



Peninsula Grange

by Australian Unity

Welcome to Peninsula Grange

Imagine living in a private community where walking paths provide opportunities to enjoy manicured gardens and native flora at almost every corner and where landscaped wetlands are the centrepiece of your new community.

Welcome to Peninsula Grange, a brand new community available exclusively to over 55s.

While your surroundings at Peninsula Grange will be relaxing, your day need not be. You will be surprised by just how much you will be able to do here, which is why it is perfect for those who think retirement is a time for more than just putting your feet up.

Upon completion of the facilities you will be able to spend time at the clubhouse enjoying the gym, pool, business centre and more. Head outdoors and practice your bocce, bowls and golf skills or wander across to your local neighbourhood park where you can catch up with friends.

When you finally decide to venture outside of your new community, you will have all the conveniences of the Mornington Peninsula at your doorstep. Wineries, antique stores, beaches and golf courses are all just a short drive away and in Mornington, cafés, boutique shops and weekly markets are available at your doorstep.

With all of this to keep you busy, Peninsula Grange is definitely not for the retiring type.



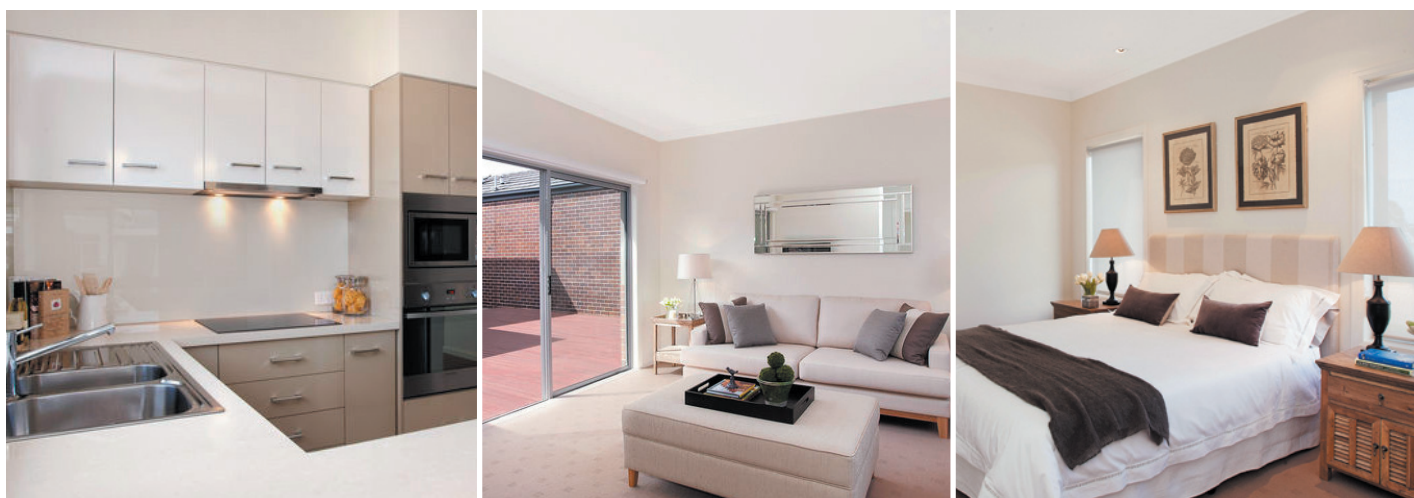
A magnificent achievement in design

The great deal of care and thought that has gone into creating the range of architecturally designed villas at Peninsula Grange is immediately obvious. It can be seen in the flexible and spacious layouts, the attention to the interior detail and the consideration and forethought regarding the location and orientation of each home within the community.

Functionality, adaptability and liveability form the foundations of every design. Living areas face north to capture sunlight. Zoned, quiet sleeping areas and spacious, private courtyards provide both separation and peace when required. Light filled rooms and premium quality household appliances make living brighter, easier and more luxurious.

A range of distinctive floor plans are available and include:

- 6-star energy rating
- Choice of 2-bedroom, 2-bedroom + study or 3-bedroom + study
- Single and double garage options
- Sunny, warm living spaces overlooking gardens
- High-speed internet access and cable TV
- Emergency call buttons
- Flexible layouts that maximise space



Personalise your home

A range of interior colour schemes are available when you buy off the plan. This gives you the opportunity to participate in the interior design, allowing your personality to be reflected in your home.

Distinctive neighbourhood

A mix of building materials such as brickwork and feature renders have been used to create timeless facades and a diverse and distinctive neighbourhood.

An environment designed to impress

Appropriate to our times, there's an extensive range of intelligent environmental systems and designs that make Peninsula Grange a leading example of a truly green village.

All homes have been thoughtfully designed with living areas facing north to make the most of the winter sun. In the summer, eaves screen direct sunlight from windows helping your home stay naturally cooler. The benefit for mankind is a reduced carbon footprint and for you, reduced energy bills.

