



WARRAWEE

COMMUNITY

Version: 20 March 2024



BENTLEIGH | BENTLEIGH EAST | BRIGHTON EAST | CARNEGIE | CAULFIELD | ELSTERNWICK | GARDENVALE | GLEN HUNTLY | MCKINNON | MURRUMBEENA | ORMOND | ST KILDA EAST

GLEN EIRA
CITY COUNCIL



WELCOME HOME

Set amidst beautiful gardens and buildings,
Warrawee Community has a range of accommodation choices
to suit both low and high care residents.

Warrawee can cater for 90 residents in single rooms
with private ensuites.

Located on Centre Road in Bentleigh East, Warrawee is close
to shops and a range of transport options.

Residents can become involved in a variety of regular scheduled
outings and activities through Warrawee's strong community ties
with local events and services.

THE WARRAWEE DIFFERENCE

Living life to the fullest

Warrawee epitomises community living. Its thoughtful design philosophy offers a home-like environment comprising six single storey houses surrounded by lush gardens and grounds.

The community is made up of 90 beautifully appointed single rooms featuring a bedroom with ensuite.

With options to suit all lifestyle needs, Warrawee provides peace of mind for its residents whatever care level they choose.



“

I LOVE THE FREEDOM TO
ENJOY THE GARDENS —
IT FEELS LIKE HOME.

Gwen Tarrant Resident

SERVICES

SERVICES AVAILABLE AT NO ADDITIONAL COST

CARE



- Basic physiotherapy
- Pain consultant and management
- Dietician
- Incontinence adviser
- Palliative care team
- Pastoral care
- Wound consultant and management

FOOD



- Chef-prepared meals cooked onsite and fresh daily
- Rotating menu with a variety of meal choices
- Catering for special dietary requirements

ACTIVITY



- Individual activity programs
- Group entertainment
- Community events and celebrations
- IT for seniors program
- Monthly ecumenical services

TRANSPORT



- Wheelchair accessible transport available
- An eight-seater van available for scheduled outings
- Taxis can be arranged at reception

OPTIONAL SERVICES OFFERED AT ADDITIONAL COST

EXTRAS



- Podiatry
- Physiotherapy (advanced care program)
- Mobile x-ray
- Individual activity programs
- Hairdresser
- Massage therapy
- Beauty therapy
- Cable/pay television
- Telephone services

RELAXING



“

**THERE ARE SO MANY THINGS
TO DO AT WARRAWEE —
LIFE'S GOOD.**

Lily Huang Resident



It's all about enjoying the lifestyle at Warrawee. Whether you want to join in group activities or prefer to just take life as it comes, there's something for everyone here, regardless of the level of care you might need.

The hub of the community is House Three, the central area in the development that all residents have access to. Here you'll find a cafe, hairdresser and a range of activity rooms to meet up with friends or just sit and relax and read a book. There's also a courtyard to enjoy the sun and visit with family.

