



## KEY FEATURES STATEMENT

### Room Type A – Private with en-suite

#### Live at ease.

Grevillia	20 rooms
Banksia – East	12 rooms
Banksia – North	12 rooms

**Total Rooms:** 44

**RAD:** \$450,000

**DAP:** \$49.56

**Room size excluding en-suite:** 16 sq m

#### Quality and Condition

All rooms are in excellent condition with carpeted floors, spacious en-suites and 9-foot ceilings. They have large windows providing lots of natural light and which are low enough to allow good views of the gardens and courtyards when resting.

#### Furniture and Fittings

These are of good quality and are designed specifically for aged care and include:

- Hi-Lo beds fitted with pressure relieving mattresses.
- Bedside table with 3 drawers, including one lockable for personal possessions.
- An over bed table for reading, games, meals.
- A comfortable armchair for residents and visitors with provision for the resident to bring in their own armchair.
- A fitted double wardrobe and dresser unit with overhead storage and drawers for clothing.
- A bench area above the dresser unit.

#### Amenity

These rooms offer a wide range of features to enhance the amenity for residents including:

- Attractive fabric fitted curtains and custom made blinds for privacy and screening. Hydronic heating and central cooling with individual controls to regulate the room temperature for comfort and warmth.
- Good lighting in the en-suites to ensure a safe environment at all times of the day and night.
- Good quality lighting and light fittings.

**PLEASE NOTE:** These figures are relevant for the period 01/10/2020 – 31/12/2020.

(03) 5132 3500 | info@yallambee.com.au

PO Box 1659

1 Matthews Crescent, Traralgon, VIC 3844

yallambee.com.au

Margery Cole Residential Care | Independent Living

ABN: 43 287 362 778

## Common Areas

All common areas at Yallambee have cooling and heating to provide maximum resident comfort.

There are 50 rooms in this room type and they are located within four wings, each with the following common areas:

### Dining Area [43 sq metres]:

These are light and bright with garden views and dining tables covered with table cloths to provide a homely environment. The dining chairs have arm rests and offer support and comfort for residents. A dedicated servery area is used to deliver meals to individual tastes and dietary needs.

### Lounge Area [44 sq metres]:

These are comfortable restful spaces with attractive fabric covered chairs and sofas. There is a side cabinet which is a feature and has a music system and a large screen television for a range of programs including news, sporting events and movies beside the feature fireplace.

There are a number of other common areas in the facility that are also accessible for residents in these wings including:

**An Activities area** [48 sq metres]: where a range of interesting activities are available for enjoyment and entertainment.

**A Café** [48 sq metres]: with seating at tables and chairs for 30 people for meals, snacks and gifts. There is an adjoining outdoor undercover terrace area [57 sq metres] with additional seating overlooking an attractive courtyard water garden.

Large **Activity/entertainment area** [115 sq metres]: where a range of entertainment and activities is organised for residents' enjoyment.

Access to a number of courtyard garden areas and undercover porches for all weather outdoor activities.

A hairdressing service that has specialist hairdressing chairs with washers and driers for that touch of glamour.

The logo for Yallambee, featuring the name 'Yallambee' in a large, elegant, cursive script. Above the text is a stylized graphic of two overlapping leaves or feathers, rendered in a light blue color.

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## KEY FEATURES STATEMENT

### Room Type B – Shared with en-suite

**Live at ease.**

Grevillia	4 rooms
Banksia – East	4 rooms
Banksia – North	4 rooms

**Total Rooms:** 12

**RAD:** \$425,000

**DAP:** \$46.81

**Room size excluding en-suite** 15.2 - 16 sq m

#### Quality and Condition

These rooms are designed for couples, each with their own room and shared en-suite. All rooms are in excellent condition with carpeted floors, spacious en-suites and 9-foot ceilings. They have large windows providing lots of natural light and which are low enough to allow good views of the gardens and courtyards when resting.

#### Furniture and Fittings

These are of good quality and are designed specifically for aged care and include:

- Hi-Lo beds fitted with pressure relieving mattresses.
- Bedside table with 3 drawers, including one lockable for personal possessions.
- An over bed table for reading, games, meals.
- A comfortable armchair for residents and visitors.
- Large fitted double wardrobe and dresser unit with overhead storage and six drawers for clothing.
- A bench area above the dresser unit.

