

# 38 KENDON DRIVE, Rolleston, Canterbury

**Neg over  
\$759,000**

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

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## **Where style meets comfort**

This sundrenched north facing 3-bedroom, 2-bathroom, double garage home exudes comfort and style. Whether you're enjoying a quiet morning coffee in the sun or hosting a lively gathering with family and friends this lovely unit will feel like home.

The master bedroom boasts a large ensuite, with level entry shower, and generous walk-in-robe. A walk-in-linen cupboard provides additional storage space while the internal access garage offers convenience.

The well-maintained gardens adds extra colour and finesse.

A Village Maintenance Officer takes the worry and stress out of home 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 Woodcroft Estate is the right village for you.

House size: 161M<sup>2</sup>

Age: 4 years

3 bedrooms

2 bathrooms

2 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 **\$1,022,627 upon exit, which is \$395,427 to \$471,327 more than from another village.**

<b>EXAMPLE ONLY</b>	Unit 2, Woodcroft Estate	Other “Traditional Model” villages
<i>Purchase price</i>	\$759,000	\$759,000
<i>Sell price (after 7 years)</i> <i>(Assumes 5% growth year on year)</i>	\$1,067,987	\$1,067,987
<b>Capital gain lost</b>	<b>Nil</b>	<b>\$308,987</b>
<i>Weekly fees</i>	Average fee \$155/wk	Average fee \$155/wk
<i>Deferred management fee payable upon exit</i>	Nil	Range from: 20% = \$151,800 30% = \$227,700
<i>Refurbishment (after 7 years)</i>	Estimated \$35,000	Nil
<i>Exit admin fee</i>	4% = \$30,360.00	Nil
<b>Balance resident receives upon exit</b>	<b>\$1,002,627</b>	At DMF 20% = <b>\$607,200</b> At DMF 30% = <b>\$531,300</b>

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](http://www.karakapines.co.nz)