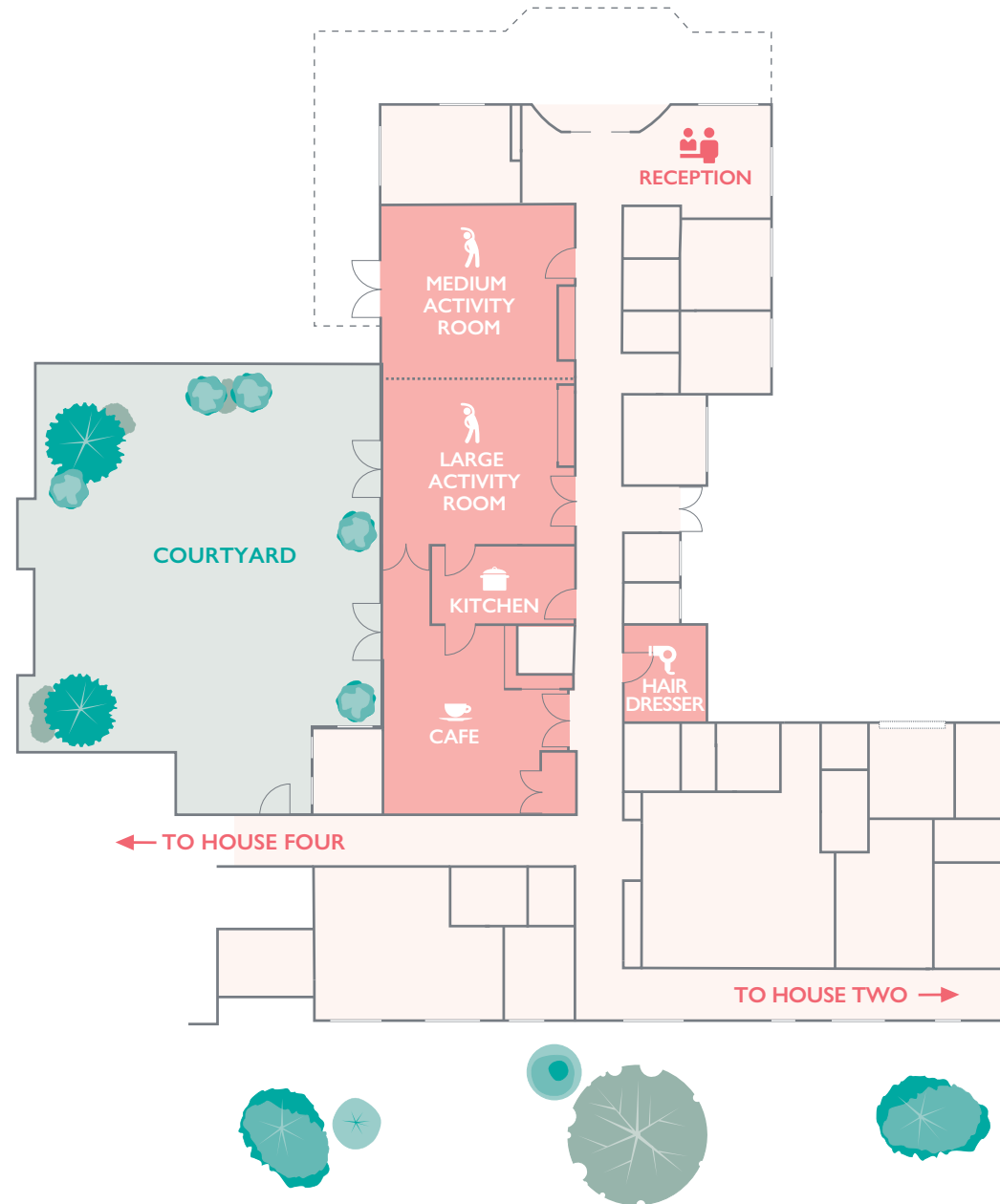
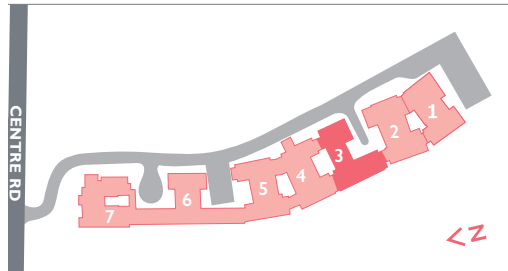
You'll find there's always something going on at Warrawee. It's a superb lifestyle choice.



ENJOY EVERY MOMENT

ADMINISTRATION

HOUSE THREE



ACCOMMODATION OPTIONS

HOUSES ONE AND TWO

These houses offer the same amenities and have a large lounge/library complete with a gas log fire and mantel for a true homely feel. There's also a flat screen television and DVD player. The dining room seats 15 residents and has access to a peaceful internal courtyard garden, paved walkways and barbecue facilities as well as shaded seating areas.

The spacious, carpeted rooms all have a private ensuite and include a built-in wardrobe, entertainment unit and a bedside unit with a lockable valuables drawer.

For the ultimate in comfort, all rooms are hydronically heated and air-conditioned and come complete with a hi/lo bed and comfortable lounge chair with electric lift capabilities.



DETAILS

Accommodation

Single

Occupancy

One

Bathroom

Private ensuite

Suite size

17.3 sqm

PAYMENT OPTIONS

Maximum Refundable Accommodation Deposit (RAD)

\$475,000

Daily Accommodation Payment (DAP)

\$108.53

COMBINATION PAYMENT

50 per cent RAD

\$237,500

50 per cent DAP

\$54.27

PAYMENT

Residents can choose to pay for their accommodation by a refundable accommodation deposit; a daily accommodation payment; or a combination of both.