#### Amenity

These rooms offer a wide range of features to enhance the amenity for residents including:

- Attractive fabric fitted curtains and custom made blinds for privacy and screening. Hydronic heating and central cooling with individual controls to regulate the room temperature for comfort and warmth.
- Good lighting in the en-suites to ensure a safe environment at all times of the day and night.
- Good quality lighting and light fittings.

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## Common Areas

All common areas at Yallambee have cooling and heating to provide maximum resident comfort.

There are 12 rooms in this room type and they are located across the three wings, each with the following common areas:

### Dining Area [43 sq metres]:

These are light and bright with garden views and dining tables covered with table cloths to provide a homely environment. The dining chairs have arm rests and offer support and comfort for residents. A dedicated servery area is used to deliver meals to individual tastes and dietary needs.

### Lounge Area [44 sq metres]:

These are comfortable restful spaces with attractive fabric covered chairs and sofas. There is a side cabinet which is a feature and has a music system and a large screen television for a range of programs including news, sporting events and movies beside the feature fireplace.

There are a number of other common areas in the facility that are also accessible for residents in these wings including:

**An Activities area** [48 sq metres]: where a range of interesting activities are available for enjoyment and entertainment.

**A Café** [48 sq metres]: with seating at tables and chairs for 30 people for meals, snacks and gifts. There is an adjoining outdoor undercover terrace area [57 sq metres] with additional seating overlooking an attractive courtyard water garden.

Large **Activity/entertainment area** [115 sq metres]: where a range of entertainment and activities is organised for residents' enjoyment.

Access to a number of courtyard garden areas and undercover porches for all weather outdoor activities.

A hairdressing service that has specialist hairdressing chairs with washers and driers for that touch of glamour.

The logo for Yallambee, featuring the name 'Yallambee' in a large, elegant, cursive script. Above the text is a stylized illustration of two overlapping leaves, one light blue and one light purple, with detailed vein patterns.

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## KEY FEATURES STATEMENT

### Room Type C – Private with en-suite

#### Live at ease.

Waratah	5 rooms
Total Rooms	5
RAD:	\$425,000
DAP:	\$46.81
Room size excluding en-suite	12-14 sq m

#### Quality and Condition

All rooms are in good condition with carpeted floors and en-suites. They have windows providing natural light and which are low enough to allow good views of the gardens and courtyards when resting.

#### Furniture and Fittings

These are of good quality and are designed specifically for aged care and include:

- Hi-Lo beds fitted with pressure relieving mattresses.
- Bedside table with 3 drawers, including one lockable for personal possessions.
- An over bed table for reading, games, meals.
- A comfortable armchair for residents and visitors.
- Fitted double wardrobe and dresser unit with overhead storage and drawers for clothing.
- A bench area above the dresser unit.

#### Amenity

These rooms offer a wide range of features to enhance the amenity for residents including:

- Attractive fabric fitted curtains and custom made blinds for privacy and screening. Hydronic heating and central cooling with individual controls to regulate the room temperature for comfort and warmth.
- Good lighting in the en-suites to ensure a safe environment at all times of the day and night.
- Good quality lighting and light fittings.

#### Common Areas

All common areas at Yallambee have cooling and heating to provide maximum resident comfort.

There are 8 rooms in this room type in a small wing with the following common areas:

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### **Dining Area [33 sq metres]:**

This is an intimate dining area and dining tables are covered with table cloths to provide a homely environment. The dining chairs have arm rests and offer support and comfort for residents. Meals are served from the nearby main kitchen direct to the wing.

### **Lounge Area [28 sq metres]:**

This is a restful sitting area with attractive fabric covered chairs and sofas.

There are a number of other common areas in the facility that are also accessible for residents in these wings including:

Large **Lounge/Activity/entertainment area** [152 sq metres]: where a range of entertainment and activities is organised for residents' enjoyment. There is a large pool table, bar and lounge area. There is an organ in the lounge area for scheduled entertainment and impromptu enjoyment.

**A Café** [48 sq metres]: with seating at tables and chairs for 30 people for meals, snacks and gifts. There is an adjoining outdoor undercover terrace area [57 sq metres] with additional seating overlooking an attractive courtyard water garden.

Access to a number of courtyard garden areas and undercover porches for all weather outdoor activities.

A hairdressing service that has specialist hairdressing chairs with washers and driers for that touch of glamour.



