

28 KENDON DRIVE, Rolleston, Canterbury

\$739,000

Independent retirement living where you have all the benefits of village life and **Capital Gains.**



STREET FRONT DESIGNER HOME.

Step inside this lovely bright interiorly designed open plan home.

Boasting 3 bedrooms, master with en-suite and walk in wardrobe, separate guest bathroom and generous open plan living this home is perfect for entertaining family and friends.

A private patio, accessed via a glass sliding door, with established gardens, provides the perfect scene for leisurely afternoons in the sun.

A Village Maintenance Officer takes the worry and stress out of home care and maintenance and a full-time Village Manager gives you peace of mind.

If you are looking for a retirement village that offers it all including Capital Gains, then this is the home for you.

House size: 145M²

Age: 8 years

3 bedrooms

2 bathrooms

1 car garage + laundry
incl tub

Private & Sheltered
patio area

Established gardens

Heat Pump

Financial Security and Peace of Mind.

This table provides an estimated financial comparison of how living at Woodcroft Estate compares against industry standard retirement villas after 7 years. For example, a resident, former resident or estate of a former resident could expect to receive **\$963,251 upon exit, which is \$372,051 to \$445,951 more than from another village.**

| EXAMPLE ONLY | Unit 17, Woodcroft Estate | Other “Traditional Model” villages |
|--|---------------------------|--|
| <i>Purchase price</i> | \$739,000 | \$739,000 |
| <i>Sell price (after 7 years)</i> <i>(Assumes 5% growth year on year)</i> | \$1,039,845 | \$ |
| Capital gain lost | Nil | \$300,845 |
| <i>Weekly fees</i> | Average fee \$155/wk | Average fee \$155/wk |
| <i>Deferred management fee payable upon exit</i> | Nil | Range from: 20% = \$147,800 30% = \$221,700 |
| <i>Refurbishment (after 7 years)</i> | Estimated \$35,000 | Nil |
| <i>Exit admin fee</i> | 4% = \$41,594 | Nil |
| Balance resident receives upon exit | \$963,251 | At DMF 20% = \$591,200 At DMF 30% = \$517,300 |

Please note: The above is an estimated financial return only and not guaranteed.



Contact Corinne on 021 292 1141 for more information or to arrange a viewing.

Woodcroft Estate: www.karakapines.co.nz