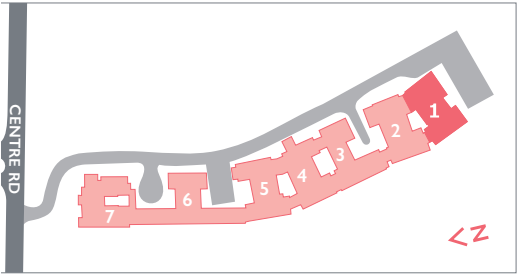
A refundable accommodation deposit is paid as a lump sum amount. A daily accommodation payment accrues daily and is paid periodically, for example, monthly. A combination payment includes both a partial lump sum and a daily accommodation payment.

A daily care fee of \$61.96 is charged to all residents in aged care facilities in Victoria.

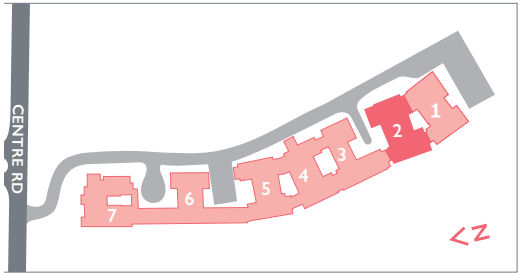




FLOOR PLAN
HOUSE ONE



FLOOR PLAN
HOUSE TWO







“

**I'VE MADE SUCH GOOD FRIENDS
THAT ARE ALWAYS AROUND
FOR A LAUGH**

Paul Reik Resident

ACCOMMODATION OPTIONS

HOUSES FOUR AND FIVE

Houses Four and Five both offer the same features including a large lounge/library with flat screen television and DVD player as well as a cosy gas log fire and mantel. The dining room seats 15 people and has access to an internal courtyard garden, paved walkways and barbecue facilities and shaded seating areas.

There's also a well-equipped gym for those wanting to stay active, with supervised resident usage.

The spacious, carpeted rooms all have a private ensuite and include a built-in wardrobe, entertainment unit and a bedside unit with a lockable valuables drawer.

For the ultimate in comfort, all rooms are hydronically heated and air-conditioned and come complete with a hi/lo bed and comfortable lounge chair with electric lift capabilities.



DETAILS

Accommodation

Single

Occupancy

One

Bathroom

Private ensuite

Suite size

17.34 sqm

PAYMENT OPTIONS

Maximum Refundable Accommodation Deposit (RAD)

\$525,000

Daily Accommodation Payment (DAP)

\$119.96

COMBINATION PAYMENT

50 per cent RAD

\$262,500

50 per cent DAP

\$59.98

PAYMENT

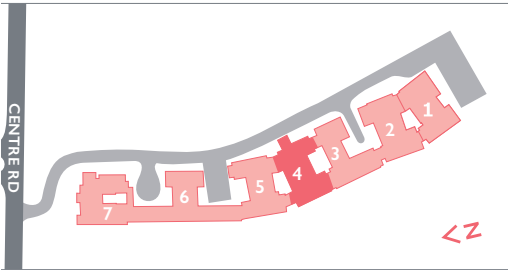
Residents can choose to pay for their accommodation by a refundable accommodation deposit; a daily accommodation payment; or a combination of both.

A refundable accommodation deposit is paid as a lump sum amount. A daily accommodation payment accrues daily and is paid periodically, for example, monthly. A combination payment includes both a partial lump sum and a daily accommodation payment.

A daily care fee of \$61.96 is charged to all residents in aged care facilities in Victoria.



FLOOR PLAN
HOUSE FOUR



FLOOR PLAN
HOUSE FIVE





ACCOMMODATION OPTIONS

HOUSE SIX

Featuring a large lounge with flat screen television and DVD player, this house has an intimate dining room for 15 people with access to an outside patio, paved walkways, barbecue facilities and shaded seating. There's also a private dining room available for use by residents and their guests.

The rooms in this house are all spacious and fully-furnished, with a sitting area. They include an in-room dining area, lounge chair and visitors' chairs.

The bedroom area comes with a built-in wardrobe and bedside unit with a lockable valuables drawer.

You'll be able to beat the heat and the cold with individually controlled air-conditioning and hydronic heating and relax in a hi/lo bed fitted with an overhead hoist tracking system.

More like a little house, each room has its own individually fenced garden area with seating.



