



Lifestyle
Villages

Glenara Lakes Lifestyle Village Youngtown



Feel right at home.



Southern Cross Care (Tasmania) Inc.

Welcome to Glenara Lakes

Retirement Living at its best

The village is set in picturesque grounds around peaceful lakes. The beautiful landscaping has been designed to encourage native birds, and scenic paths around the lakes provide tranquil easy walking tracks.

In a rural setting on the outskirts of Launceston, it is in close proximity to the Kings Meadows shopping precinct with supermarkets, doctors, pharmacies, post office and cafes. Launceston CBD is a seven-kilometre drive.



Activities and Lifestyle

There is an active social life at Glenara Lakes. The Residents Committee hold regular functions that are held on site in one of the function areas and some are held off site. As a resident, you can attend as many or as few of these as you would like.

Regular activities are held weekly, monthly or to mark special calendar events, and include:

Tai chi, exercises, line dancing, indoor and outdoor bowls, movie days, art screening, bus trips, cards, mahjongg, craft activities, singing groups.

If you enjoy a regular pastime that is not on offer the Committee can arrange to start up a group of like-minded residents.



PEACE OF MIND

Community

Our residents have discovered a sense of community and formed strong friendships and support networks.

Freedom

Residents enjoy how rich and active their lives have become since moving into the Village.

Safety and Security

Emergency call alarms installed in every unit and monitored 24/7.

Care

Peace of mind knowing that care is available from our Home Care Team when you need it.

Comfort

Freestanding single level villas, fully maintained gardens and private garage with internal access.

Modern Lifestyle Designs

Five different floor plans are designed to maximise the views of the lakes, gardens and surrounds. Each villa is designed in a neutral colour scheme to create a unique blend of elegance and affordable luxury.



Comfortable lounge and living



Modern Kitchen



Sunroom off dining area



Freestanding villa



Study

Financial Terms

The Villas are obtained on a "Lifetime Tenancy" arrangement, with an ingoing contribution with deferred management fees over the first 8 years based on the the original purchase price and retained from refund.

A fortnightly Service and Maintenance fee covers: council rates and taxes, water and sewerage, building insurance maintenance on buildings, appliances and fittings, gardening and landscaping, street lighting, emergency personal alarm system, use and maintenance of all village facilities and administration.

Refer to the Financials Document for up to date rates.

Accommodation

119 Villas

5 Different Floor Plans

Building size: 156m² (av)

Land size: 570m² (av)

