

Independent Living

AT ADELENE VILLAGE

Adelene





Welcome to Adelene Village

Wake up to birdsong and enjoy the tranquility
of your new home at Adelene Village.

Nestled in a gully, among the tranquil bushland of the NSW Central Coast, is a warm and welcoming community at Adelene Village. With stunning maintained grounds, a relaxed lifestyle and the support of our friendly team, you can relax with total confidence and freedom, having more time to enjoy the things you love.

Situated in the quiet Coastal suburb of Wyoming, our community boasts the perfect blend of an easily accessible coastline, convenient local facilities and stunning hinterland views. Adelene Village is just 150 metres from public transport and other local amenities, as well as just a four-minute drive to Wyoming Shopping Centre. The larger central retail hubs of Gosford and Erina are just ten minutes away.





Our Community

Embrace your retirement in a community where all the grinds of daily life are taken care of, giving you more time to do what you enjoy:



Home maintenance



Leafy, manicured grounds



On-site security



Village bus



Village nurse



Beauty room and hairdresser



Visiting podiatrist and physiotherapist



Visiting clergy



is there a PDF available?

Siteplan

Adelene

Inspection of units available on request
Phone 4325 3693



2 Bedroom Villa

1 Bedroom Apartment



Other configurations available



Discover your new home at Adelene Village

A boutique, close-knit community, Adelene Village comprises 16 one-bedroom apartments and 89 two-bedroom villas.

Each home includes generously sized open-plan living and dining areas, large windows for plenty of natural light and quality fixtures and fittings to ensure you can enjoy all the modern conveniences, as well as an emergency contact alarm in each villa and onsite evening security for your peace of mind. Many of our premium villas also feature generous outdoor entertaining areas and garages.

- Open-plan living and dining space
- Modern appliances and decor
- Reverse cycle air-conditioning
- Garage*
- Emergency call button
- Carpeted bedrooms and living room
- Outdoor deck*
- Built-in Robe (Master bedroom)
- Optional hobby garden
- Pet friendly**

*Premium villas only. **Conditions apply.



The Adelene Lifestyle

Whether you enjoy taking in the stunning nature of the Central Coast with our bushwalking club, keeping fit at an exercise class or simply enjoying the birdsong from the comfort of your verandah, there's always something happening at Adelene.

Adelene Club House

The Adelene Club House is a brand-new community hub exclusively for use by our residents. Whether it's a boardgame with the grandchildren, coffee with friends or cheering on your pick at the Melbourne Cup, it's the social heart of the village.



