




# Come home to the village

At the heart of Lisle Villages lies an affordable and close-knit community designed for people who want to live life to the full.





# Feel free to live life your way

*Retirement village living means so much more than simply moving to a new home. It opens up the potential to truly maximise the years ahead – and live life to the full!*

While the bricks and mortar are one thing, it's the sense of community and the friendships and social life that emerge which are the real surprises for many who choose one of our three villages.

Set in two of Perth's most sought-after locations, all surrounded by stunning gardens, close to the city centre, you can have your very own slice of village life.



*“Having been here for 15 years, I love the independence of living and the care from the staff and the friendships I have made.”*  
*Joan – Lisle Lodge*



## ***ABOUT THE COMPANY***

The Villages are owned and operated by Lisle Villages Inc, a not for profit entity, founded in 1974.

The Board of Management is an experienced management team with extensive qualifications and expertise in business, accounting, legal and resident involvement and a strong commitment to creating a secure, affordable and fulfilling lifestyle for seniors.

## ***OUR FACILITIES***

Lisle, Leaweena and Melvista Lodges are the perfect sized retirement communities. Large enough to offer a safe and secure lifestyle and small enough that people become your friends and neighbours. Whether you are entertaining your friends, enjoying a walk in the gardens, doing your daily workout or reading a book from our library, our villages are a place you will find relaxing and comfortable.

Our villages boast:

- Community Rooms at all three lodges
- A library at Lisle Lodge
- 24/7 emergency call system on request
- Visiting hairdresser at Leaweena Lodge
- Visiting podiatrist
- Well cared for common gardens
- Close to public transport



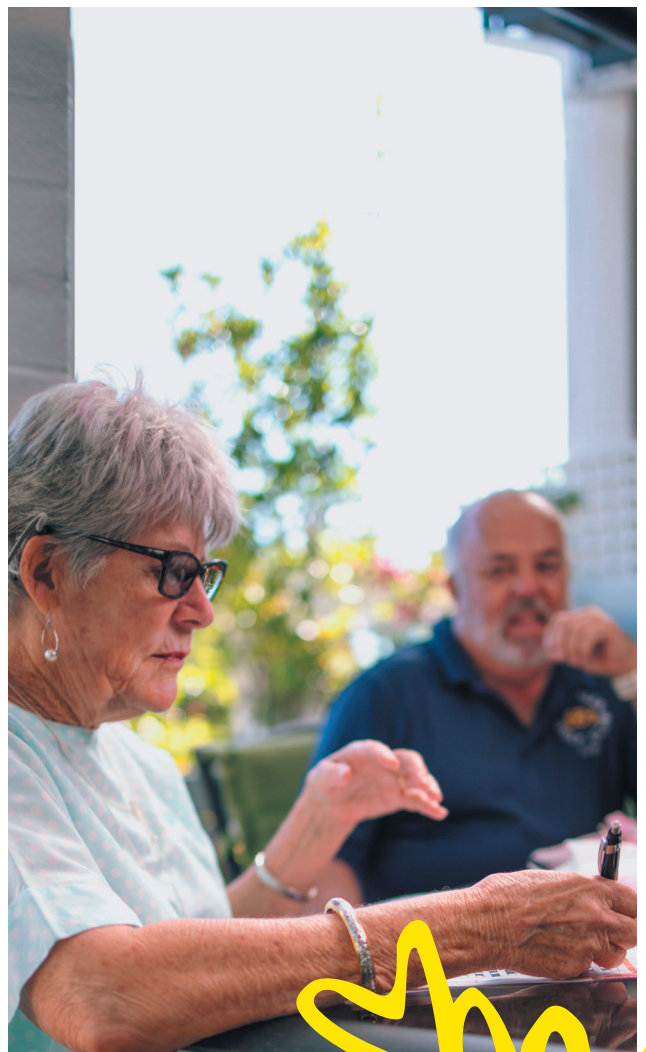
# It's a lifestyle choice

*Retirement is the time when you should enjoy life, liberated from the hassle of home and garden maintenance as we will take care of all that. You get your time back and more freedom to do the things you love.*

The cost of entering one of our retirement villages is generally less than buying a home conventionally, there's no stamp duty to pay therefore selling your home to buy into our retirement village can free up money for you to enjoy on whatever takes your fancy.

We know the importance of family and friends; your friends and family are welcome to visit and stay with you when they do. We even have a guest unit available for visitors for a minimal daily cost.

*Large enough to offer a safe and secure lifestyle and small enough that people become your friends and neighbours.*







*“Lisle Villages was the best decision I made nine years ago and I have loved living here ever since. I feel very safe in the village and it is very welcoming for all new and old residents.”*

*Davina – Melvista Lodge*







*“Beautiful Lake Claremont is adjacent to Lisle and Leawœena Lodge where you can exercise or simply relax and admire the beautiful surroundings and birdlife.”*  
*Geoff – Lisle Lodge*







# What you can look forward to

## ***IMPROVED SOCIAL LIFE***

At Lisle Villages, you can connect with other residents in various activities such as keep fit & walking, poetry and life writing, movies, quilting and knitting and the monthly Happy Hour.

