



SUNCARE LAKES
SENIOR'S COMMUNITY

“...PLAN FOR THE FUTURE WITHOUT FEAR OR COMPROMISE” *Brunel*





LIVE A LIFE YOU'LL LOVE

A fork in the road...

In one direction: a lawn that needs mowing, a house that needs painting, a broken kitchen cupboard, a pool full of leaves and a house where an upstairs favour is worth two on the ground floor.

In the other direction: Suncare Lakes, where even the putting greens are mowed for you, somebody else cleans the pool, the kitchens are brand new, you never have to paint outside again, and the closest thing to stairs is the zigzag path down to the Riverside Walk.

Suncare Lakes is a new style of development - single storey villas for active over 50s who want more than just a retirement village. Set in North Queensland style gardens overlooking the Bremer River, just 300m walk from Brassall Shopping Centre, and 2.5km from the nearest railway station.

When you buy off the plan, you are free to choose between four villa designs, set in lakeside locations or with treetop views of the Bremer River. You can also select one of three tasteful interior design styles for your new home.

EXCEPTIONAL BENEFITS

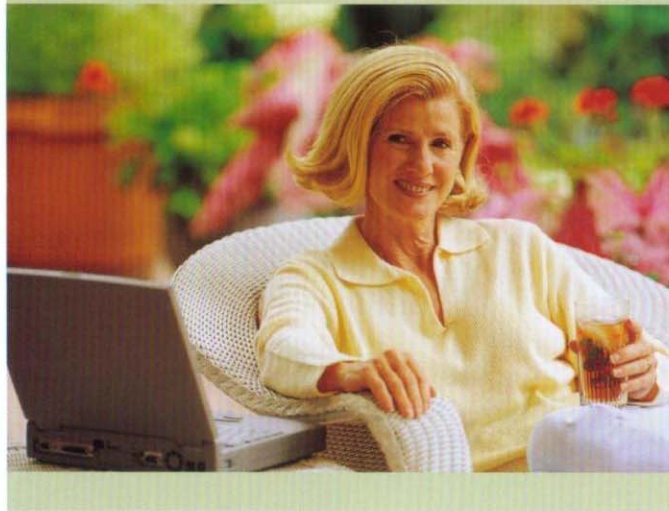
"...plan for the future without fear or compromise."

Isambard Kingdom Brunel: great British engineer

Brunel was probably not thinking about his retirement when he spoke these words – but why not? You do not have to compromise when you move out of your family home, and Suncare Lakes gives you nothing to fear – no strange exit clauses, no hidden fees or management charges. Suncare Lakes uses the same simple, easy to understand strata-title system used for blocks of units and townhouses all over Queensland, meaning:

- When you buy your villa, you have a full title
- All essential maintenance is covered by your quarterly body corporate fees
- You keep **all** the capital gains when you sell your villa – no extra fees to Suncare
- If you leave your villa to your family, they can sell it and keep the capital gain, rent it out and earn an income, or live in it to share the same great after 50 lifestyle that you enjoyed





A VIBRANT COMMUNITY

Suncare knows that giving-up your family home is not giving-up on life. Suncare Lakes is designed to help you discover the difference between living, and a lifestyle:

- Entertain friends and family on your patio, or in one of the barbecue areas by the lake
- Meet new people at the Community Centre
- Indulge your hobbies in the hobby room, or start a major project in the workshop
- Get fit by swimming every day, perfecting your golf, or jogging around the Riverside Walk
- Keep your caravan or boat ready for big adventures, and travel without worrying about home security or garden maintenance
- Simply sit under a tree with a cold drink and a good book



*Eastern Heights Lakeside
2 bedroom plus study*





SUNCARE LAKES

SUNCARE LAKES

SUNCARE VILLAGES
SENIORS COMMUNITY



FACILITIES

THE GROUNDS

- Two ornamental lakes with water features to cool and compliment the tranquil North Queensland style gardens
- Mature trees for shade, and native plants to attract birds and wildlife
- A quiet bushland retreat to give you a place to get away from it all
- Automatic entrance gates with security cameras and an intercom, so you decide who comes in
- Dedicated off-leash dog exercise area
- Storage for your caravan, boat or trailer in dedicated trailer parking with wash-down facilities
- Two lakeside pavilions with barbecues for entertaining, or just as a shady escape on a sunny day
- Over 1km of Riverside Walk
- The Zigzag – a natural meeting place for neighbours setting out on a Riverside Walk
- The Rotunda – another quiet retreat – overlooking the Zigzag to the river
- Communal barbecue areas for neighbourhood get-togethers, or for entertaining your family and friends
- Coloured roadways with narrow sections to keep traffic at walking pace, and curves so that you see trees, not garage doors
- Smooth, level paths and walkways wherever possible, to make moving around as safe as possible
- Artworks and sculptures placed through the grounds and illuminated at night



SITE PLAN

THE SPORT & RECREATION CENTRE

Suncare Lakes includes a complex of sporting, recreation and community facilities mid-way along Birchall Drive. It includes:

Hall

- Meeting Hall with raised stage, lights, sound system and side doors to a paved courtyard
- Kitchen with a servery opening into the hall
- Men's and women's showers and changing rooms to service the pool and golf practice area

Gymnasium

- A gymnasium to work off those extra pounds
- Access to the changing rooms and showers

Consulting Rooms

- Doctor's consulting room
- Beautician's room with separate entrance

Pool

- Quarter Olympic length lap lane
- Large square shallow area for group activities like pool-volleyball and aqua-aerobics
- An access ramp to help people with reduced mobility, or in wheelchairs, into the water
- Access to the changing rooms and showers

