



INFORMATION GUIDE

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BRAND NEW
APARTMENTS
NOW AVAILABLE
FROM
\$199,000

*"Easy, affordable retirement living
in the heart of historic Berwick."*



Berwick Brae Village

670-690 Princes Highway, Berwick

BerwickBrae



Village

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1. Introduction

Berwick Brae is an affordable relaxed retirement village set amongst beautiful gardens with stunning panoramic views.

The village has a quiet rural ambiance, set on nine acres with the thirty-nine hectare Wilson Botanic Park located on its boundaries, to which residents have direct access.

Berwick Brae is just an 8 minute leisurely stroll to the charming township of Berwick, which caters well for our community with supermarkets, professional and medical services, banks, boutiques, antique stores, churches of all denominations, restaurants and tea rooms.

Leave the car at home, public transport is within close proximity to the village and very accessible with regular services to the city and various country areas. Berwick Brae also provides a regular bus service to Berwick Township and Fountain Gate Shopping Centre, offering door to door service.

The village offers 1 and 2 bedroom independent living units each featuring their own garage and private backyard.

Berwick Brae Village is committed to providing a private, caring and secure environment with an emphasis on quality lifestyle and community involvement for all residents and their families.

Contact [Arlene](#) on 03 9707 1261 or 0449 767 487 to see how you can make Berwick Brae your new home.

An exciting
new apartment
complex has now
been completed
at Berwick
Brae, offering
10 independent
living apartments
for sale.



2. Lifestyle

Take advantage of our very special backyard “Wilson Botanic Park” that borders on two boundaries of Berwick Brae Village. The park is situated on 39 hectares of beautiful native and exotic gardens with lakes, picnic areas with BBQ’s, children’s playgrounds, an amphitheatre, lookouts and walking tracks.

The charming Berwick Brae community centre (built in 1884) is the social hub of the village. It has an abundance of features and activities on offer to all residents:

- Dining room
- Hairdressing salon
- Craft room
- Kitchen
- Library / computer room
- Consultation Rooms - Podiatry, Physiotherapy & Reflexology
- Lounges
- Billiard room with full size table
- Indoor carpet bowls
- Table tennis
- Darts
- Chess
- Scrabble
- Cards
- Outdoor bowling green
- Barbeque area and children’s playground

The community centre is also available for residents use for private functions.

With limited apartments available, now is the best time to make Berwick Brae your new home.



The Social Committee organises many events and functions for the residents enjoyment i.e. theatre and movie outings, coach trips, bingo, happy hours, fashion parades, guest speakers, BBQ’s, plus much more.

The Craft Club meets on a weekly basis and produces many beautiful items that residents can purchase. They also hold markets within the village throughout the year supporting many local charity groups and the Royal Children’s Hospital.

For those interested in gardening you may wish to attend our Garden Club that organises guest speakers, demonstrations and bus trips.

Each unit and apartment receives a monthly newsletter which keeps residents up-to-date with village news and events, and any other news of interest.





3. Location

Berwick is situated at the foothills of the beautiful Dandenong Ranges, hence the beauty of the foliage & the many Oaks, Elms, Cypress and Gum trees in the area. The town of Berwick is steeped in history with many historical buildings and monuments dating back to the 1850's.

The bustling Berwick Township is a short eight minute stroll from Berwick Brae. The township services the local community with:

- 2 supermarkets
- bakeries
- boutique, antique and furniture retailers
- professional and medical services
- a vast selection of restaurants & cafes

Westfield Fountain Gate Shopping Centre and the Casey Lifestyle Precinct are only four minutes drive away, where you will find all the major retailers and plenty of specialty stores, along with many services and destinations for you to enjoy.

The Berwick Bowling Club, churches of all denominations, Berwick Senior Citizen's Club, Berwick RSL, Berwick Bridge Club, Arc Swimming Centre plus many more clubs and recreational facilities are all within a 3 km radius of Berwick Brae Village.

The Old Cheese Factory is only 4 kms away, where the monthly Casey Farmer's Market is held, supplying the best in local produce, crafts and assorted specialties.

Doctors surgeries, medical specialists, dentists and the St John of God Private Hospital are all within walking distance from Berwick Brae Village. The Casey Public Hospital Emergency ward operates 24 hours a day, seven days a week and is located approximately 1.5 km from the Village.

