50% Refundable Accommodation Deposit and 50% Daily Accommodation Payment

Refundable Accommodation Deposit (RAD): \$641,120

Plus

Daily Accommodation Payment (DAP): \$146.84

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 \$79.59 per day.

