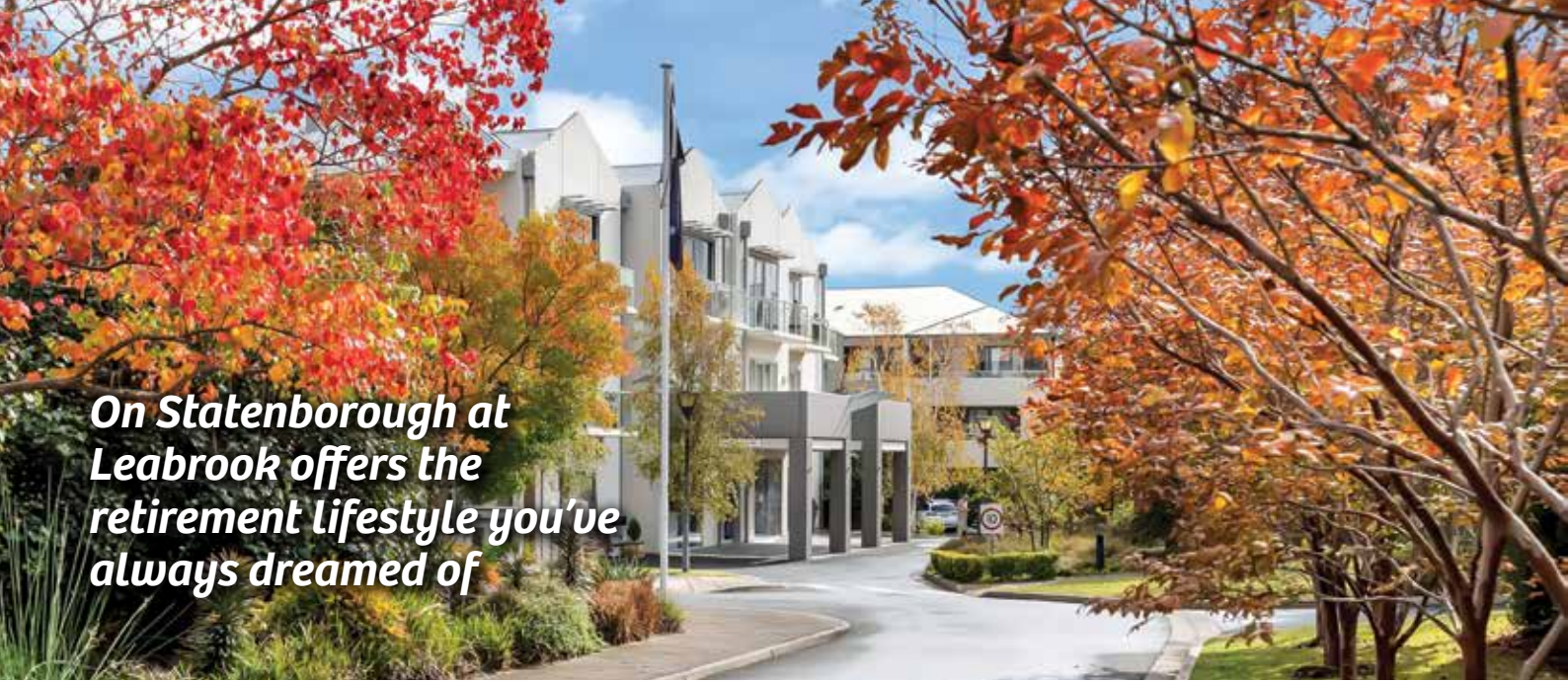




ON STATENBOROUGH

Retire in luxury at Leabrook



On Statenborough at Leabrook offers the retirement lifestyle you've always dreamed of

Exclusive eastern suburbs retirement

Owned and operated by Resthaven, On Statenborough is an award-winning retirement village, offering residents the utmost luxury in the leafy suburb of Leabrook.

On Statenborough features 134 unique apartments and retirement living villas, set amongst well-maintained, picturesque gardens.

The village was awarded 'Best Senior Living Project in Australia' (and South Australia) in 2012 by the Urban Development Institute of Australia (UDIA). It also won the 'Best Master Planned Development' in South Australia.

Designed for retirees looking for a relaxed, sophisticated lifestyle, On Statenborough fosters independence, support, security and companionship of a true community.



Beautiful surroundings, wonderful staff and the vibrant community of On Statenborough provides us with the best lifestyle choices for our retirement. It is an absolute pleasure living here amongst like-minded people.

– Julie and Kevin





I have lived at On Statenborough very happily since 2007, and I am so pleased that I made the decision to move here.

– Lorraine

The ultimate in retirement living



Quality facilities and efficient services

Uniquely Statenborough

You'll never run out of things to do when you live at On Statenborough.

