



*Independent living at*

# BannockburnGreen

A seniors residential rental village, ideal for over 55's

[www.BannockburnGreen.com.au](http://www.BannockburnGreen.com.au)

Leasing Agents



**Stockdale & Leggo Bannockburn**  
6 High Street Bannockburn Vic 3331 5281 4444

Nov 2021

# **Bannockburn Green**

## **A Seniors Residential Rental Village Ideal for Over 55's**

### **Welcome!**

Bannockburn Green has evolved from the vision of local builders Brad and Katrina Armstrong. They built high quality, practical homes and commercial projects around Bannockburn and Geelong for a number of years. In 2021 Bannockburn Green was sold to a local Geelong family who have continued Brad and Katrina's vision, ensuring Bannockburn Green remains a seniors residential village of choice in the local area.

Bannockburn Green is a place where people can downsize and reduce their burden of home maintenance in later life. A place which has become a community in itself. A place where neighbours look out for each other and all are secure in the knowledge that there will always be people around to support each other within the community.

Rather than the type of accommodation where large up-front fees are required, Bannockburn Green offers rental accommodation in a safe, friendly and affordable environment. This gives people the flexibility of paying a reasonable weekly rental and the ability to use the proceeds of any sale of their property as they see fit. There is always the potential for renting out your own property whilst you are renting at Bannockburn Green.

Please take the time to read through our brochure, if you have any questions and would like to investigate further please contact our local leasing agent:

**Stockdale & Leggo Bannockburn**

**03 5281 4444**

## Features & Benefits

### No upfront purchase costs

When you rent at Bannockburn Green, there are no upfront purchase costs as it is simply a rental agreement similar to a family renting a home while they are building.

### Long term lease available

You can choose how long you want to rent for. Minimum is twelve months. You will always be given the option of continuing on with your rental for as long as you wish.

### No council or water rates to pay

The owner of Bannockburn Green will pay all council and water rates freeing you from those costs and responsibilities.

### Common recreation facilities

There is a common room on site which is available to all tenants. You can come and go there as you wish, or depending on availability, you can book the room for a particular reason such as a family gathering. Each Tuesday morning the residents come together in the recreation room for morning tea!

### One and two bedroom units

Single bedroom or double bedroom units are available at Bannockburn Green. There are four (4) one bedroom units of around fifty five square metres (55m<sup>2</sup>) in size and ten (10) two bedroom units of around seventy eight square metres (78m<sup>2</sup>) in size.

### Suitable for singles or couples

All include full kitchen, bathroom/laundry facilities, heating and air conditioning, security doors, carport, clothes line and own low upkeep private open space.

### All units are 6 star energy rated

All units are 6 star energy rated and include double glazing, tank water to WC and laundry.

### One car park allotted per unit

Each individual unit is provided with an undercover carpark adjacent to the unit giving you the convenience of easy access to your vehicle when shopping etc.

### Outside lockup storage

Each unit is provided with an external lock-up storage cupboard suitable for items such as golf clubs, fishing rods and the like. The management will assist with holding brackets, hooks and/or shelving at their discretion.

### Walking distance to town centre and services

Within walking distance (200m), of the growing Bannockburn town centre.

Close access to Doctor, Dentist, Pharmacy, new Woolworths Supermarket, Hairdresser, Bendigo Bank, Hotel and other retailers, the new Bannockburn Library and Cultural Precinct,

Nearby is the Bowls club, Football and Netball clubs and Golden Plains community service centre.

### Residential Tenancies Act Protection

Your rights and responsibilities as a tenant are covered by the Residential Tenancies Act 1997. A booklet is provided by Consumer Affairs Victoria which summarises some of these rights and responsibilities.

### Fully Maintained Gardens, Buildings and Common Areas

Bannockburn Green management are responsible for maintenance of all gardens, buildings and common areas. You can simply relax and enjoy the facilities.



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