



## **Inasmuch Community**

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*Our lifestyle village awaits you!*





## Welcome Home

*Thank you for your interest in the Inasmuch Community Village.*

*We are a 'not-for-profit' organisation with a long and proud history of providing quality retirement village, aged and home care services in Sussex Inlet for over 60 years.*

*Inasmuch Community Retirement Village offers you a way of life that blends all the advantages of an independent and active lifestyle with the benefits and security of a fully serviced community.*

*Residents enjoy fully maintained lawns and gardens and direct access to the river through an adjacent waterfront reserve, where you can go fishing, boating or take a relaxing stroll. You can enjoy refreshments and meals at the adjacent cafes and bowling club.*

## Inasmuch Community Mission and Values

# Mission

*is to provide high quality, tailored residential aged care, retirement village, home care and support services*



### Community

*We are part of the Sussex Inlet Community with locals taking care of locals*

### Service



*Building trust by delivering service with compassion and respect*

### Workforce



*Supporting our staff to have flexible, positive and rewarding careers*



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## *Inasmuch Community Facilities and Sussex Inlet Services*

**We're dedicated to building a strong sense of community in the Village by working hand-in-hand with our residents. By listening, collaborating, and responding to shared goals, we aim to create an environment where everyone feels welcome. Our facilities and services are designed to support a lifestyle that's social, supportive, and easy to enjoy.**

**BBQ Facilities** - Undercover areas equipped with a large bbq's are located around the village for residents to use.

**Local Shopping** - Sussex Inlet being a coastal village has all the essential shops and services you may need. Consisting of a small supermarket, butcher, bakeries, hairdressers, newsagent and clothing/giftware- all your day to day needs are met. Under a 45 minute drive you can enjoy the bigger retail outlets.

**Restaurants and Cafes** - The area boasts an array of restaurants and cafes with all your culinary delights catered for. Adjacent to the village is the Pelican Shores and Anchorage cafes, with the Bowling club a very short walk away.

**Indoor Heated Pool and Spa** - whilst not located on site, a short drive away is the Sussex Inlet Aquatic Centre. Its the perfect place to enjoy an indoor swim or join one of the many classes on offer.

**Catch the Bus** - If a bit of light shopping, or a delicious morning tea in town sounds perfect, why not take advantage of our Village Bus that runs from the village to the town centre. Transport NSW via Shoal Bus also operates a public service with a bus stop out the front of Inasmuch.

**Church Services** - Join the regular Catholic and Anglican Church Services

**Green areas** - Enjoy the beautiful gardens and pond located on site, or enjoy a stroll to the nearby inlet or beach where bench seating is available to take in the beautiful surrounds Sussex Inlet has to offer.

**Fishing** - Sussex Inlet is known for its fishing and keen anglers can enjoy throwing in a line from the multiple jetty's - all within short distance to the village.

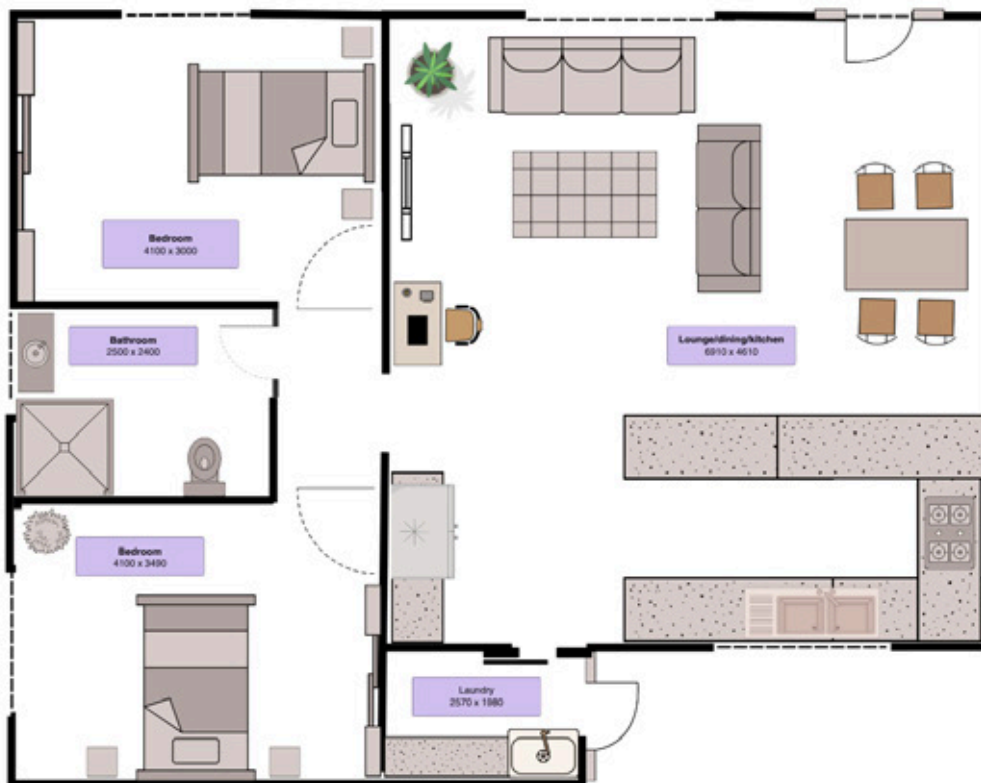
**For more local services visit  
[www.sussexinlet.nsw.au](http://www.sussexinlet.nsw.au)**



