

Key Features Statement

October – December 2026

Woodberry
Residential aged care
129 Lanhams Road, Winston Hills

Shared spaces

- Café* – opens out to a large deck and has a lounge and fireplace.
- Multipurpose activities room and chapel.
- Hairdressing salon*.
- Laundry service is provided, along with a fully equipped laundry facility for residents to use.
- Outdoors – a covered alfresco area with BBQ facilities and vegetable garden.
- 24/7 nurses' station.
- Dining – a large central dining area.
- Lounge and sitting areas – lounge areas include large flat-screen television. Includes a kitchenette, reading nook and computer kiosk.
- Physiotherapy room.

Private rooms

- One resident per room.
- Single electric bed.
- Bed, mattress, sheets, pillows and bedspread.
- Upholstered armchair.
- Lockable bedside table and over-bed table.
- Built-in wardrobe, lockable drawer and display shelving.
- Windows with a mix of blinds and curtains.
- Emergency call buttons.
- Air conditioning.

Ensuite bathroom

- Vanity with bench space and storage.
- Vinyl flooring and tiled walls.
- Wheelchair accessible with grip rails.
- Emergency call button.

**Services incur a fee*

Anglicare's Bonus Services

The following Bonus Services are provided at no extra cost. These are additional to what is required by providers as part of Standard Services under the Aged Care Act 2024.

- ✓ Choice of main meal with lunch.
- ✓ Eggs with breakfast.
- ✓ Dessert with dinner.**
- ✓ Moulded food for pureed diets.
- ✓ Wi-fi usage.
- ✓ Communication app.
- ✓ Wall-mounted SMART TV in private room.
- ✓ Foxtel available in several lounge areas.
- ✓ iPads/tablets.
- ✓ Resident gym.
- ✓ Resident library.
- ✓ Evoke®TV & Radio.
- ✓ Church to You.
- ✓ Chaplain and pastoral care.

*** Under the Act providers are required to offer dessert with lunch or dinner. Anglicare provides dessert with lunch and dinner.*

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Pricing

Room type	No. of rooms	Size (m ²)	Description
A	58	18.5	Single private room with private ensuite
B	21	20.3	Single private room with private ensuite and view
C	17	23.3	Larger private room with private ensuite
D	11	30.8	Largest private room with private ensuite and balcony
E	9	30.8	Largest private room with private ensuite, balcony and view

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).
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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	\$650,000	\$151.55	\$65,000	\$136.39
B	N/A	\$690,000	\$160.87	\$69,000	\$144.79
C	N/A	\$710,000	\$165.54	\$71,000	\$148.98
D	N/A	\$758,000	\$176.73	\$75,800	\$159.06
E	N/A	\$758,000	\$176.73	\$75,800	\$159.06

*Applicable to accommodation valued over \$789,686