

Peninsula Grange

MORNINGTON



RETIREMENT COMMUNITY

Australian
Unity 





Mornington Peninsula Vineyard

Welcome home to Peninsula Grange

An enviable lifestyle with remarkable places, a thriving community and security to enjoy your retirement

At Peninsula Grange, it's all about living life at your own pace and enjoying the retirement you deserve. With the comfort of your own residence in a unique community environment with outstanding amenities and friendly staff and neighbours, Peninsula Grange is a welcoming place to call home.









A place of your own

Thoughtfully designed with you in mind

A considered layout and quality construction ensures your new home meets your needs now and into the future.

Villa choices for the way you want to live

Peninsula Grange offers a choice of two or three bedroom villa residences so there's always room for friends and family. Each residence also has a single or double car garage with secure internal access for lock-up-and-go convenience.

The comfort you deserve in retirement

Planned with privacy and comfort in mind, each villa has been designed to maximise natural light and airflow. The layout and generous spaces are complemented by high quality finishes and fixtures including modern appliances and air conditioning. Six-star energy ratings will minimise your energy bills and help the environment too.

Your own patch of paradise

Each villa has a private courtyard to make your own. Enjoy a barbecue with your neighbours, grow herbs and flowers or simply soak up the morning sun while you plan your day ahead.

A range of practical features to help you live comfortably

Thinking ahead for the years to come residences at Peninsula Grange are single storey and built on ground level with no internal steps. All the doorways and hallways are wider than standard. Tiled areas are slip-resistant and showers are step-free. All residences are also fitted with emergency call buttons so help is never far away if you need it, providing peace of mind for you and your family.

Comfort and peace of mind

Everything you want in retirement

Enjoy a private retreat of your own, with friends and neighbours close by.

Focus on the things you enjoy

Peninsula Grange has been designed and built for low maintenance living, ready for you to move in and start enjoying your new lifestyle. Community spaces and landscaped grounds are all maintained for you.

Settling in

Moving in to your new home should be as easy as possible so we have made a range of services available to ensure that it is. We can recommend a trusted removalist and even arrange a meet-and-greet with your new neighbours to help you settle in.

Room for your furry friend too

Australian Unity recognises the important role that pets play in many people's lives so small pets are welcome to join you in your move to Peninsula Grange subject to Australian's Unity's prior consent.

Keeping our community safe and sound is a top priority

Friendly management, a 24-hour emergency call system, security monitoring and sign-in requirements for tradespeople are in place for your peace of mind.

"I have a lovely group of friends. There is always someone to chat to and I feel welcomed and very involved in the community."

Jill Storey, Peninsula Grange resident









Community life

Welcome to the neighbourhood

Peninsula Grange is a community of possibilities. Discover a connected and welcoming neighbourhood where life moves at the pace you want.

At your doorstep

While all the amenities of Mornington are nearby, entertainment and activities are right on your doorstep. Some days you may just want to take advantage of the facilities close to home such as a quiet read in the library, strolling through the gardens or keeping yourself busy in the craft room or workshop. Enjoy socialising with new friends and neighbours at happy hour or treating your visitors to a barbecue feast.

Life is for living at Peninsula Grange

The shared community spaces and on-site facilities that are available for you to enjoy include:

- Bowling green
- Craft room
- Community centre with kitchen, dining area and lounge
- DIY workshop
- Gardens
- Gym
- Hairdressing facilities
- Indoor heated swimming pool
- Library
- Open fire
- Sunny deck overlooking the lake

Where neighbours meet

At Peninsula Grange, life is as busy or as quiet as you want it to be. The community centre is a hub of social activity and events and is the perfect venue for entertaining friends, joining a special interest group and participating in organised activities.

Keeping fit and active

The community at Peninsula Grange has much to offer when it comes to your physical and mental wellbeing. Swim in the pool, work out in the gym or try a Pilates or yoga class. You could join the regular social competitions on the bowling green or simply enjoy a brisk walk around the grounds. Whatever exercise you are looking for, there will be activities to suit your pace and preferences.

Out and about

There's something for everyone at Peninsula Grange. You can join in a wide range of regular organised activities and events including day trips, shopping excursions, movie nights and more.