Enjoy a glass of champagne at happy hour, lunch at The Clubhouse, keep your hobbies going strong in the workshop, or invite friends over for a game of Bridge in the cosy activities room.

Participate in games like Mah Jong and Scrabble, swim in our heated pool, relax in the spa or work out in the gym. We have an active Social Club, offering a wide range of activities and events. Pets are welcome at On Statenborough.



The Clubhouse@ ON STATENBOROUGH

Enjoy your morning coffee on our relaxed deck, and sophisticated dining in our contemporary interior. No matter your preference, The Clubhouse will have you coming back for more. You can even organise your very own private function for those big events.




Library and activity room

Longing for a quiet place to enjoy your book? Visit our state-of-the-art library, where you can truly sit back and relax. For those looking for a different source of entertainment, the library offers a variety of activities for ultimate relaxation.



Swimming pool, spa and sauna

Prefer a gentler exercise? Swim in our heated indoor pool, do your daily laps or just float and stretch. Enjoy a spa, step into our sauna, or simply unwind and have a chat with your friends.



*Discover a wide range
of on-site services to
make life as easy as
you want it to be*



Fully equipped gymnasium

Keep fit with a range of equipment available in the gym, while you enjoy the beautiful outlook of our lush gardens.



Indoor Golf Simulator

Are you a golf fan?

Step into the future and give our indoor golf simulator a workout – you'll thank us later!



Chauffeured vehicle

For one of our most luxurious services, indulge in being chauffeured to and from your new home at On Statenborough.

Available free of charge for the first 10km.

Who owns and manages On Statenborough?

Trust, Dignity and Choice

Since mid-2021 On Statenborough is proudly owned and operated by Resthaven Incorporated, adding to an impressive retirement living portfolio.

Proudly South Australian and with a history going back to 1935, Resthaven is one of a select few Australian aged care providers to offer the full range of services for older people.

Resthaven supports more than 13,000 older people living in metropolitan Adelaide and regional South Australia through in-home care and support services, allied health and enablement programs, retirement living, respite for carers and residential aged care at twelve locations.



Who can live at On Statenborough?

On Statenborough is designed for retirees aged over 55 years who wish to live independently, with the reassurance of in-home support and day to day assistance if and when required. It's a worry-free, 'lock up and go' lifestyle, where maintenance and gardening are taken care of.

What are my rights of ownership?

Residents purchase their apartment/dwelling under a loan licence agreement.

A comprehensive *Guide To Your Agreement* brochure is available.

When can I use the facilities?

Residents of On Statenborough are entitled to use The Clubhouse and bar anytime they are open. Family and friends are always welcome. The Clubhouse is popular for functions and events, which may be booked directly with The Clubhouse.

The activity rooms, library, computer and billiard rooms are available at any time.

The heated swimming pool, spa and sauna are open daily from 6am-10pm.

How much is it to use the limousine?

The chauffeur driven limousine service is part of the On Statenborough package and is free of charge for the first 10km of any trip. Fees apply thereafter.

Is stamp duty payable?

Stamp duty is not payable on our loan licences. This structure offers a considerable saving to the new resident of approximately \$25,000-\$50,000.

Can I have a pet?

Yes! Pets are welcome at On Statenborough with management approval.

Are visitors allowed?

Family, friends, visitors, children and grandchildren are all welcome to visit at On Statenborough.





What if I take holidays and am absent from On Statenborough?

Advise reception of your holiday plans and they will look after everything until you return.

Will I have full entitlements to my apartment?

When you become a resident at On Statenborough, you will be granted a lifetime lease to occupy the apartment and have full rights to use the facilities as set out in your agreement.

I have a house to sell, is this an issue?

No. Many residents take out an Option To Secure agreement on an apartment subject to sale of their current property.

What are the services and benefits covered by the Maintenance Fee?

The maintenance fee covers maintenance of grounds and gardens, buildings, lifts, car parks, air conditioning, swimming pool, The Clubhouse (excluding the purchase of food and drinks), village administration and maintenance staff, limousine and chauffeur services, and water and gas charges (if applicable).

Normal outgoings such as Council rates, consumables, electricity, and phone are paid by the individual.

On Statenborough has it's own bore, so watering is not a costly issue. Coopers Brewery was initially located on this site because of the abundance of high quality water.

If you have any further questions about purchasing an apartment, or to arrange a private inspection, please contact:

08 8364 4844
onstat@resthaven.asn.au

Please note that open inspections are by appointment only.

All sales enquiries to:

Paul Stanton 0407 600 440
paul@smallacombe.com.au



*A neighbourhood
with everything*

The benefits of living at On Statenborough

Offering the very best in shopping, Adelaide's famous luxury shopping centre, Burnside Village, is only five minutes away.

The City of Burnside council chambers have a state-of-the-art library and coffee shop.

