



MULGRAVE RETIREMENT VILLAGE

CONTENTS

A village community you can thrive in	4
Perfectly positioned	5
Ammenities and facilities	11
The living is easy	13
Step inside	17

All images depicted in this book are artist's impressions and may differ from final designs. Fixtures and finishes are indicative only. Unfixed appliances are not included.



**A VILLAGE COMMUNITY YOU
CAN THRIVE IN**

Community is central to the lifestyle at a Ryman village like Mulgrave.

Whether you've lived in the surrounding local community all your life or you've moved here to retire, we make it possible for you to continue to enjoy the activities, clubs and lifestyle you've always loved.

Stay active and connected amongst the welcoming community at Mulgrave with beautifully appointed amenities including a lush bowling green, indoor heated pool and hair & beauty salon among others. Or if enjoying the finer things in life is more your style, relax in comfort whilst diving into a good book in the library or having a drink with new friends at the bar.

Community is central to the lifestyle at a Ryman village and that includes a strong connection with our surrounding communities. Mulgrave Retirement Village provides you with a tranquil place to call home, while offering the gateway to all that city living has to offer.

PERFECTLY POSITIONED

Located only 25kms from the CBD, Mulgrave Village provides an easy retirement lifestyle set centrally in the south east of Melbourne.

Just a five-minute walk from the village, you'll find everything you need with easy access to supermarkets, banks, post offices, cafes, eateries and on Sunday the farmers market which is stocked with a bounty of fresh produce, hot food, and baked goods.

Mulgrave Retirement Village is located on the fringe of the famous Waverley Park Football Ground, home of the Hawthorn Football Club. This space in addition to the many popular walking tracks and parklands in close proximity make the Mulgrave Village a highly sought after location to retire.

Waverley Gardens Shopping Centre is a 5-minute drive from the village, offering a vast array of food, fashion and services at your fingertips. Plus well-appointed Mulgrave Private Hospital is a short 10-minutes drive for your convenience.

You can also enjoy the convenience of a variety of public transport options close by and it's only a short drive to access all main freeways, making it easy for friends and family to visit.





MELBOURNE CBD

BRANDON PARK
SHOPPING CENTRE

MULGRAVE COUNTRY CLUB

WAVERLEY PARK

MONASH FREEWAY

RYMAN HEALTHCARE'S
MULGRAVE RETIREMENT VILLAGE

MULGRAVE FARMERS MARKET



AMMENITIES AND FACILITIES

A place where you can live life to the full

ACTIVE AND THRIVING

Incorporate regular activity into your everyday routine or enjoy the camaraderie of a little game time. The village will feature a swimming pool, spa pool, gym and bowling green.



CONNECT AND UNWIND

Community is central to the lifestyle so we will offer amenities that encourage that sense of togetherness, such as a café, dining room, bar, hair and beauty salon.



SKILLS AND PASSIONS

Retirement is a great time to sharpen your skills on the passions and pastimes that you love. Pursue your interests in the workshop, craft room, billiards room, and library.



- | | | |
|-------------------------|---------------------|---------------------------|
| 1. Village centre entry | 4. Bar (undercover) | 7. Gym |
| 2. Hair & beauty salon | 5. Cinema | 8. Swimming pool (indoor) |
| 3. Café | 6. Care centre | 9. Bowling green |

THE LIVING IS EASY

A village with a bounty of convenience

Mulgrave Retirement Village will offer living choices to suit everyone. From modern yet timeless villas and apartments to assisted-living apartments, as well as a full range of aged care options, including low care, high care and specialist dementia care. So, you can relax knowing that if your needs change, you can continue living in the same village community close to your friends and partner.

AN INDEPENDENT LIFESTYLE

Apartments and villas are designed with over 65s in mind. They're light and inviting with a clever layout and include kitchen and bathroom designs that are modern yet timeless. Your base weekly fee includes rates, window cleaning, gardening and exterior maintenance. Leaving you with more time and energy to enjoy a fulfilled village lifestyle.



70

VILLAS

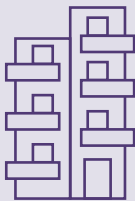


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INDEPENDENT APARTMENTS

A SERVICED APARTMENT LIFESTYLE

Serviced apartments will come with support that makes life easier, like housekeeping and a chef-prepared meal every day. Located in the heart of the village, apartments are light and spacious. They include a kitchenette with a fridge-freezer and microwave, a separate bedroom and a private ensuite. Call bells mean help is always there, as they are monitored 24 hours a day by on-site staff.



