

# FLORENCE PRICE GARDENS

Florence Price Gardens is a living community for 120 residents who require residential care at all levels. Accommodation comprises of beautiful modern rooms with private bathroom, heating and emergency call button. The majority of rooms open onto private balconies or into secure courtyards all with beautiful views. There are community lounges and dining rooms. Residents enjoy three delicious meals each day and participate in a wide array of programs and events especially tailored to their interests and abilities.

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## CONTACT DETAILS

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(02) 6686

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## ROOM DETAILS

Single room with ensuite

Maximum room occupancy: 1

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## COSTS

Maximum refundable deposit: \$550,000

Maximum daily payments: \$86.95

### Explanation of payment options

Residents can choose to pay for their accommodation by a refundable deposit, a daily payment or a combination of both. A refundable deposit is paid as a lump sum amount. A daily payment accrues daily and is paid periodically, for example, monthly. A combination payment includes both a partial lump sum and daily payments.

### Explanation of combination payment

50% refundable deposit of \$275,000 and 50% daily payment of \$43.48.

### Room description

The rooms are rectangular in shape and have a private ensuite. The rooms contain a high-low bed, a bedside table, a chair and built-in wardrobe. All rooms have an emergency call button and individual climate control. There are curtains covering the window and the vinyl floor coverings are in good condition. The walls are painted and are in good conditions and the room fittings are in near new condition.

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## COMMON AREAS DESCRIPTION

The home was newly built/refurbished in 2014. There are two separate large dining/lounge room areas both with their own kitchenette. One has a large aquarium fish tank. The lounge rooms have new furniture, a large TV and sound system as well as soft sofa chairs for residents.

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## SPECIFIC ACCOMMODATION OR DESIGN FEATURES

Not applicable

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**ADDITIONAL CARE AND SERVICES INCLUDED IN ROOM PRICE**

Electrical safety inspection of residents equipment at \$4 per item.

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**EXTRA SERVICE FEE**

Not applicable

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**EXTRA SERVICE FEE EXPLAINED**

Not applicable

Last updated: 3 April 2018