A location to be envied

Mornington

Whatever you are looking for in your retirement, in Mornington you will be spoilt for choice. This bayside town 70 kilometres south of Melbourne is the gateway to all the attractions of the idyllic Mornington Peninsula.

Amenities are close to home

Peninsula Grange is located just five kilometres from Mornington's Main Street which offers easy access to a wide range of shopping, dining, banking, entertainment and professional services. View a movie at the local cinema and visit the weekly Main Street Market for fresh local produce. Car parking is readily available. Local buses and taxis also service the community.

A taste for the good life

Take a drive down quiet country roads or visit picturesque townships like Portsea, Flinders and Sorrento where you can discover cafés and restaurants, galleries and antiques. There are more than fifty wineries and cellar doors, heritage gardens and historic estates to explore. Immerse yourself in the Peninsula's many national parks or play a round on some of Australia's most scenic golf courses.

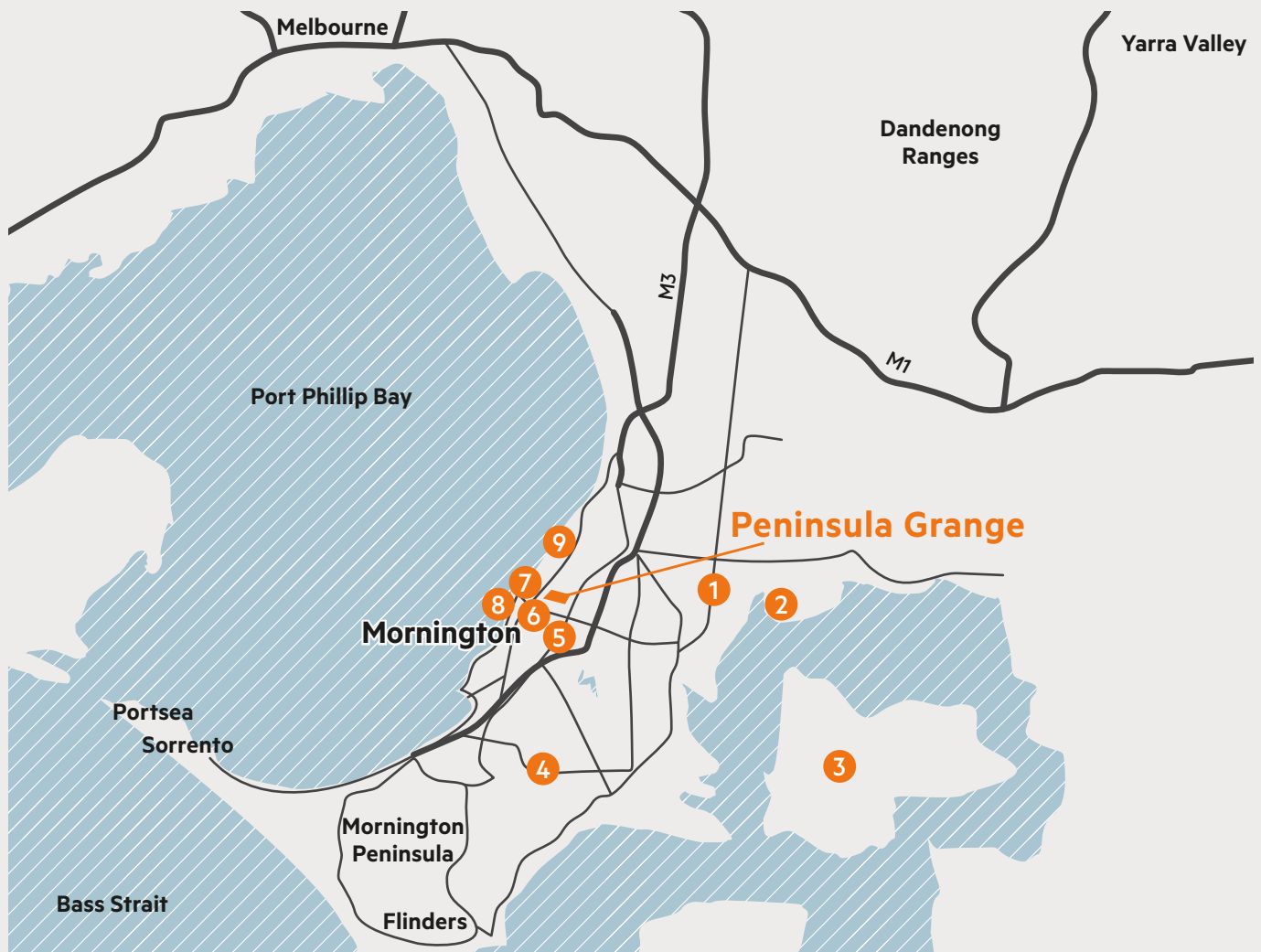
Community connections

When it comes to sports and entertainment, Mornington has something for everyone. Support the local Australian Rules Football team. Enjoy a meal overlooking the water at the Mornington Yacht Club or join a sailing crew. Dress up for a day at the track with The Mornington Racing Club which schedules regular race meetings. If quieter pursuits are more appealing, visit local galleries, join the library or find a community group that shares your hobbies and interests.

The best in medical care

Peninsula Grange is served by a visiting doctor and there are three hospitals in Mornington. General practitioners, helpful pharmacies and specialist clinics providing a range of allied health services, including 24-hour emergency help are also available. For your future peace-of-mind, Peninsula Grange also offers residential aged care on-site.

Peninsula Grange and surrounds



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|---|--------------------------------------|--------------------------|
| 1 Royal Botanic Gardens Victoria - Cranbourne Gardens | 4 Mornington Winery Region | 8 Mornington Yacht Club |
| 2 Yaringa Marine National Park | 5 Mornington Racing Club | 9 Mornington Golf Course |
| 3 French Island National Park | 6 Mornington Central Shopping Centre | |
| | 7 The Bays Hospital | |



Understanding the costs

Your home at Peninsula Grange

As you plan for this next exciting phase of your life, it's important to understand the different types of costs involved.

There are three key costs involved in living at Peninsula Grange, specific details of which will be clearly detailed and agreed with you up-front based on the specific home you choose. We also encourage you to seek independent financial advice.

1. Entry price