54

SERVICED APARTMENTS

COMPREHENSIVE CARE

Along with independent and serviced apartment living, Mulgrave village will also offer comprehensive aged-care options including low care, high care and specialist dementia care. It's comforting for couples and friends to know they can still be near each other even if their health needs are different, or change over time.



60

CARE BEDS



STEP INSIDE

A villa lifestyle

Mulgrave Village will offer living choices to suit everyone, so residents can live the way they want and blaze their own trails. Our villas will be light and spacious with well-considered layouts, and patio options. For year-round comfort, all villas and apartments will be air conditioned and heated.

Everything about our villas says easy. Clean lines and a clever design layout promote an element of simplicity to your everyday activities. Natural ambient light filters through a picturesque window in your living area, while a neutral colour palette lets you add your own personality to the interior.

So, whether you're entertaining or relishing a quiet night in, your villa enables you to have an easy lifestyle





A clever design layout creates a seamless flow throughout. You'll find everything is at your fingertips.



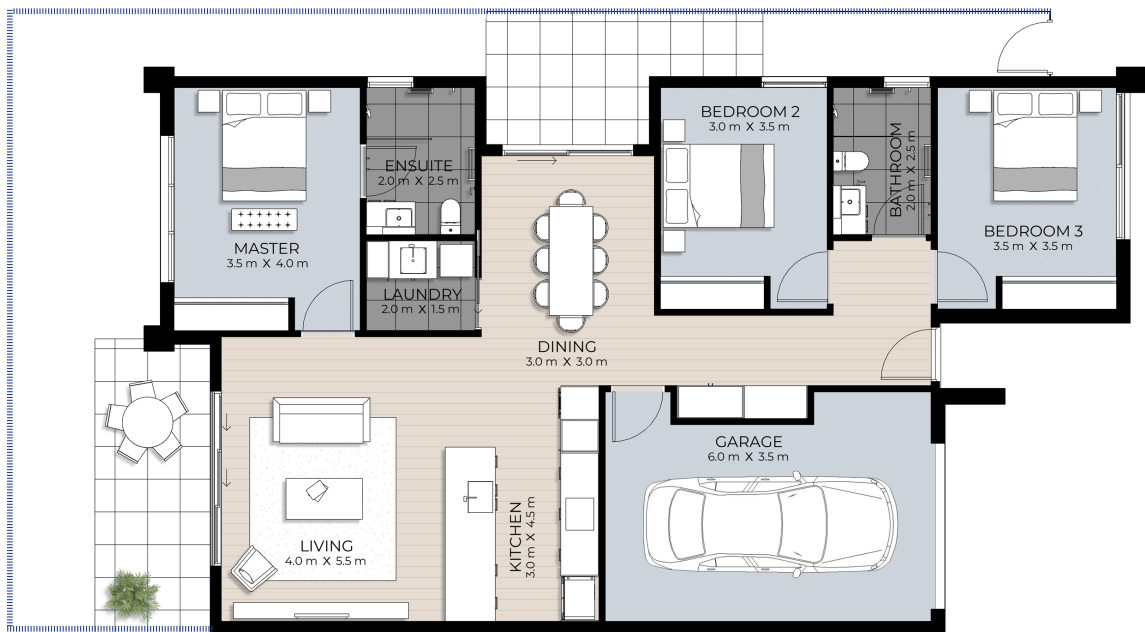
Typical 2.5-bedroom floor plan



SPECIFICATIONS

- Fixed floor coverings:
 - Engineered timber flooring (living, dining, kitchen)
 - Tiles (bathrooms)
 - Carpet (bedrooms)
- Sunscreen roller blinds and choice of curtain or a secondary blind
- Double glazed windows
- Split system (living area and master bedroom)
- Fire alarm, smoke detectors and sprinklers
- Emergency call alarm system in master bedroom and bathroom
- Tiled balcony(s) or terrace(s)
- Bosch appliances
- Secure garage
- Solar hot water

Typical 3-bedroom floor plan



SPECIFICATIONS

- Fixed floor coverings:
 - Engineered timber flooring (living, dining, kitchen)
 - Tiles (bathrooms)
 - Carpet (bedrooms)
- Sunscreen roller blinds and choice of curtain or a secondary blind
- Double glazed windows
- Split system (living area and master bedroom)
- Fire alarm, smoke detectors and sprinklers
- Emergency call alarm system in master bedroom and bathroom
- Tiled balcony(s) or terrace(s)
- Bosch appliances
- Secure garage
- Solar hot water

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