DETAILS

Accommodation

Single

Occupancy

One

Bathroom

Private ensuite

Suite size

26.65 sqm

PAYMENT OPTIONS

Maximum Refundable Accommodation Deposit (RAD)

\$550,000

Daily Accommodation Payment (DAP)

\$125.67

COMBINATION PAYMENT

50 per cent RAD

\$275,000

50 per cent DAP

\$62.84

PAYMENT

Residents can choose to pay for their accommodation by a refundable accommodation deposit; a daily accommodation payment; or a combination of both.

A refundable accommodation deposit is paid as a lump sum amount. A daily accommodation payment accrues daily and is paid periodically, for example, monthly. A combination payment includes both a partial lump sum and a daily accommodation payment.

A daily care fee of \$61.96 is charged to all residents in aged care facilities in Victoria.



HOUSE SIX





A close-up portrait of an older man with a friendly expression, looking slightly off-camera. He has dark, wavy hair and visible wrinkles on his forehead and around his eyes. He is wearing a blue and white plaid shirt. The background is a soft-focus view of a building with many windows, suggesting an urban or residential setting.

“

**MOVING TO WARRAWEE
WAS ONE OF THE BEST
DECISIONS I'VE MADE.**

Roger Machale Resident

ACCOMMODATION OPTIONS

HOUSE SEVEN

Featuring a large lounge with flat screen television and DVD player, House Seven also has an additional lounge/activity room with sensory stimulating activities that utilise projectors, aromatherapy and fibre optic lighting.

Entry to the beautiful rose garden is off the spacious dining room and there is also an internal courtyard garden with shaded seating and paved walkways to stroll along.

All of the good-sized rooms are carpeted with private ensuites. There is a built-in wardrobe, entertainment unit and bedside unit with a lockable valuables drawer. These rooms also feature either floor to ceiling windows or a wall of windows with a French door to an internal courtyard.

You'll be able to beat the heat and the cold with individually controlled air-conditioning and hydronic heating. Sleeping will be easy in a hi/lo bed fitted with an overhead hoist tracking system. There's also a comfortable lounge chair with electric lift capabilities.



DETAILS

Accommodation

Single

Occupancy

One

Bathroom

Private ensuite

Suite size

12.3 sqm

PAYMENT OPTIONS

Maximum Refundable Accommodation Deposit (RAD)

\$375,000

Daily Accommodation Payment (DAP)

\$85.68

COMBINATION PAYMENT

50 per cent RAD

\$187,500

50 per cent DAP

\$42.84

PAYMENT

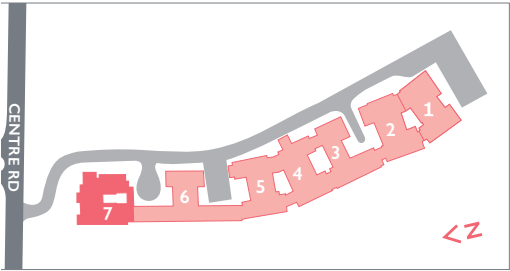
Residents can choose to pay for their accommodation by a refundable accommodation deposit; a daily accommodation payment; or a combination of both.

A refundable accommodation deposit is paid as a lump sum amount. A daily accommodation payment accrues daily and is paid periodically, for example, monthly. A combination payment includes both a partial lump sum and a daily accommodation payment.

A daily care fee of \$61.96 is charged to all residents in aged care facilities in Victoria.



FLOOR PLAN
HOUSE SEVEN
















LOCATION

WARRAWEE COMMUNITY

854a Centre Road
Bentleigh East, 3165
(Melway ref: 78 B2)

PLACES OF INTEREST

-  Warrawee Community
-  1 Coles Bentleigh
-  2 Bentleigh RSL
-  3 Bentleigh Library
-  4 Bentleigh Senior Citizen Centre
-  5 Glen Eira Sports and Recreation Centre
-  6 Moorabbin Hospital
-  7 King George VI Memorial Reserve
-  8 Centenary Park
-  9 Local Shops
-  10 Yarra Yarra Golf Club
-  11 Woolworths Oakleigh South
-  12 Moorleigh Community Village



“

MY PARTNER AND I MOVED INTO
WARRAWEE THREE YEARS AGO
AND HAVE NEVER LOOKED BACK.

Mary Slater Resident



PEACEFUL

WARRAWEE COMMUNITY

854a Centre Road
Bentleigh East, 3165
(Melway ref: 78 B2)

P 9570 2211

F 9570 2132

E warrawee@gleneira.vic.gov.au

gleneira.vic.gov.au/Community-services/Aged-and-seniors/Aged-care-facilities

WARRAWEE

COMMUNITY