A short stroll along Tusmore Avenue will take you to the

village of Marryatville, known for its local hotel, the Regal Cinema, coffee shop and various restaurants. There is also a supermarket, post office, pharmacy, dry cleaning service and a dentist.

Public transport routes along both Kensington Road and Tusmore Avenue ensure easy access to the city.

Glynburn Road features a bakery and range of shops.

Nearby Hazelwood Park has majestic gum trees, an abundance of bird life and plenty of open spaces to enjoy.

- High level of safety and security
- 24 hour emergency call system
- Maintenance free lifestyle
- Pets welcome
- The Clubhouse and a licenced bar
- Active social club
- Pharmacy delivery
- Maintain independence
- Limousine service
- Visitors able to stay
- Like-minded neighbours
- Variety of exercise options
- Weekly happy hours
- On-site maintenance staff





Services and activities

Services

The Clubhouse and bar

Heated indoor pool

Spa and sauna

Gymnasium

Chauffeur service (*first 10 kms is free of charge*)

Foxtel

Library

Social activities room

Emergency call support

Lifestyle Choices Plus

Residents of On Statenborough may access support services at home, with no assessment or wait for eligibility or income testing.

Resthaven's Lifestyle Choices Plus is completely flexible and can be individually-tailored and designed to support you on an affordable fee-for-service basis.

This means you can receive your own specific services when and where you want them, with no waiting! **Phone 8154 8444 for more details.**

Activities

Social Club (*activities include exercise classes*)

Library and Book Club

Golf simulator

Art and craft groups

Woodworking room

Bridge and Mah Jong clubs

Movie nights

Happy Hours

Social gatherings

Group travel opportunities

Other ad-hoc social events and activities

External Services

Community bus service to Burnside Village

Low cost, pre-packed, frozen take-away meals (*available from The Clubhouse*)

Delivery of hot meals (*from The Clubhouse to your apartment*)

Resthaven Community Services

Phone 1300 13 66 33

Aged Care Alternatives

Free information about aged care services.

Phone 8408 4600

Apartment details

Apartment with balcony(s)/ garden

Individually monitored security system

Secure, undercroft car park (*one per apartment, second may be leased if available*)

Secure access

Video intercom to front door of building

Built-in/walk-in wardrobes

Modern kitchen with stone bench tops

All electric Miele appliances: oven, cooktop and dishwasher

Quality floor coverings

Ducted, reverse-cycle air conditioning

Semi-frameless shower screen

Designer tapware, vanity and toilet bowl

Built-in linen cupboard

Modern LED lighting

Sound rated walls to 52 STC (*equal to double brick*)

Basement drying areas

Emergency call button

Stunning garden views

Affordable service fee





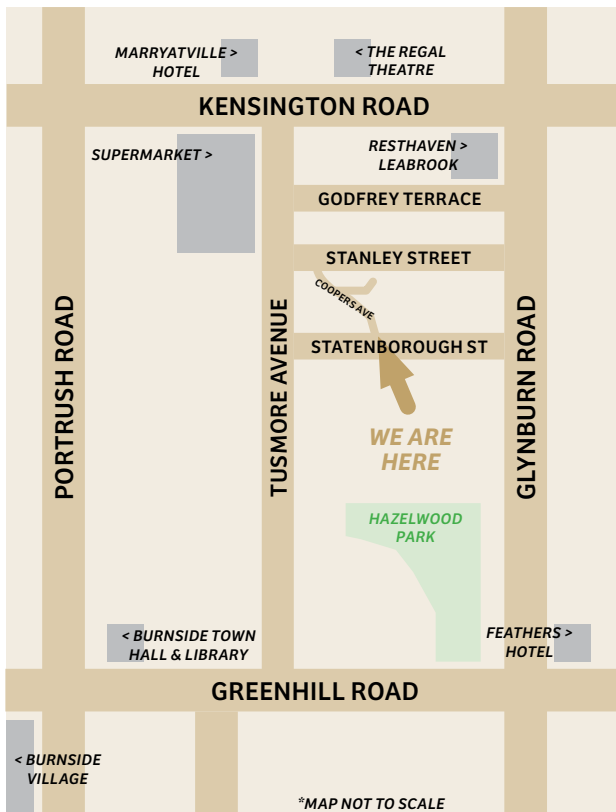
Award winning





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Coopers Avenue, Leabrook
(enter via Statenborough Street)

General enquiries to

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onstat@resthaven.asn.au

Sales enquiries to

Paul Stanton 0407 600 440

paul@smallacombe.com.au



Style, sophistication,
space, character



Coopers Avenue, Leabrook SA 5068

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www.onstatenborough.com.au

PROUDLY SOUTH AUSTRALIAN OWNED
AND OPERATED BY RESTHAVEN INC