There is a regular bus service near the entrance of Berwick Brae Village that goes to Berwick Township, Fountain Gate, Berwick Railway Station, Dandenong, Cranbourne, Pakenham and Hampton Park. The Berwick railway station is situated approximately 1km from the village with regular country and city services operating daily.

Berwick Brae also has its own private bus service to Berwick Township and Fountain Gate shopping centre. Our driver will drop you door to door and personally deliver your shopping to your unit on your return.





- 30 minute drive from the city of Melbourne via the Monash Freeway
- Close and easy access to the Mornington Peninsula & Gippsland via public transport or private vehicle
- The new Eastlink allows easy access to Frankston, Ringwood & Doncaster in around 15-30 minutes drive





4. History

The historical township of Berwick, with its shaded and charming main street, creates the illusion of it having been magically moved from its sister city Berwick Upon Tweed on the English-Scottish border.

The township of Berwick is steeped in history and has many historical buildings and monuments that date back to the late 1850's:

The Presbyterian Church	1857
Berwick Mechanics Institute Free Library	1862
Church of England	1863
Ye Berwick Inn	1863
The Old Post Office & Court House	1873
Berwick Primary School	1886
The Church of Christ	1886
St. Margaret's School	1920

In 1854 brothers James & William Wilson purchased the land where Berwick Brae Village stands today. William Wilson used the site for farming and his son William Jnr developed the Wilson Park Section (39ha) as a Quarry for blue metal for the next 117 years. The heir to the estate, George Wilson, donated the quarry site to the shire of Berwick (now known as the City of Casey) in 1973 on the condition that it will retain

The township of Berwick is steeped in history with many historical buildings and monuments that date back to the late 1850's



and not sell the land, and to use it as parkland in perpetuity by the name of Wilson Park and to be maintained by the local council.

The Berwick Brae Village community centre is the original 76 square home of William Wilson Senior that was built in 1884, and today is the social hub of the village.

In 1982, Berwick Brae Retirement Village formally opened on the Wilson family's old farm.



The Old Post Office & Court House - 1873



Ye Berwick Inn - 1863



5. Berwick Brae Village - Site Plan







6. Brand New Apartments - Independent Living

Berwick Brae is now offering brand new spacious 1 and 2 bedroom independent living apartments for sale.

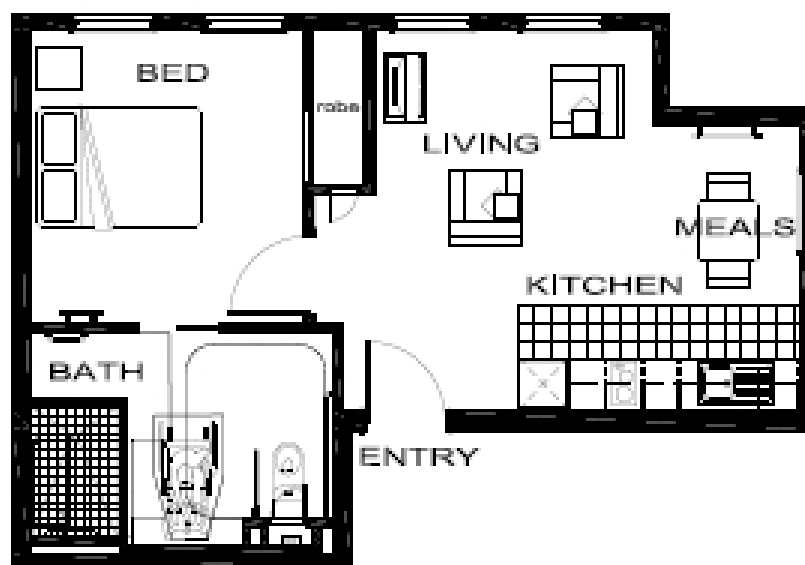
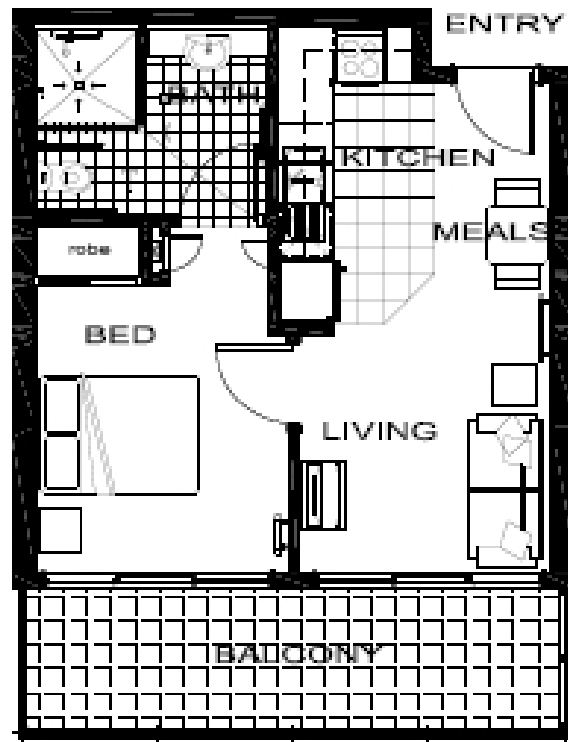
This exciting new complex features ten apartments (8 x one bedroom, 2 x two bedroom), along with a large common lounge area for all residents to enjoy. Each apartment has a fully equipped kitchen with your own oven, cooktop, rangehood and fridge/freezer. All apartments feature open plan living with high quality fixtures and fittings, built in robes, spacious bathrooms, carpet and tiling and a combined washing machine/dryer.

