

# Key Features Statement

November - December 2025

**Lemongrove Gardens**

Residential aged care

32 Gascoigne Street, Penrith

## Common areas

### Dining Room

Located adjacent to the lower lounge area with direct access to outdoors.

### Lounge areas

The lower lounge has a large flat screen television, stereo and access to a large paved covered terrace. The upper lounge overlooks the lower lounge area and has a pool table and library corner.

### Courtyard areas

The central courtyard has landscaped gardens, raised garden beds, BBQ and a children's playground.

### Laundries

Small washing machines are on-site for residents to do their personal laundry. Otherwise, laundry is cleaned off-site at the Anglicare laundry facility.

### Clinic / Treatment rooms

Located on the ground floor.

### Hairdressing salon

Purpose-built hairdressing salon located on the first floor. Services include a fee.

## Private rooms

One resident per room  
Single electric bed  
Bed coverings, sheets, pillows and bedspread  
Bedside table with over-bed table  
Built-in cabinetry, wardrobe and cupboard  
Air conditioning  
Wall-mounted SMART TV  
Windows with blinds or curtains  
Emergency call button

### Ensuite bathroom

Tile or vinyl flooring  
Wheelchair accessible with grip rails  
Mirrored wall cabinet  
Emergency call button

## Bonus Anglicare services

Choice of main meal with lunch  
Moulded food for pureed diets  
Wi-Fi internet  
Resident & family communication app  
Tovertafel: interactive games for residents with cognitive challenges  
iPads/Tablets  
Wall-mounted SMART TV  
Evoke® TV & Radio channels available in residents' room  
Church to you  
On-site chaplain and pastoral carers

## Complimentary services for limited time only\*

Hot cooked breakfast daily  
Choice of main meal at dinner  
Choice of a glass of wine or beer with lunch  
Order and apply labels to residents' clothing

Happy hour (weekly)  
Bus outings - Cost of transport is complimentary. Additional costs for meals, event ticket or entry fees will be charged

\*These services will be provided free of charge for new residents until Anglicare introduces higher everyday living services (Everyday Plus) in 2026. The complimentary services may become part of Everyday Plus services offering. Before this change, residents will receive further details about the Everyday Plus services available, including the associated Higher Everyday Living Fees.

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## Pricing

Room type	No. of rooms	Size (m <sup>2</sup> )	Description
A	53	21.3	Standard private room with private ensuite
B	6	28	Larger private room with private ensuite

### Payment options

Residents can choose to pay for their accommodation by a refundable accommodation deposit (RAD), a daily accommodation payment (DAP), or a combination of both.

A RAD is paid as a lump sum amount. A DAP accrues daily and is paid periodically, for example fortnightly.

A combination payment includes both a partial lump sum (RAD) and daily payments (DAP).

Where a resident doesn't pay the RAD in full, they can elect to have their DAP deducted from their deposit. Where this occurs, the amount of DAP will gradually increase as their deposit decreases. As the RAD deposit decreases, the resident may be required to make a further deposit if the deductions are to continue.

Room type	Aged care pricing commissioner approved*	Maximum refundable accommodation deposit (RAD)	Maximum daily accommodation payment (DAP)	10% RAD	90% DAP
A	N/A	\$570,000	\$118.84	\$57,000	\$106.96
B	N/A	\$570,000	\$118.84	\$57,000	\$106.96

\*Applicable to accommodation valued over \$758,000