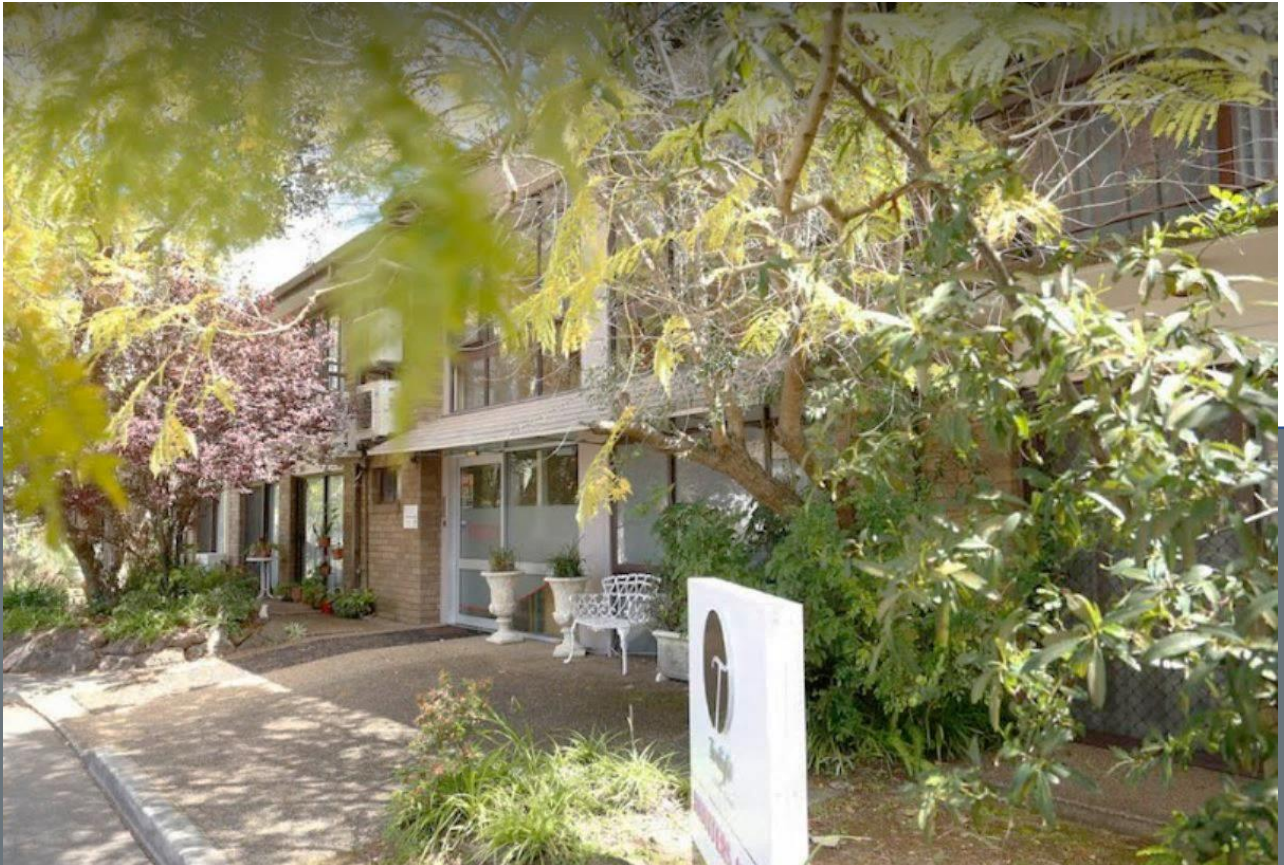




TWILIGHT
AGED CARE



HUNTERS HILL VILLAGE

Key Features Statement

OVERVIEW

Hunters Hill Village is nestled within the surrounds of historic Hunters Hill in Sydney's northern districts, just a walk from the local shopping precinct with its cafes and speciality boutiques. Hunters Hill Village is surrounded by beautiful historic, and heritage listed buildings, and the Lane Cove and Parramatta Rivers, making it an idyllic place to live.

There is a city bus stop just outside the home and a ferry to adjacent Woolwich and Gladesville a short drive away. Hunters Hill Private Hospital is around the corner.

Hunters Hill Village is exceptional in its unique setting, located within an existing retirement village and church grounds. Residents enjoy an abundance of opportunities for important community social interaction with many of the Hunters Hill Village residents invited to attend the church and retirement village social occasions, and vice versa.

"You're at home, with Twilight."

Hunters Hill Village offers state-of-the-art residential aged care, palliative care and respite care in a small, home like environment of 35 comfortable and spacious residential rooms/suites. 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. Additionally, Hunters Hill Village is security controlled and is suitable for people living with dementia.

The common areas boast a range of large and small spaces to facilitate participation in group activities, with smaller lounge and outdoor areas created to promote privacy, choice and independence. Residents can access all floors via the internal elevator.

Residents have daily access to a separate activity room and a light-filled dining area. 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.

The adjoining "Sunroom" café provides an alternative meeting place for residents and their families.



ACCOMMODATION

Hunters Hill Village features a variety of accommodation options:

- Apartment with lounge, kitchenette, bathroom and balcony
- Single room with shared ensuite bathroom
- Single room with ensuite bathroom
- 2-bedroom apartment suite with kitchen and bathroom
- All our accommodation options offer quality and amenity that provides for individual living in a community environment.

Beautifully presented bedrooms and apartments provide privacy to residents with a high level of comfort. Each bedroom features colour coordinated furnishings, appropriate beds including a Hi-Lo or LoLo electric bed, built in wardrobe and other selected items of furniture depending on accommodation type. Ensuite bathrooms are generously sized with Nurse Call Points 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.

Accommodation Prices

As of September 1 2025:

Our Refundable Accommodation Deposit ranges from \$630k to \$934k, depending on the room type.

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

1. RAD: A full payment of the agreed RAD, i.e., Refundable Accommodation Deposit.
2. DAP: By a rental style daily payment called DAP, i.e., 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 residents' stay.

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

For more information on accommodation cost, please refer to the following website:

COMMON AREAS FOR RESIDENTS

Our common areas are furnished to provide a warm and welcoming family home. The dining area accommodates all residents as they enjoy fresh meals cooked on site. Residents are regularly entertained by volunteers or performers, who make good use of our wonderful vintage piano.



The lounge and activity rooms have large-screen TVs and comfortable seating options. The two upstairs living areas allow residents to socialise or rest in a pleasant, welcoming open environment, while others may want to retreat to the smaller, quieter separate TV/reading room.



Lovely, well-maintained gardens and a sunny courtyard provide an opportunity for all residents to enjoy the beautiful outdoor environment.

