



24 Kincumber Street, Kincumber

02 4369 8855

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

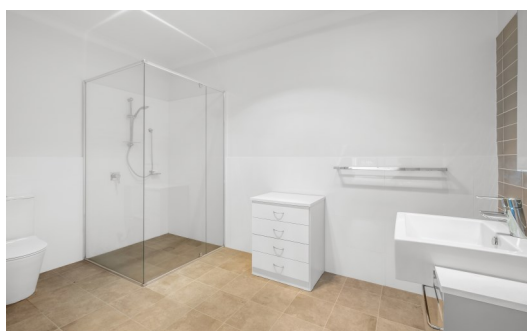
# RETIRE IN STYLE



**BOUTIQUE VILLAGE | 75 VILLAS | 24 APARTMENTS**

Waterford Retirement Village is a boutique style village, catering to the over 55's.

The Village is nestled in a pristine location, with the natural forest reserve of Kincumba Mountain as the backdrop. Many villas and apartments have diverse outlooks, some showcasing the neighbouring bushland, whilst others have un-spoilt views of Brisbane Water. Book your tour now by calling 02 4369 8855 or email [sales@waterfordrv.com.au](mailto:sales@waterfordrv.com.au).



**A PLACE  
TO CALL  
HOME**



Waterford Retirement Village | 24 Kincumber Street | Kincumber NSW 2251 | 02 4369 8855 | [sales@waterfordrv.com.au](mailto:sales@waterfordrv.com.au)

# LOCATION



Kincumber is the perfect retirement playground which is situated on the beautiful NSW Central Coast and only one hour's drive from Sydney.

Local shopping at your door step with easy access to all the necessities you require.

Coles Supermarket, Butcher and Green Grocer

Banking and Postal Services

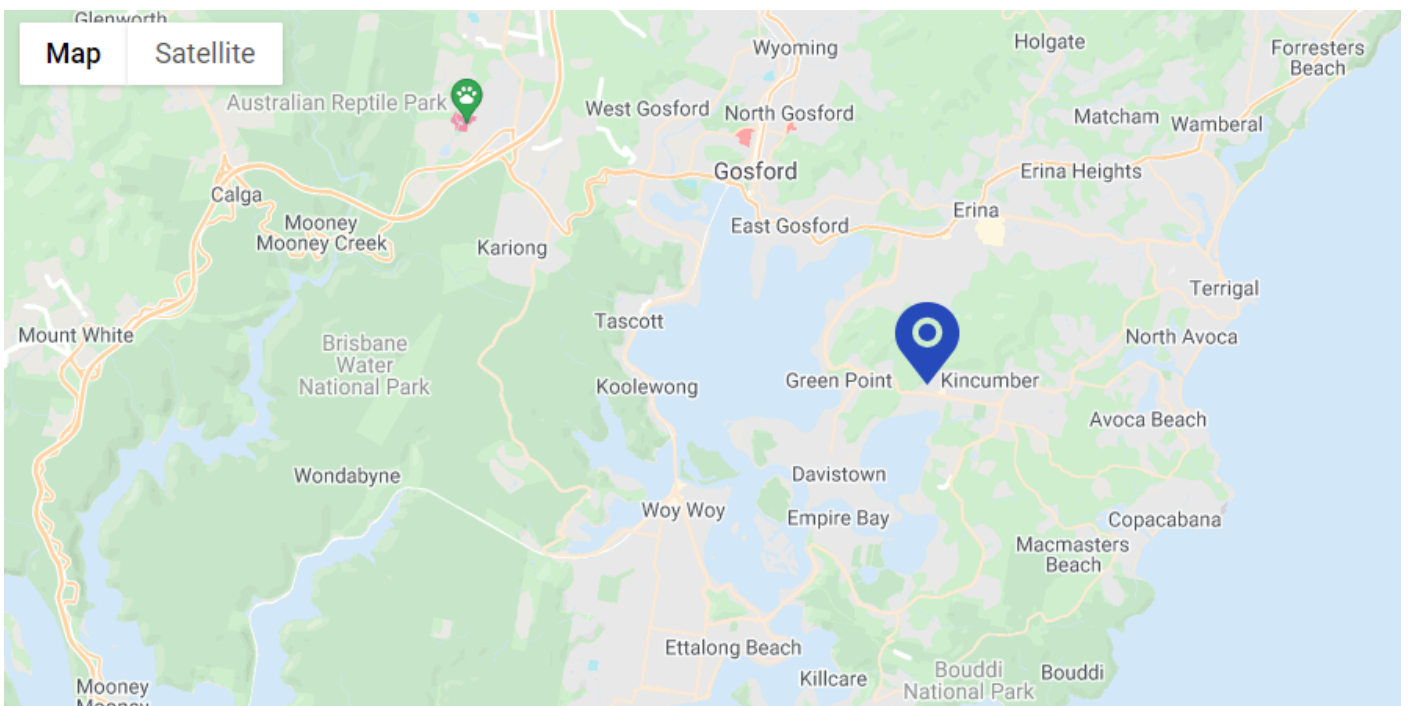
Medical and Dental Practitioners

Pharmacy

Cafes, Restaurant's and many more specialty shops

Erina Fair and popular beaches are 10 mins away travelling by car and bus.

The bus stop is located at our front door on Avoca Drive and travels to Gosford, Erina and Terrigal.





# VILLAGE FACILITIES



Katandra Lodge is the Hub for all village events.

If you like to stay active there are light impact exercise classes, a gymnasium or water aerobics in the indoor heated swimming pool. Our library has a great collection of fiction and non-fiction books, movies and games to keep you entertained. Choose to spend time in our billiards room or engage in our resident-social activities and outings.



Spoilt for choices, why not book a relaxing massage to optimise your energy levels, or indulge in our beauty salon with our professional stylists. Then experience a mouth watering meal in the Waterford Café for lunch. The choices are endless when retiring at Waterford.



**Facilities include:** Community Centre | \*On-site Café | Indoor Heated Swimming Pool  
Library & Lounge | Arts & Craft | Billiard and Darts Room | Gymnasium | \*Hair and Beauty  
Salon | \*Visiting Massage Therapist & Podiatrist | Village Bus | All units are fitted with Medical  
Alert System | Pet Friendly | Village Manager and Maintenance Manager on site

*\*Indicates additional services at an extra cost*

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# YOUR NEW HOME

Retiring at Waterford vibrant and gated community, will give you the freedom to fulfill the lifestyle you have always dreamed of. There are various choices of 1, 2- or 3-bedroom villas and apartments which provide different options to suit all.





# LIFESTYLE CHOICE

Living at Waterford Retirement Village is a lifestyle choice, one which can offer a safe and secure environment along with a supportive community network.

Some of the important things you may like to consider are,

- \* Security and Safety
- \* Living independently
- \* Staying socially engaged
- \* Close access to health services and shopping
- \* Maintenance Free Living
- \* Simplifying your life
- \* Reducing costs



No stamp duty is payable when purchasing your home at Waterford Retirement Village.

## MONTHLY RATES

Recurrent charges cover the costs of managing and maintaining the Village.

The monthly rate from 1st July, 2021 to 30th June, 2022 of \$601.30, will cover such items as:

- \* Council Rates: Land and Water
- \* Village insurance including your home
- \* Maintenance on your home
- \* Maintenance of Village gardens
- \* Use of all Village facilities
- \* 24 hour emergency call system

Information on our village is correct at the time of printing. You may have to pay a departure fee when you leave the village. You may have to share any capital gains received with the operator of the village.