Garage spaces: 1

Inclusions

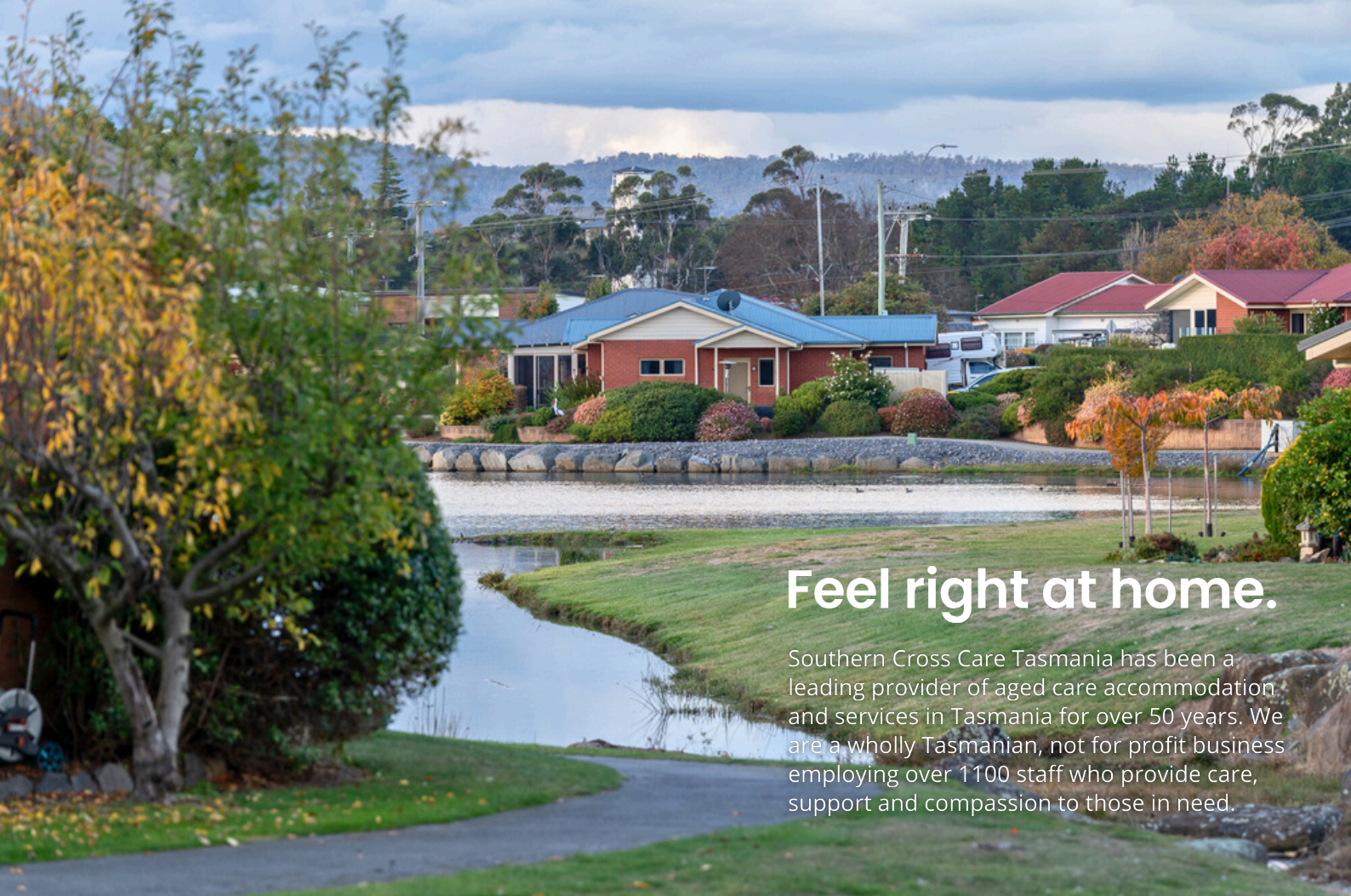
- 3 bedrooms (or 2 + a study)
- Spacious 33m² living and dining open plan area
- Master bedroom with ensuite
- Guest bathroom
- Some villas have a sunroom
- Under tile heating in both bathrooms
- Modern Kitchen with quality appliances
- Reverse cycle heat pump
- Separate laundry with whitegoods
- Quality floor and window coverings
- Mobility features
- Garage with internal access

Village Facilities

Glenara Lakes provides facilities for exclusive use by residents in the village, including a croquet lawn, tennis court, bowling green, barbeques, and a large communal vegie garden.

At the heart of the village is the historic Homestead building. This is the community hub with activities from billiards and table tennis to choir and film afternoons. The beautifully appointed Gordon Dell Auditorium can be utilised for entertainment, games, and special events.

The Village residents can also use the facilities at the aged care apartments. There is access to a chapel, hairdressing salon, small gym, and swimming pool and spa all within a short stroll.



Feel right at home.

Southern Cross Care Tasmania has been a leading provider of aged care accommodation and services in Tasmania for over 50 years. We are a wholly Tasmanian, not for profit business employing over 1100 staff who provide care, support and compassion to those in need.

Why Choose Glenara Lakes Village?

- Residents retain a lifetime tenancy agreement. There are no concerns about annual lease renewals or security of tenure.
- The accommodation is for over 55's. Neighbours and fellow residents will have similar interests and views on matters such as noise and activities.
- Glenara Lakes residents enjoy the friendly, community atmosphere within the village.
- Southern Cross Care and other community care providers are available to assist residents with additional home care services if needed.
- Priority is given to Southern Cross Care residents if/when the time comes that you need additional services or to transition into a Southern Cross Care Residential Aged Care Facility.



Arrange a tour today

Call the Village Manager on 0447 326 372

Email enquiries@scctas.org.au

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Youngtown, TAS 7249



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scctas.org.au