Our smart environmental design extends to the vast open space that makes the Peninsula Grange landscape so spectacular. Established trees have been maintained and drought tolerant plants selected. Each drop of rain that falls on the village is recycled to keep the manicured gardens green.

Put more life into your lifestyle

Are you spending too many hours attending to gutters and lawns when you could be doing all of those things you never get around to? Then consider the extra time you could have if you made Peninsula Grange your new home.

If you're after a new hobby, you could take a short stroll to the clubhouse where you will discover a craft room, workshop and games room. There will also be a library so you can relax and catch up on that book you've been meaning to read.

From a putting green to a bowling green or bocce court, there will also be plenty of ways to enjoy the outdoors. At Peninsula Grange, getting from one activity to the next is easy, with the community connected by walking paths.

Close to home, you will also discover one of two neighbourhood parks. These have been designed with community in mind and provide a great opportunity to play host to your children and grandchildren or invite friends or neighbours for picnic.

Travel, guests and pets

If you're planning to travel, you can rest assured knowing that your home is secure and the Peninsula Grange staff will be on hand to look after things. With your spacious new home at Peninsula Grange you can comfortably invite your family or friends to visit. Pets are also welcome, with Village Manager's approval.

Mornington Peninsula

Country, coast, cafés, clubs and cellar doors.

Living at Peninsula Grange gives you easy access to all that Mornington has to offer including:

- Main Street shopping and café culture
- Local markets including the monthly Racecourse Market and the Main Street Market every Wednesday
- Numerous sporting clubs that cater for everyone's favourite hobby

Journey a bit further within the Mornington Peninsula and you will discover:

- Beautiful coastlines and quiet country roads in almost every direction
- Vineyards – over 50 cellar doors, including the famous Red Hill, Moorooduc, Dromana and Main Ridge estates
- Seaside villages and coastal towns like Flinders, Sorrento and Portsea
- Historic estates that date back to the days of the first settlers in 1803
- Numerous art and craft galleries
- National parks like Point Nepean, French Island and Greens Bush
- Endless dining options
- Formal and heritage gardens – Ashcombe Maze and Lavender Gardens, the Australian Garden at the Royal Botanic Gardens at Cranbourne and Heronswood Garden
- Golf courses - The Dunes, Moonah Links, St Andrews Beach and The National

Local clubs to join

- Mornington Golf Club (18 holes)
- Mornington Tennis Club
- Mornington Bowling Club
- Mornington RSL
- Mornington Yacht Club

Aged care support is nearby

A future aged care facility and wellbeing centre is proposed for the site. This may make the possibility of a future transition from independent to supported living both smooth and hassle free. There will be no major relocation to undertake and family and friends will be just a few seconds away.

Our heritage

Originally formed from the merger of two friendly societies, Manchester Unity Victoria (established in 1840) and the Australian Natives' Association Friendly Society (established in 1871), Australian Unity has a long history of looking after the wellbeing of Australians. A merger with Grand United Friendly Society in 2005 has further strengthened this.

Australian Unity is built on a foundation of mutual trust and dependability and we continue to hold these ideals strongly today. We offer strength that comes from diversity, with operations that span Retirement Living, Healthcare, Investments and Financial Planning.

Our resident benefits

As a diversified group, Australian Unity can offer our retirement village residents the following special product and service discounts:

- A 10% discount* on your Australian Unity health insurance premium when you choose to pay by direct debit
- Free financial seminars and an initial consultation with one of our experienced financial planners at Australian Unity Personal Financial Services

Call 13 29 39

* Inclusive of all other retail discounts and when payment is by direct debit. Excludes Healthy Travel Cover.

Our way of being

At Australian Unity Retirement Living enhancing resident wellbeing is at the heart of everything we do.

Our approach to village management involves working actively on maintaining a quality lifestyle for residents, offering support services for residents' health, providing an environment for personal growth, encouraging supportive relationships and interaction between neighbours and staff. We actively monitor village safety and encourage all our residents to feel part of the village community.

Peninsula Grange

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Come Home to Something Special®



Disclaimer: Australian Unity takes care to ensure that anybody considering becoming a resident at Peninsula Grange is informed of all relevant details. If you are interested in receiving more information about Peninsula Grange, please call 03 5975 5267 to arrange an appointment with our local Sales Consultant. Before signing any resident agreement to become a resident at Peninsula Grange, Australian Unity recommends that you discuss the agreement with your financial and legal advisers. Australian Unity is unable to provide you with any personal financial or legal advice. Note that some services are offered at an additional cost to the resident. Stock imagery used in this brochure may not be specific to Peninsula Grange. Actual units and the village may vary from the units and the village images shown in this publication. Australian Unity Retirement Living Services Limited ACN 085 317 595 Level 14, 114 Albert Road, South Melbourne, Victoria 3205.