

7 BEECH LANE, Rolleston, Canterbury

\$699,000

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



WARM AND WELCOMING AT WOODCROFT ESTATE

Enjoy a care-free lifestyle with the freedom and flexibility of independent living in Woodcroft Estate, a friendly & vibrant community of like-minded people, where the many amenities of Rolleston are just a short drive away.

Thoughtfully arranged to accommodate comfortable living and entertaining, the generous open plan living area is the hub of the home and includes the modern kitchen with wall oven and gas hobs. French Doors let the natural light in and gives access to the covered outdoor patio, where you can entertain friends and family or simply relax in the sun. Two heat pumps along with double glazing ensure the home is kept comfortable year-round.

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: 160M²

Age: 3 years

2 bedrooms

1 bathroom

Separate Guest Toilet

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 **\$909,221 upon exit, which is \$350,021 to \$419,921 more than from another village.**

EXAMPLE ONLY	Unit 16, Woodcroft Estate	Other “Traditional Model” villages
<i>Purchase price</i>	\$699,000	\$699,000
<i>Sell price (after 7 years)</i> <i>(Assumes 5% growth year on year)</i>	\$983,563	\$983,563
Capital gain lost	Nil	\$284,563
<i>Weekly fees</i>	Average fee \$155/wk	Average fee \$155/wk
<i>Deferred management fee payable upon exit</i>	Nil	Range from: 20% = \$139,800 30% = \$209,700
<i>Refurbishment (after 7 years)</i>	Estimated \$35,000	Nil
<i>Exit admin fee</i>	4% = \$39,343	Nil
Balance resident receives upon exit	\$909,221	At DMF 20% = \$559,200 At DMF 30% = \$489,300

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