*Yallambee*

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## KEY FEATURES STATEMENT

### Room Type D – Private with en-suite

#### Live at ease.

Waratah	13 rooms
Total Rooms:	13
RAD:	\$450,000
DAP:	\$49.56
Room size excluding en-suite	16 sq m

#### Quality and Condition

All rooms are in excellent condition with carpeted floors, spacious en-suites and 9-foot ceilings. They have large windows providing lots of natural light and which are low enough to allow good views of the gardens and courtyards when resting.

#### Furniture and Fittings

These are of good quality and are designed specifically for aged care and include:

- Hi-Lo beds fitted with pressure relieving mattresses.
- Bedside table with 3 drawers, including one lockable for personal possessions.
- An over bed table for reading, games, meals.
- A comfortable armchair for residents and visitors with provision for the resident to bring in their own armchair.
- A fitted double wardrobe and dresser unit with overhead storage and drawers for clothing.
- A bench area above the dresser unit.

#### Amenity

These rooms offer a wide range of features to enhance the amenity for residents including:

- Attractive fabric fitted curtains and custom made blinds for privacy and screening. Hydronic heating and central cooling with individual controls to regulate the room temperature for comfort and warmth.
- Good lighting in the en-suites to ensure a safe environment at all times of the day and night.
- Good quality lighting and light fittings.

## Common Areas

All common areas at Yallambee have cooling and heating to provide maximum resident comfort.

There are 10 rooms in this room type and they are located within the one secure wing, with the following common areas:

### **Dining Area [53 sq metres]:**

This is an intimate dining area and dining tables are covered with table cloths to provide a homely environment. The dining chairs have arm rests and offer support and comfort for residents. Meals are served from the nearby main kitchen direct to the wing.

