

Walmsley

KILSYTH



RETIREMENT COMMUNITY

Australian
Unity 





Dandenong Ranges

Welcome home to Walmsley

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

At Walmsley, 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, Walmsley is a welcoming place to call home.









A place of your own

Thoughtfully designed with you in mind

Your new home in the established Walmsley community offers comfort and security that will meet your needs now and into the future.

Choices for the way you want to live

Walmsley comprises of one and two bedroom residences so there's always room for friends and family. Each residence also has secure internal garage access for lock-up-and-go convenience.

The comfort you deserve in retirement

Each residence is planned to provide generous living spaces which maximise natural light and airflow. Where possible residences capture aspects over Walmsley's peaceful tree-lined streets.

Your own patch of paradise

Enjoy a barbecue with your neighbours, grow herbs and flowers or simply soak up the morning sun while you plan your day ahead in your own space.

A range of practical features to help you live comfortably

Thinking ahead for the years to come each single storey residence is built on ground level with no internal steps and tiled areas are slip-resistant. Units 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

Walmsley 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.

Keeping our community safe and sound is a top priority

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

"From day one, we felt at ease and happy with our new home and its lovely natural environment. There is a wealth of activities available for residents including croquet, carpet bowls, table tennis, snooker, day trips, monthly dinners and on-site church services."

Neil Cameron, Walmsley resident









Community life

Welcome to the neighbourhood

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

At your doorstep

While the amenities and attractions of the local area are just moments away, entertainment and activities are right on your doorstep. Some days you may just want to stay close to home, taking advantage of the facilities that are yours to enjoy such as a quiet read in the library, taking a stroll through the acres of grounds or keeping busy in the garden. Perhaps you will be socialising with new friends and neighbours at happy hour in the community centre or treating your visitors to a barbecue feast. If you feel like taking a break from cooking, for a fee you can join friends in the dining room to enjoy a meal.

Life is for living at Walmsley

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

- Barbecue area
- Billiards room
- Communal gardens
- Community centre with kitchen, dining area and lounge with fireplace
- Croquet court
- Hairdressing facilities
- Library

Where neighbours meet

At Walmsley, 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 classes and activities.

Keeping fit and active

The community at Walmsley has much to offer when it comes to your physical and mental wellbeing. Sign-up for group Tai Chi classes, join the friendly competitions on the croquet court or simply enjoy a brisk walk around the grounds. Whatever level of exercise you are looking for, there is sure to be an activity to suit your pace and preferences.

Out and about

There's something for everyone at Walmsley. 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

Kilsyth and the Dandenong Ranges

Whatever you are looking for in your retirement, in Kilsyth you will be spoilt for choice. Kilsyth is at the foothills of the Dandenong Ranges, famed for its natural attractions, quaint townships and gardens.

Amenities are close to home

Walmsley is located 40 kilometres east of Melbourne's CBD and offers easy access to a wide range of shopping, dining, entertainment and professional services nearby at Kilsyth shops and Canterbury Gardens Shopping Centre. Take your car or take advantage of our community bus service. Taxis, regular local buses and trains from Mooroolbark Train Station also service the community and from the Croydon transport hub, it's an easy trip to Eastland, Knox City and The Glen shopping centres.

A taste for the good life

Gourmet dining to nature's best—there is plenty to discover and explore. Enjoy the Dandenongs' beautiful national parks, state forests and cool climate gardens, including the National Rhododendron Gardens. Visit historic mountain settlements and follow the farmgate trail for farm-fresh fruit and other local produce.

Community connections

Walmsley offers many ways to engage with your community. When it comes to sports and entertainment, the local area has something for everyone. Whether you're a player or a fan, you can take advantage of a wide range of sporting clubs nearby including three local golf courses and bowling clubs. The area is also home to a rich and diverse artistic and cultural scene and you can also discover a range of community clubs or groups that share your passions and interests.

The best in medical care

It's reassuring to know that specialist medical care is never far away. Walmsley is located just a short drive from the Maroondah Hospital and Ringwood Private Hospital which offer a full suite of medical and allied health services, including a 24-hour emergency department at Maroondah Hospital. Nearby you will find a wide choice of general medical centres, specialist clinics, surgeries and dental services. For your future peace-of-mind, Walmsley also offers residential aged care on-site.

Walmsley and surrounds



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| 1 Mooroolbark Train Station | 5 National Rhododendron Gardens | 8 Eastland Shopping Centre |
| 2 Dorset Golf Club | 6 Knox City Shopping Centre | 9 Maroondah Hospital and Ringwood Private Hospital |
| 3 Canterbury Gardens Shopping Centre | 7 The Glen Shopping Centre | |
| 4 Eastwood Golf Club | | |



Understanding the costs

Your home at Walmsley

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 Walmsley, 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 Walmsley 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 Walmsley. 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 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 Walmsley 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.

Walmsley Retirement Community

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

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