

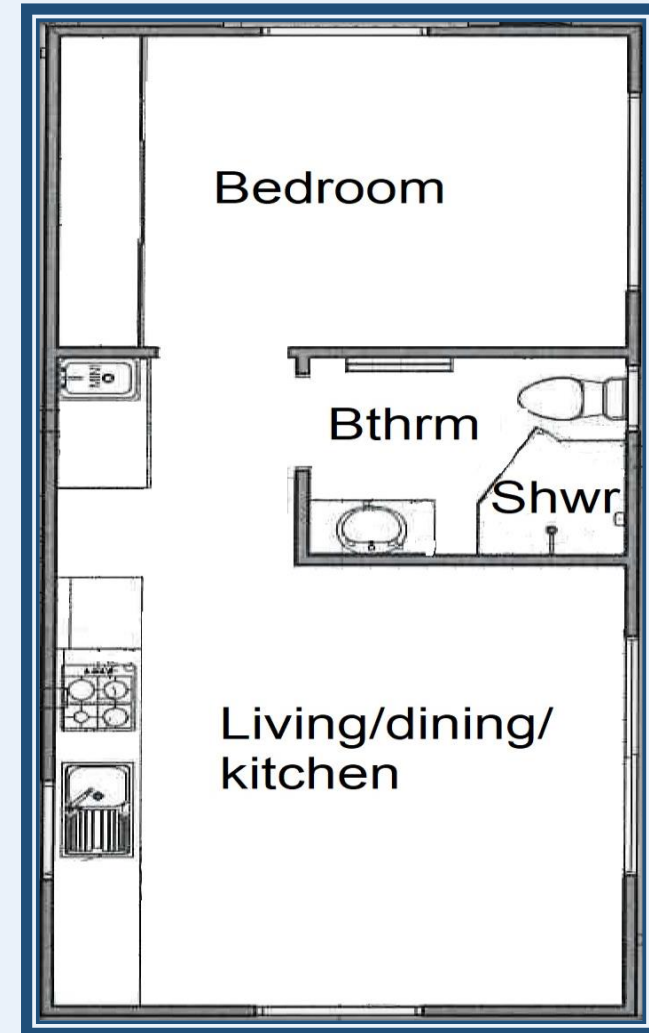
Magnolia

Offers Over \$219 000

Established Home For Sale

as displayed

BWM 254



- 1 bedroom apartment style home
- Quiet, private location
- Split system air conditioning
- High ceilings, ceiling fans
- Carport & storeroom


Sales enquiries call 08 9550 4882
or email tracyc@nlv.com.au



Summary of Fees & Utilities

Bridgewater Lifestyle Village is a land lease community which means you own your home and lease the land, which is covered by a weekly site fee. The benefits of owning a home in a land lease community is that it gives you access to all the community recreation and leisure facilities whilst allowing you to claim Commonwealth Government Rent Assistance (if eligible) to cover a significant portion of the weekly site fee. If you have any questions or would like more information please call the team at Bridgewater Lifestyle Village on 08 9586 4800.

Benefits of Living in a Land Lease Community

 Access to facilities within the community and Clubhouse	 Common area gardens maintained	 Gated community
 No Government rates and taxes	 Includes household rubbish removal	 Caravan & boat parking available on application (Additional fees apply)

Weekly Site Fees

 SINGLES	WEEKLY SITE FEE	 COUPLES	WEEKLY SITE FEE
Single person on the age pension who is eligible for the Commonwealth Government rental assistance	\$160.90	Couples on the age pension who are eligible for the Commonwealth Government rental assistance	\$171.40
Single self-funded retiree & those still working full time	\$255.00	Couples who are self-funded retirees & those still working full time	\$260.00

Payable Dates and Weekly Site Fee Reviews

Under the agreement with Bridgewater Lifestyle Village the weekly site fee is payable by direct debit each fortnight. The site fee is reviewed on 1 July every year and any increases are capped at CPI +2%.

Selected Rent

To help our homeowners free up their funds so they can do more of the things they love today, we provide a reduced weekly site fee as standard and collect the difference (Selected Rent) when you sell your home. The Selected Rent is calculated as a percentage of the sale price of your home and the duration of time you have lived at Bridgewater Lifestyle Village.

Duration of Time at Bridgewater Lifestyle Village	Percentage of the Home Sale Price
0-12 Months (Year 1)	5%
13-24 Months (Year 2)	10%
25 Months plus (Year 3 plus)	15%

If you prefer, we also have a 0% Selected Rent Fee option available. For further information please ask a sales consultant on 08 9586 4800.



Electricity

- When you move into your home, you will need to contact an electricity retailer just like your previous home.
- The electricity agreement remains between you and the supplier, including billing and service disruptions.



Water

- The water supplied to your home is potable water (drinking water).
- You will only pay for your water usage, not any service charges.
- When you move into your new home, your water will be turned on and you will need to contact the Water Corporation for the account to be set up in your name.
- Bridgewater Lifestyle Village will bill homeowners yearly for water usage based on meter readings in June every year and charges to Bridgewater Lifestyle Village from the Water Corporation.
- Water usage concessions (where eligible) will be processed by Bridgewater Lifestyle Village on an annual basis and offset against water consumption charges.



Gas

- Gas is connected to your home.
- Before you move into your village home, you will need to set up your gas account with a gas provider of your choice.
- The gas agreement remains between you and your supplier, including billing and service disruptions.
- You are welcome to switch gas providers should you wish.



Telephone

- Bridgewater Lifestyle Village provides you with a landline telephone to answer incoming calls from visitors at the village entry gate after hours.
- A phone line and connection point is supplied with your village home. You will need to arrange connection with your preferred supplier. All costs are at your personal expense.
- An internet connection point may not be provided as standard, please ask your sales consultant for details.