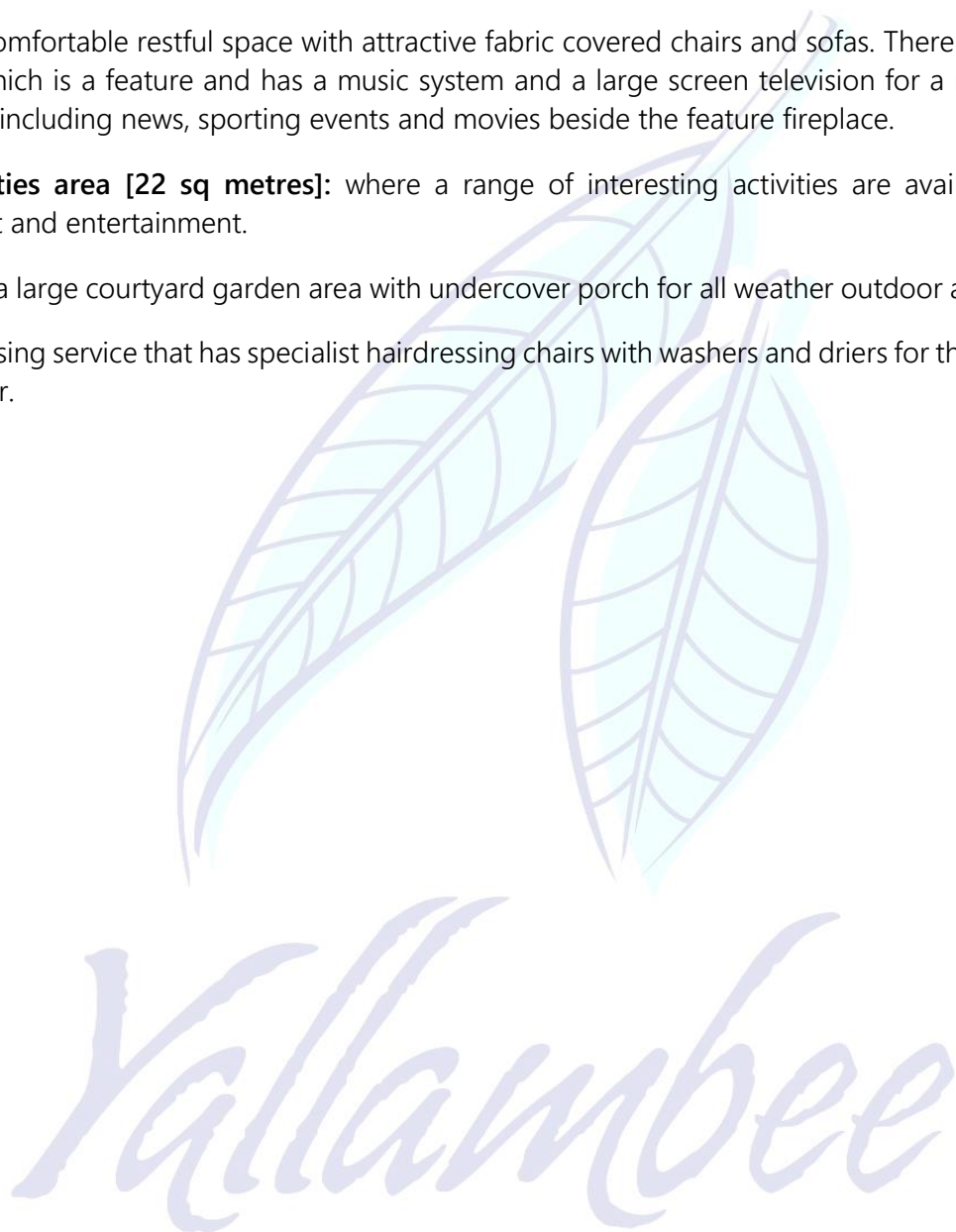
### **Lounge Area [52 sq metres]:**

This is a comfortable restful space with attractive fabric covered chairs and sofas. There is a side cabinet which is a feature and has a music system and a large screen television for a range of programs including news, sporting events and movies beside the feature fireplace.

**An Activities area [22 sq metres]:** where a range of interesting activities are available for enjoyment and entertainment.

Access to a large courtyard garden area with undercover porch for all weather outdoor activities.

A hairdressing service that has specialist hairdressing chairs with washers and driers for that touch of glamour.



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## KEY FEATURES STATEMENT

### Room Type E – Private with en-suite

**Live at ease.**

Laurel            30 rooms  
Acacia            16 rooms

Total Rooms:    46

RAD:              \$500,000  
DAP:              \$55.07

Room size excluding en-suite            16 sq m

#### Quality and Condition

All rooms are interior designed brand new with carpeted floors, spacious en-suites and 9-foot ceilings. They have large windows providing lots of natural light and which are low enough to allow good views of the gardens and courtyards when resting.

#### Furniture and Fittings

These are of good quality and are designed specifically for aged care and include:

- Hi-Lo beds fitted with pressure relieving mattresses.
- Bedside table with 3 drawers, including one lockable for personal possessions.
- An over bed table for reading, games, meals.
- A comfortable armchair for residents and visitors with provision for the resident to bring in their own armchair.
- A fitted double wardrobe and dresser unit with overhead storage and drawers for clothing.
- A bench area above the dresser unit.

#### Amenity

These rooms offer a wide range of features to enhance the amenity for residents including:

- Custom made blinds for privacy and screening. Hydronic heating and central cooling with individual controls to regulate the room temperature for comfort and warmth.
- Good lighting in the en-suites to ensure a safe environment at all times of the day and night.
- Good quality lighting and light fittings.

## Common Areas

All common areas at Yallambee have cooling and heating to provide maximum resident comfort.

There are 30 rooms in this room type and they are located within the Laurel wing, each with the following common areas:

### Dining Area (2 of) [45 sq metres]:

These are light and bright with garden views and dining tables covered with table cloths to provide a homely environment. The dining chairs have arm rests and offer support and comfort for residents. A dedicated servery area is used to deliver meals to individual tastes and dietary needs.

### Lounge Area (2 of) [72 sq metres]:

These are comfortable restful spaces with attractive fabric covered chairs and sofas. There is a side cabinet which is a feature and has a music system and a large screen television for a range of programs including news, sporting events and movies beside the feature fireplace.

There are a number of other sitting rooms within the wing, and other common areas in the facility that are also accessible for residents in these wings including:

**An Activities area** [48 sq metres]: where a range of interesting activities are available for enjoyment and entertainment.

**A Café** [48 sq metres]: with seating at tables and chairs for 30 people for meals, snacks and gifts. There is an adjoining outdoor undercover terrace area [57 sq metres] with additional seating overlooking an attractive courtyard water garden.

Large **Activity/entertainment area** [115 sq metres]: where a range of entertainment and activities is organised for residents' enjoyment.

Access to a number of courtyard garden areas and undercover porches for all weather outdoor activities.

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