



# EPHING GARDENS

Thinking beyond conventional aged care design, Epping Garden's generous private rooms and ensuites create a personal sense of apartment living. Residence rooms benefit from naturally lighting, establishing a bright, warm and homely ambience.

All suites have private ensuite, spacious robes, large TV, hydronic heating, air conditioning, bed side table, chair, over bed table, call system, curtains and sheers.

Beautifully appointed retail café with scenic wetland views to relax with family and friends.

## SUITE 1

Features	
Accommodation	Single
Occupancy	1
Bathroom	Private ensuite
Suite size	25m2

Payment Options	
RAD	\$450,000
DAP	\$77.79 / day
Combinations	\$38.89 / day

## SUITE 2

Features	
Accommodation	Single
Occupancy	1
Bathroom	Private ensuite
Suite size	33-92m2

Payment Options	
RAD	\$550,000
DAP	\$95.08 / day
Combinations	\$47.54 / day

## SUITE 3

Features	
Accommodation	Single
Occupancy	1
Bathroom	Private ensuite
Suite size	33-92m2

Payment Options	
RAD	\$650,000
DAP	\$112.36 / day
Combinations	\$56.18 / day

A Basic Daily Care Fee of \$56.87 per day, is applicable to all residents entering either permanent care or respite, regardless of which residence you may choose.

1. RAD (Refundable Accommodation Deposit) is the amount charged for a suite.
2. DAP (Daily Accommodation Payment) an interest payment payable on an unpaid non-supported accommodation cost.
3. COMBINATION Payment is when part RAD is paid and the remaining amount outstanding at the current interest rate (MPIR) 6.31 %  
Example: RAD/DAP combination is paid 50% RAD x 6.31 %  
DAP on remainder of RAD at 6.31 %
4. Means Tested Care Fee: This is a fee calculated by Centrelink based on assessment of your income and assets, (this is not applicable to all people).
5. Fees and charges effective from 20<sup>th</sup> September 2022.
6. MPIR effective from 1<sup>st</sup> October 2022.