Some apartments even have their own private balcony to let you soak up the magnificent views!

These fabulous apartments are now complete and ready for you!

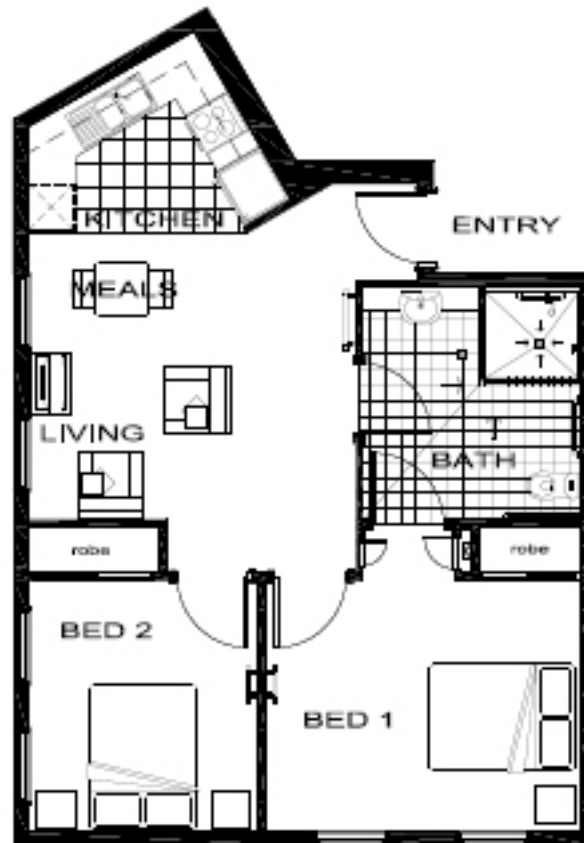


6.1. 1 Bedroom Apartments

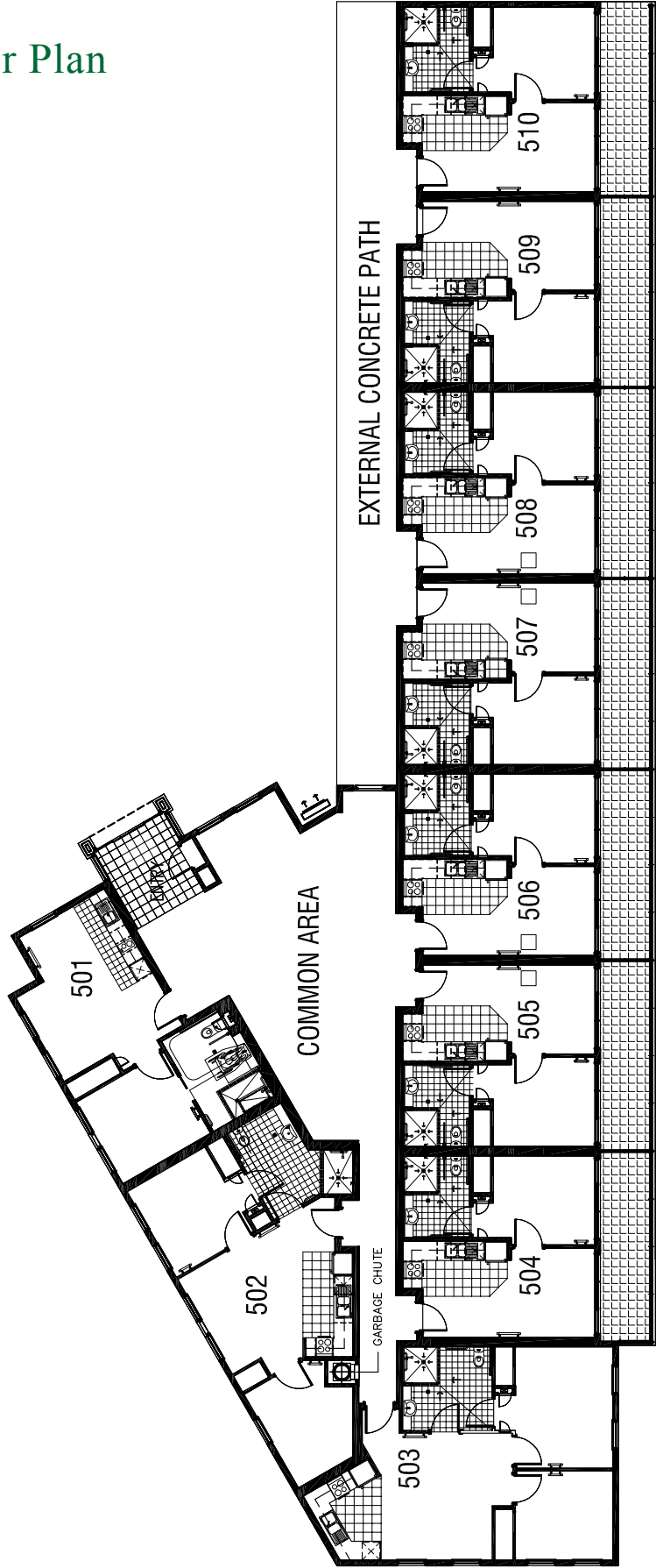




6.2. 2 Bedroom Apartments



6.3. Floor Plan



7. Brand New Apartments - Independent Living Schedule of Finishes

Kitchen

- Ceramic tile splashbacks between benchtop and underside of overhead cupboard
- Laminated underbench cupboards
- Laminated overhead cupboards
- Cupboards have white melamine internal lining and adjustable shelves
- Laminated bench tops
- Fridge cavity to be either plasterboard nib walls or joinery unit with overhead cupboard
- Double bowl sink with chrome flickmixer tap

Appliances

- Freestanding electric cooker with oven and 4 element hob
- Pull out rangehood, 600mm wide, ducted to outside
- Top mount full height fridge/freezer
- Laundry facility in each apartment equipped with front load washing machine/dryer

Bathrooms

- Water saver shower head adjustable on vertical rail with lift-off handset and flexi-hose
- Toilet suite to be vitreous china white ceramic bowl and ceramic cistern with grab rails
- Vanity unit with laminated bench top and semi recessed basin with chrome flick mixer tap
- Ceramic floor tiles
- Mirror above vanity
- Exhaust fan

Floors

- Carpet with underlay to bedroom, living/dining
- Aluminium angle trim abutting tiled areas
- Ceramic floor tiles on rubber underlay to kitchen and bathroom

Windows & Doors

- Entry door solid core and lever lockset with internal snib
- Internal doors to be semi solid flush panel frame with lever door handles
- Aluminium windows with locks
- Flyscreens to bedroom windows (excludes apartments 504 – 510)
- Aluminium sliding doors from bedroom and living areas leading out to balconies (apartments 504 – 510 only)



These superb apartments feature quality appliances, fixtures and fittings, open plan living and beautiful garden views.