This is the single, up-front payment that secures your new home. It can be considered similar to the purchase price you would pay when buying a traditional home, although the cost at Peninsula Grange is usually lower than the cost of a similar residence in the same area and includes access to all of the community facilities and benefits of life at Peninsula Grange. Unlike a regular residential real estate purchase, with Australian Unity you'll pay no stamp duty, potentially saving you tens of thousands of dollars up-front.

2. Ongoing fees

Similar to owners corporation fees or the costs associated with maintaining your own home, these weekly or monthly payments contribute to the shared running costs of your community. These costs include managing and maintaining residences, the 24-hour emergency call system and shared community facilities, the helpful staff and looking after gardens and recreation areas. They also cover building insurance for every home within the community.

3. Departure fee

The affordable entry price is made possible by a departure fee, which is an agreed percentage of the entry price you paid, which is then paid to Australian Unity when you leave the community and your home is sold to a new resident. With the departure fee, Australian Unity delivers a more affordable home up-front and takes its profit when you leave the community. The actual departure fee paid will depend on a number of variables including how long you reside in the community and how much you pay for your home on entry into the community.

Extra support on your terms, ready if you need it

Australian Unity offers a range of tailored support options to ensure you can always live life on your terms

Home Services

From housekeeping and personal care to specialist health support, nursing and respite care, our support services are available 24/7 and can be delivered how and when you wish. You only ever pay for the services you use.

Residential Aged Care

If ever a transition to residential aged care is an option you're considering, you and your loved ones have the peace of mind of knowing that Peninsula Grange has a dedicated aged care residence on-site.

At Australian Unity we support you to live life on your terms to help you remain independent and live your best life, whenever and however it suits you.









Australian Unity

180 years of supporting community wellbeing

Established in 1840, we were Australia's first member-owned wellbeing company, delivering health, wealth and care services. We're committed to real wellbeing for all Australians, and for us, real wellbeing means so much more than physical health. It's about your standard of living and feeling safe in your home. It's your personal relationships and being connected to your community. It's about what you want to achieve in life, while having the security to get out and do what makes you happy.

Being a mutual means we can invest money into the services and solutions that matter most to our members, customers and the Australian community. We can also make long-term decisions.

Peninsula Grange Retirement Community

**Please contact us to
arrange a personal tour.**

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