



TWILIGHT
AGED CARE



GLADES BAY GARDENS

Key Features Statement

OVERVIEW

Glades Bay Gardens offers residents a comfortable, warm, and friendly home in the leafy surrounds of Gladesville, providing residents with unique one bedroom apartment accommodation, in a prime location. Glades Bay Gardens is only minutes away from the local shopping centre.

Glades Bay Gardens is ideally positioned within easy walking distance to Banjo Patterson Park with its harbourside parklands, and we are a short bus ride to Sydney CBD for shopping, museums, art galleries, shows, parks and restaurants. The bus stop is two minutes away with Gladesville, Birkenhead Point and Top Ryde Shopping centres all nearby. Gladesville shopping village has a post office, banks, chemist, restaurants and cafes, medical centres and other services.

“You’re at Home, with Twilight”

Glades Bay Gardens offers state-of-the-art residential aged care, palliative care and respite care in a home like environment. Friendly, compassionate staff members are always on hand to facilitate a smooth transition into your new home, delivering quality person-centred support and individualised care programs developed through the Twilight Family Model of Care.

All residents have their own one bedroom fully furnished apartment with a lounge, bedroom, bathroom, balcony, and small kitchenette. Residents also have access to a hairdresser, clinic room for GP visits and other Allied Health Services, and weekly bus trips for scenic drives, picnics or a lunch outing. Combined with the advantages of a communal lifestyle, Glades Bay Gardens offers independence with support, a way of life which is extremely sought after as an alternative to most aged care facilities.

ACCOMMODATION

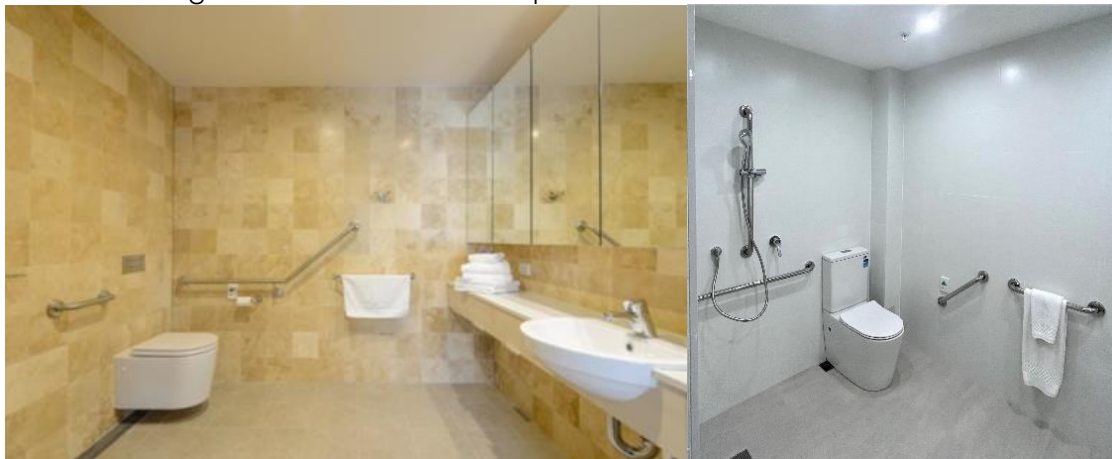


Our apartments offer a level of quality and amenity that provides for individual living in a community environment. These beautifully presented apartments offer spacious separate living and bedrooms, fully tiled bathrooms and small kitchenettes with a refrigerator and stone bench tops. Nurse call points are located throughout.

Wi-Fi is available on our guest network. Facetime or Skype is also available to residents using our iPad. Smart Tv's allow residents to make their own arrangements with providers to access programs of their choice.



Each apartment opens on to a small private balcony. The balconies are furnished with outdoor armchairs and coffee tables, offering a private outdoor space to engage in in some gardening or a reading session in the sun. All Apartments feature Wi-Fi together with telephone capability in the bedroom and lounge room. Individually controlled reverse cycle air conditioning is also installed in some apartments.



Summary of apartment inclusions:

- Nurse call points
- Access to Telephone connection
- Colour coded bathroom tap hardware
- Bathroom grab rails
- Attractive door and drawer handles
- Stone effect tiled bathroom
- Reverse cycle air-conditioning
- Fabric curtains with matching pelmet
- Access to Wi-Fi
- 3 in 1 bathroom light/heat/exhaust unit
- Attractive overhead light fittings
- Modern colour coordinated kitchen cabinets.

Accommodation Prices

As of September 1, 2025:

Our Refundable Accommodation Deposit ranges from \$600k to \$1,106m depending on the room type.

You can pay the room by one of the following 3 methods:

1. RAD: A full payment of the agreed RAD, ie Refundable Accommodation Deposit.
2. DAP: By a rental style daily payment called DAP, ie Daily Accommodation Payment. The interest rate is set by the government, and currently is 7.61% (Maximum Permissible Interest Rate).

$$\text{DAP} = (\text{Agreed RAD Amount} * \text{MPIR})/365$$

3. Combination Payment Method: Part of the Agreed RAD and the unpaid balance to be converted to a Daily Accommodation Payment.

$$\text{DAP} = (\text{Unpaid RAD Amount} * \text{MPIR})/365$$

The Maximum Permissible Interest Rate (MPIR) is decided by the government and currently is at 7.61%

When a part RAD/part DAP option is chosen, the resident may elect to have the DAP deducted from the RAD balance. Where this option is taken up the refundable amount of the RAD reduces over the length of the resident's stay.

Prospective residents and their families are encouraged to obtain individual financial advice on the best option for their accommodation payment.

Please refer to the following website for more details on fees and charges:

<https://www.myagedcare.gov.au/understanding-aged-care-home-accommodation-costs>



COMMON AREAS FOR RESIDENTS

The large dining room offers spacious accommodation for 50 people, with beautiful furnishings and direct access to a dining terrace, landscaped gardens and water feature. Colour coordinated furniture, curtains and artwork make this a welcoming space to enjoy freshly made meals and refreshments.

The lounge is adjacent to the dining room, main entrance and reception. Our new glass elevator gives residents a view of the landscaped courtyard while travelling between floors.



Our upper-level lounge and activity space provides a large dividable room accommodating our cinema and is used for activities, games and concerts.

An abundance of natural light is provided in common areas by floor to ceiling windows and glass doors for external access. Non-natural lighting includes recessed downlights, attractive ceiling lights and wall lights.

Outdoors, residents can enjoy the large, furnished terrace.