## ***FEEL SAFE AND SECURE***

Our villages offer piece of mind that you are surrounded by residents of a similar age and lifestyle, so you know who your neighbours are with the added benefit of the real sense of community in your village.

## ***NOT HAVING TO WORRY***

We offer a responsive inhouse property maintenance and communal gardening service so you don't have to worry about those bills for repairs and maintenance on your home or managing that large garden as this is all taken care of including out of hours emergency repairs.

## ***LOCATION LOCATION LOCATION***

Lisle & Leaweena Lodges are nestled between the parklands surrounding Lake Claremont, Ballaruk Bushland and Claremont Oval, nearby Cottesloe Golf Club and just 2.5kms to Swanbourne Beach. Melvista Lodge is located opposite the beautiful parklands of Mason Gardens in the heart of Nedlands and close to all the amenities of the area.



# The lodges



LISLE LODGE

*Spacious one and two bedroom designs catering for singles and couples.*



LEAWEENA LODGE







### ***LISLE LODGE***

57 Lisle Street, Mount Claremont

Nestled between the parklands surrounding Lake Claremont, Ballaruk Bushland and Claremont Oval, nearby Cottesloe Golf Club and just 2.5kms to Swanbourne Beach these unique independent living homes range from one to two bedrooms and have the benefit of a large community clubroom.

These 70 homes are conveniently located near Mount Claremont Shopping Village which offers a newsagent and post office, pharmacy, travel agent, cafés, bakery and a liquor store.

Claremont train station is just 3kms away with direct services to the City and Fremantle and there are frequent public bus services running daily right outside the lodge.

The village is located close to a public swimming pool and gymnasiums, perfectly placed to enjoy a peaceful and relaxed retirement lifestyle.

### ***LEAWEENA LODGE***

125 Alfred Road, Mount Claremont

Opposite Lisle Lodge nestled amongst leafy greenery that lines the streets of Mount Claremont, with plenty of parks and reserves to explore and enjoy. Hosting 39 one and two bedroom independent living homes with a community clubroom in the heart of the village.

### ***MELVISTA LODGE***

69 Melvista Avenue, Nedlands

Located opposite the beautiful parklands of Mason Gardens in the heart of Nedlands and close to all the amenities of the area. It has 26 independent living homes and a community clubroom.

Nedlands is home to some of the finest medical facilities in the state, such as one of Perth's major public hospitals, Sir Charles Gairdner Hospital. Recreational facilities are in abundance with tennis courts, sports clubs, parks, ovals, a yacht club and a golf club all available. Other major features of the suburb include the Lions Eye Institute and Hollywood Private Hospital.





# The units

Most units have been recently refurbished with new kitchens and bathrooms. The units offer built in robes in the master bedroom, air conditioning in the lounge/diner and many have solar panels to help reduce your electricity bills.

Our unit's private courtyard sizes vary from big ones with an area for plants and flowers to smaller, easy to manage private courtyards.

Our villages offer undercover car parking spaces and an additional storage area (one-bedroom units only).





# Costs and Ownership

*When making your decision, it's important to understand how buying into a retirement village is different from buying a residential property.*

As with the majority of retirement villages, Lisle Villages charge a deferred management fee. The Deferred Management Fee (DMF) is the traditional contract model for buying into a retirement village. A DMF contract is a great choice if you are looking to make the most out of your retirement now by paying part of the costs when you move out and saving money up front.

## ***OCCUPANCY RIGHTS***

To qualify for a residency, you must be 55 years or above, be retired from full-time employment and be capable of living independently.

## ***LONG TERM LEASE***

Our units are occupied on a 'lease for life' basis so while you will not own your home outright, you are granted exclusive occupancy for your life.

## ***UPFRONT COSTS***

The purchase price or "Ingoing Contribution" is the current market value of the residence. No Stamp duty is payable under current legislation.



## ***YOUR ONGOING COSTS***

Each residence contributes a proportion of the village operating costs of staffing the village, providing facilities and services, and maintaining the properties and villages. When you compare this fee to what you are paying now on rates, water, home maintenance and gardening you will probably be paying an equal amount.

Our current monthly operating fee includes council rates and water rates/consumption.

## ***OUTGOING COSTS***

This is payable when you leave the village. You will receive the amount of your Ingoing Contribution less any costs you may be liable for under your Lease.

For further information, please download a copy of our 'Key Points – What You Need to Know' brochure at [www.lislevillages.com.au](http://www.lislevillages.com.au)







Lisle Villages Inc is registered as a charity with the Australian Charities and Not-for-profits Commission  
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