

# Key Features Statement

November - December 2025

Mary Andrews

Residential aged care

52a Tavistock Road, South Hurstville

## Common areas

### Activities/Dining room

Combined dining and activity room is centrally located on the ground floor and used for meals and large group activities. An accessible bathroom with call buttons is nearby.

### Chapel

The small chapel is on the ground floor, seats 25 and has an organ.

### Clinic

Private consultation rooms are on the ground floor.

### Common room

Has access to the outside terrace with BBQ facilities. The multipurpose room is available to be booked for private family events.

### Hairdressing salon

Fully-equipped salon located on the ground floor. Services include a fee.

### Laundries

Laundry is done by staff at the on-site commercial laundry. Each level has a fully-equipped laundry for resident use.

### Lounge and sitting areas

The large central lounge area has a flatscreen TV, DVDs, books and games.

### Outdoor areas

Landscaped gardens and walking paths surround the home with a shaded terrace.

## Private rooms

One resident per room  
Single electric bed  
Wall-mounted SMART TV  
Bed coverings, sheets, pillows and bed spread  
Built-in wardrobe and cupboard  
Air conditioning  
Windows with curtains and screens  
Emergency call button

### Ensuite bathroom

Wheelchair accessible with handrails  
Vanity with storage  
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 people requiring cognitive improvement  
iPads/Tablets  
Wall-mounted SMART TV  
Evoke® TV & Radio channels available in residents' room  
On-site gym/physiotherapy 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 (monthly)  
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	27	28.8	Standard private room with private ensuite
B	11	28.7	Standard private room with private ensuite and private balcony
C	12	39.74	Larger private room with private ensuite and private balcony

### 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	\$700,000	\$145.95	\$70,000	\$131.35
B	N/A	\$750,000	\$156.37	\$75,000	\$140.73
C	N/A	\$758,000	\$158.04	\$75,800	\$142.23

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