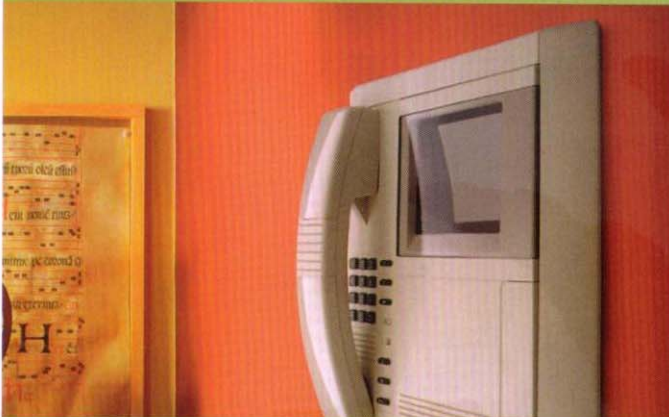
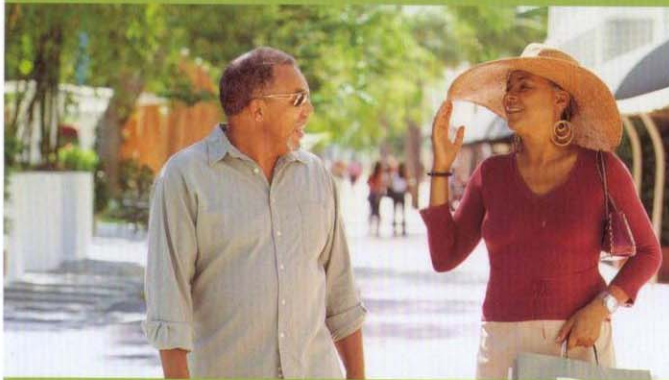
Golf Practice Area

- Three hole putting green
- A bunker for chipping practice
- Two driving nets

Hobby Rooms

- Workshop with a sturdy concrete floor, workbenches, power points, a sink and a large fridge for cold essentials
- Craft room with carpeted floors, work tables, fridge, tea-making facilities and a quiet reading area





CONVENIENCE & SECURITY

- Suncare Lakes is a 300m level walk along Workshops Road from Brassall Shopping Centre, 2.5km from Thomas Street railway station and 3.5km from Ipswich station
- The entire complex is fenced, with security cameras watching over the electric driveway gates and pedestrian gates
- You can see your visitors and talk to them on the intercom before you buzz them in
- You automatically qualify for an account to use neighbouring Patterson Lodge's meal, cleaning and linen services
- Twenty four hour, seven day contact with the Patterson Lodge site manager, just in case you lock yourself out, or need assistance



BUYING YOUR VILLA AT SUNCARE LAKES

Buying a villa in Suncare Lakes is easy.

1. Select your villa and location

All the villas at Suncare Lakes feature two bedrooms, spacious and comfortable kitchen and living areas opening to a patio, and reverse cycle air-conditioning that is switchable between bedrooms and living areas at the flick of a switch.

- The "Brassall" offers you two bedrooms and a carport with lockup storage
- The "Yamanto" offers you two bedrooms and a garage with room for a workbench
- The "Bremer" offers you two bedrooms, study and a carport with lockup storage
- The "Eastern Heights" offers you two bedrooms, study and a garage with room for a workbench, in a garden setting
- The "Riverview" looks through the treetops to the Bremer River and offers you two bedrooms, study and a garage with room for a workbench

Once you have selected the style of villa you like, ask the sales-staff to show you which sites are available.

2. Select your interior design scheme

Buying your villa off the plan gives you the opportunity to customise the interior to suit your own personal style by selecting one of three tasteful interior designs:

- The warm earthy tones of the "Nullarbor"
- The cool waterside shades of "Atherton"
- The urban sophistication of "Fraser"

Each design includes high quality ceramic floor tiles and splashbacks, easy-to-clean laminate benches, cupboard fronts and kick-boards, and stylish glass feature tiles.

3. Put down a holding deposition to secure your new home

Once you have selected your villa, and chosen an interior style, our salesperson will explain the contract, accept a holding deposit from you and get everything under way.





ABOUT SUNCARE VILLAGES

Servicing the needs of senior Australians

Suncare Villages Pty Ltd was established in 2000 to design, build and manage residential communities for over 50's in South East Queensland. Suncare's directors, Ian Birchall and Rod Patterson, have a wealth of experience in hospitality, business, high quality property development and construction.

'We test our ideas by asking "would I live here?" If the answer is "yes" then it is worth going ahead. We understand our buyers because we're over 50's too.'

Ian is a Civil Engineer, who worked on several high-profile projects in Victoria before moving to Brisbane in 1984 to run a major civil engineering company. He later established his own company in the hospitality industry, before starting Suncare Villages.

Rod's forebears came to Ipswich in 1897 and were instrumental in founding St Andrews Private Hospital. Rod moved away from medicine, first as a stockbroker, then as a barrister in Papua New Guinea, with fishing and timber interests. He returned to Ipswich with his family in 1989 and has been involved in tourism, road transport and property.

Their first development, Stuart Patterson lodge in Wellington Street, Brassall, filled to capacity in seven months, helping to cement Suncare's reputation for providing quality homes at affordable prices. Suncare Lakes, with its no-fuss strata titles and fantastic facilities, is expected to be Suncare's most popular development yet.





Workshops Street
Brassall Queensland 4305

PO Box 1169
Indooroopilly Queensland 4068

Telephone 07 3871 0200
Facsimile 07 3871 3835

www.suncarevillages.com

