



## Allanvale Private Nursing Home

### Private room with ensuite

<b>RAD:</b>	\$450,000	
<b>DAP:</b>	\$103.81 per day	
<b>MPIR:</b>	8.42%	<b>Base Rate:</b> 2.25%
<b>Combined RAD DAP example:</b>	50% refundable deposit of \$225,000 and 50% daily payment of \$51.90	

(Until 31/3/2025)

**Room size** 20 sq m  
**Including ensuite**

### Companion room with shared ensuite

<b>RAD:</b>	\$395,000	
<b>DAP:</b>	\$91.12 per day	
<b>MPIR:</b>	8.42%	<b>Base Rate:</b> 2.25%
<b>Combined RAD DAP example:</b>	50% refundable deposit of \$197,500 and 50% daily payment of \$45.56	

(Until 31/3/2025)

**Room size** 32 sq m  
**Including ensuite**



## Allanvale Private Nursing Home

### Quality and Condition

All rooms are in excellent condition elegantly furnished with timber finish, carpets on the floors and floor to ceiling curtains. The floor to ceiling windows provide natural light and allow good views when resting. There are two floors with accommodation for twenty-five residents on the ground floor and twenty-six on the first floor. There are a number of lounge and sitting rooms to choose from and a patio on the ground floor and balconies on the first floor.

### Furniture and Fittings

The furniture and fittings have been selected to provide an elegant and comfortable environment with timber finish, carpet on the floors and floor to ceiling curtains.

- Hi-Lo beds fitted with pressure relieving mattresses
- Bedside table with 3 drawers, including one lockable for personal possessions
- An overbed table for meals and reading whilst resting
- A comfortable armchair for residents and visitors
- Double wardrobe with overhead storage and drawers for clothing
- Desk
- A wall mounted television

### Amenity

These rooms offer a range of features to enhance each residents' comfort and quality of life:

- Attractive fitted fabric curtains covering floor to ceiling windows
- Individually controlled hydronic heating and air conditioning to regulate the room temperature for comfort and warmth
- Effective lighting to ensure a safe environment
- Elegant light fittings and furniture with upholstery in soft attractive colours



## Allanvale Private Nursing Home

### Common Areas

All common areas at Allanvale are heated with hydronic heating and air conditioned to provide maximum resident comfort. The corridors are spacious with wide doors leading to residents' rooms giving the appearance of apartment style living:

There are twenty-three single and one couple's room on the ground floor and twenty-four single and one couple's room on the first floor.

Each floor has the following common areas:

#### **Dining Area:**

Each dining room is light and bright with and the dining tables are timber with elegant comfortable dining chairs with arm rests to provide a pleasant and homely environment.

There are buffet units and meals are prepared to individual tastes and dietary needs by the Allanvale Chef.

#### **Lounge Area:**

The lounge area and sitting areas on each floor provide comfortable restful places with elegant and comfortable chairs and sofas attractively upholstered in soft colours and a number of timber side tables and buffets space with attractive fabric covered chairs and sofas and a number of timber side tables and buffets

A large screen television is used for viewing the news, movies and other programs of interest the residents choose to enjoy on each floor.

There are views across the park and interesting activity to be seen from the floor to ceiling windows from a seated position. There are accessible balconies on the first floor.

#### **Activities area:**

Activities and craft area provides an area for a range of interesting activities for the enjoyment of the residents. There is a piano that is used by residents for their enjoyment and for scheduled entertainment. The room is large and light filled with a view across the park. On the ground floor there is a patio with chairs and a table for residents and their families to relax and enjoy being outdoors.