Internal Walls & Ceilings

- Dividing walls between apartments and common areas to be to BCA standard for sound insulation
- Internal walls within apartments to be studwork with plasterboard

Painting

- Washable paint to all plasterboard finish walls throughout
- Flat paint finish to plasterboard ceilings
- Skirtings, architraves and doors painted

Hot Water, Heating & Air-conditioning

- Panel heating system* to the living area & bedroom/s
- Ceiling fan* to living area and bedroom
- Instant electric hot water units
- Common metering for water & individual metering for electricity
- Communal lounge area complete with air-conditioning and seating

Electrical

- Each apartment metered individually with circuit breaker in cupboard
- Smoke detector
- 1 x telephone point
- 1 x TV point
- Nurse call system
- Double power points throughout

Wardrobes

- Each bedroom to have full height wardrobe, minimum 500mm deep internally

Balconies (apartments 504 – 510 only)

- Aluminium slider unit
- Balconies to be set down

*** Optional Upgrade**

Purchasers have the option to upgrade to a split system air-conditioning unit to the living room and master bedroom of their unit, in lieu of the panel heating and ceiling fans as listed above. The additional cost of this is \$5,500.00 + GST.



8. Existing Units - Independent Living

Existing one and two bedroom spacious units are available at Berwick Brae Village. Each unit has its own garage, a privately fenced backyard, clothesline, front and rear security doors, flywire screens to all windows, floor coverings, drapes, light fittings, built in robes and 4 x emergency call buttons for your peace of mind.

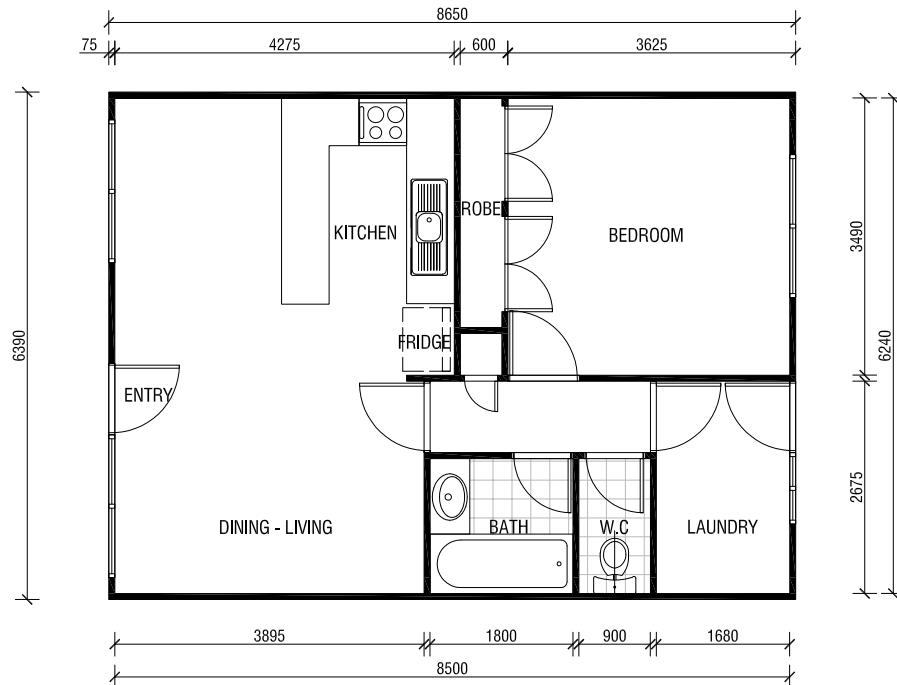
All units are wired to an emergency system that is monitored 24 hours per day by qualified staff members with Division II Nursing or Level 2 First Aid qualifications.

The service fee for Independent Living Units is currently \$ per calendar month.
This service fee covers the following:

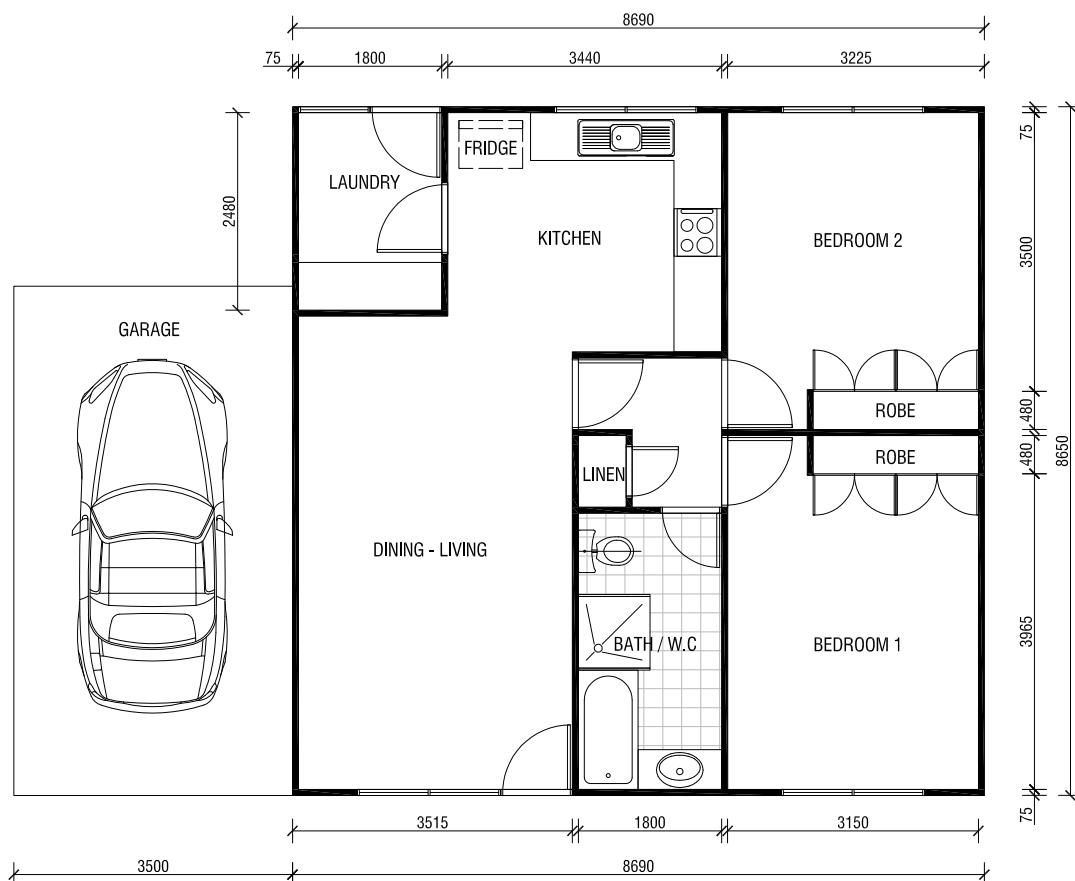
- Emergency call system – manned 24 hours per day
- Insurance (not including personal contents)
- Lawn mowing, front & back
- Full use of the Berwick Brae Bus Service
- Full use of Berwick Brae's facilities – Community Centre, BBQ, Bowls etc
- Public lighting
- Maintenance of all common buildings and grounds
- Administration



8.1 Typical 1 Bedroom Unit



8.2 Typical 2 Bedroom Unit



9. Buying/Leasing Information Loan

Loan Lease Agreement

Berwick Brae offers you, the prospective resident, the opportunity to purchase an independent living unit or apartment on a Loan Lease Agreement.

Pursuant to The Retirement Villages Act 1986, a statutory charge is automatically created over the whole retirement village land to secure the refund of the resident/s entry contribution.

The deferred management fee charge is 3% per year capped @ 10 years plus 50% of any capital gain on the sale of your unit or apartment.

Repayment of the Loan Lease Agreement is refunded to either the resident/s or his or hers legal personal representatives within fourteen days of Berwick Brae Village receiving full payment from a new resident/s.

To Purchase an Existing Unit

To reserve your chosen established unit we require a holding deposit of \$1,000.00.

Upon receipt of this deposit, an invoice/receipt will be issued to the purchaser and the acting solicitor after the compulsory three (3) day cooling off period expires.

To Purchase a Brand New Apartment

To purchase one of our brand new independent living apartments we require a \$1,000 deposit, with the balance payable upon settlement date.

Upon receipt of your \$1,000 deposit, an invoice/receipt will be issued to the purchaser and the acting solicitor after the compulsory three (3) day cooling off period expires.



Please Note: All relevant Government taxes, including any stamp duty payable, is the sole responsibility of the purchaser. Any figures stated in this document are for informational purposes only, and do not represent an offer or a contract of sale, or any part of a contract of sale document.

Contact

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Manager

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Display Office open

Monday-Friday: 9.00am to 3:30pm
or by appointment

670-690 Princes Highway
Berwick VIC 3806
(Next door to Wilson Botanic Park)
Melways Ref: Map 111 - B7

www.berwickbrae.com.au

Call today to
arrange a private
tour of Berwick
Brae!





“committed to
providing a private,
caring and secure
environment with
an emphasis on
quality, lifestyle
and community
involvement for all”

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