On-site
café



Communal
kitchen



On-site
library



Rotating schedule
of activities



Board games

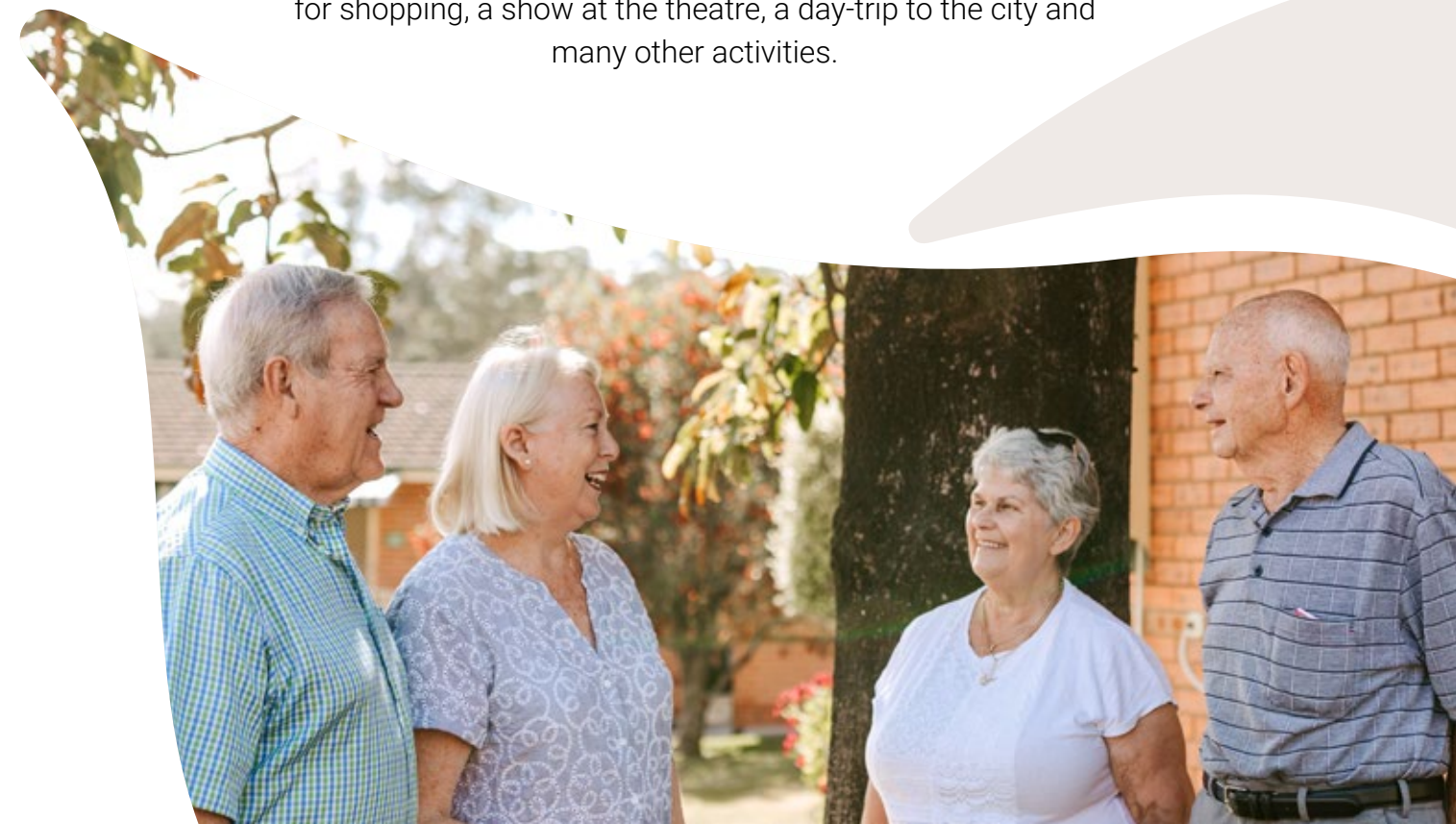


Private venue
for parties



Concerts and
performances

Our village bus is also available for our residents' exclusive use: for shopping, a show at the theatre, a day-trip to the city and many other activities.





FAQs

What is the history of Adelene Village?

Adelene Village opened in 1979. It was the vision of the late Gordon Leech MBE, who named it after his wife, the late Esma Adelene Leech.

How big is Adelene Village?

Adelene is a smaller sized village, located in a leafy part of Wyoming next to Rumbalara Reserve, and comprises 89 villas and 16 apartments.

What Governing Body Administers the village?

Adelene is regulated by the Retirement Villages Act 1999, Retirement Villages Regulation 2017 in NSW. NSW Fair Trading is the regulatory body that administers the regulations for Retirement Villages. Their website will provide useful information: www.fairtrading.nsw.gov.au or telephone 133 220.

Do I own my Apartment or Villa in Adelene Retirement Village?

We encourage our prospective Independent Living residents to understand the types of tenure offered by Retirement Villages.

At Adelene we enter a loan arrangement, where you pay an ingoing contribution in return for the right to occupy the premises. This arrangement allows you to live in the unit, but you do not own it or have a registered interest in it.

Loan arrangements are mainly offered by non-profit organisations or charity village operators.

You will pay a departure fee when you leave this village. For full terms and conditions please speak to our friendly staff.

Will I have to pay stamp duty on my home?

No, stamp duty does not apply to the purchase of your Adelene Village home.

Can family and friends stay overnight?

Of course they can. Your home at Adelene is no different than your current family home and we welcome visitors. However, there are rules and regulations which must be upheld.

Do residents pay council and water rates at Adelene?

No, council and water rates are paid by the operator from your monthly recurrent charge.

How do I sell my home?

When you permanently leave the village, we will sell your home for you. You are not required to pay any costs involved in selling your unit. Regulation around leaving the Village apply.

Does the monthly service fee cover maintenance within the apartment?

Ongoing fees are also known as recurrent charges for general services and are paid on a monthly basis. Repairs of the operator owned fixtures and fittings in your home are covered by the recurrent charge and our maintenance team will arrange repairs for you. These fees also cover village facilities, like village management, insurance fees and facilities such as grounds and gardens.

Are all homes air conditioned?

All villas and apartments have reverse cycle air-conditioning which performs both heating and cooling functions. Each home has its own self-managed system.

FAQs

Can I make minor design changes to my home after moving in?

You may add, remove or alter any fixtures and fittings, or renovate your premises, but only with our prior written approval which we will not unreasonably refuse. We may include reasonable conditions in our consent.

Will extended health care and services be available if the need arises?

If the need arises, our friendly staff can assist you to navigate the options in obtaining home care services. We also have residential aged care at our purpose built Adelene Court and beautiful Rumbalara House. Both of these facilities offer respite care as well.

How do I raise the alert if I need assistance?

All homes are equipped with a 24-hour emergency call system.

What vehicle parking is available for residents?

Garages are available, there is also designated visitor parking in the Village

Is public transport readily available?

Yes, public transport is 150 metres from the Village and bus timetables are available on request from reception. The village also has its own transport used by the residents for outings.

What amenities are nearby?

A pharmacy, takeaway and newsagent are just 150 metres away. Wyoming shopping village is a four minute drive away. The nearest shopping malls are at Gosford, approximately, 5 minute drive and Erina Fair about 15 minute drive.

Are pets allowed?

Yes, you can request to bring a small pet to Adelene Village. However, there are rules and regulations which must be upheld. A Pet Owner Agreement is to be signed by all residents with pets. This is designed to safeguard the interest of all residents.

Are there organised activities?

Yes, our Community Centre offers a wide range of optional activities.

What rights do I have?

Independent Living Village residents have rights and obligations that are set out in the Retirement Villages Act 1999, Retirement Villages Regulation 2017 and in your contract.

Where is my mail delivered?

Mail is delivered by Australia Post to your assigned letterbox.

What's next?

Contact us

Phone 02 4325 3693

admin@adelene.com.au

adelene.com.au





Adelene