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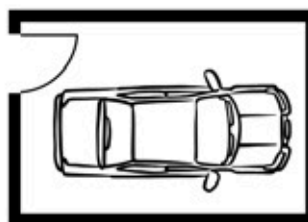


## Villa Design / Floor Layout \*



Area:  
Living- 77 square metres  
Garage- 21 square metres

This design is for indicative purposes only and is not to scale.  
Interested parties should make their own investigations



## FEATURES

- Two bedrooms with builtins
  - Open plan, lounge, dining
  - Modernised kitchen with dishwahser and dining
  - Large fully assessible bathroom
  - Separate laundry
  - Single gargage
  - Flat gardens with paved courtyards
  - Furniture for illustration purposes only
- \*This Villa design is Indicative only.



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## Local activities

# Sample Calendar of Events

### Activity

Golf

Lawn Bowls

Swimming

Dementia Friends

Computer Club

Yoga

Euchre Club

Men's Shed

Tennis

Fishing Club

Craft Group

Walking Group

Art Group

Pickleball

Stitch & B\*tch

Lions Club

Community Garden

Darts & Indoor Bowls

Bingo

Dancing- Silver Swans

### Details

Sussex Inlet Golf Club

RSL & Bowling clubs

Aquatic Centre

Bowling Club

RSL Club

Cudmirrah Hall

RSL Club

Thomson Complex

Thomson Complex

Everywhere!

Neighbourhood Centre

Everywhere!

Surf Club

Thomson Complex

RSL Sub branch Hall

Bowling club

Cudmirrah Berrara

RSL Club

RSL & Bowling clubs

Ellmoos Centre



## Frequently Asked Questions

### Q1. How big is Inasmuch?

One of the largest aged care providers in the Shoalhaven, Inasmuch Community services residents of Sussex Inlet and District is the integration and range of services so as your needs change our services are available to match your needs.

These services include:

- Retirement Village – 59 high quality independent living options.
- Home Care – tailored services to keep you living independently at home.
- Residential Respite – short-term residential respite options from 14 to 28 days, with extensions up to 63 days.
- Aged Care Hostel – 52 bed renovated supported care facility.
- Ainslie House – 30 bed high care secure unit.

### Q2. Do you have plans available to choose from?

Plans are available for units when they are advertised for sale. Please let us know if you would like plans for the villa you are interested in purchasing.

### Q3. How are the villa's sold?

Inasmuch has a waiting list that holds the details of persons interested in purchasing. If no one from that waiting list wishes to purchase the available villa, it will be advertised online and through various networks

### Q4. What does my monthly contribution fee include?

Our fortnightly contribution, which is sometimes called the re-current charge or levy, is used by Inasmuch to provide you with maintenance free living in your villa and use of all the facilities the Village has to offer.

Included in your monthly fee are:

- External Maintenance of your villa
- Maintenance of fixed assets
- Council Rates
- Garbage Services including taking out your bin
- Gardening Services and common areas
- Building Insurances
- Public Liability Insurance (Limited)
- Community Facilities
- Village Bus service
- Maintenance of electrical and plumbing services
- 24 hour per day emergency monitoring service
- Access to Village Management at agreed times
- Air-conditioner filters cleaned each year
- Smoke alarms inspected/batteries replaced
- Water usage and water rates
- Land rates and building insurance
- Annual gutter and roof clean



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## Frequently Asked Questions - continued

### *Q5. Can I have a pet when living at Inasmuch?*

Inasmuch understands the importance of pets and the benefits they bring. Pets are permitted with a letter from your Doctor, confirming they are a companion animal and that the animal can suitably live within your villa without damage

### *Q6. How far are you from the Sussex Inlet Shops?*

Inasmuch has a number of sites around Sussex Inlet, all within 2 kms of the town centre and shops

### *Q7. How far to the nearest Medical/Dental Centre & Chemist?*

Just like the shops above, all three Doctors, the Dentist and Chemist are located within 2 kms of the Inasmuch villas

### *Q8. Does the Village have a Resident's Committee?*

Inasmuch has an active Residents Committee that provides valuable input by providing a Seniors' perspective to ensure neighborhood planning and addresses long-term needs.

By including our seniors in planning, we are building a village that values history and fosters connection, ensuring everyone feels heard.

### *Q9. Do you have to be 55 years + to live at Inasmuch?*

To live at Inasmuch you must be at least 55 years old. Your spouse, regardless of age and employment status, is also entitled to live with you

### *Q10. Can my family & friends visit?*

Of course! Friends and Family visiting are important and can visit anytime. If your visitors plan to stay for a longer period, please read our visitors policy to find out what you need to do.

### *Q11. How much do the villa's cost to buy?*

Each of our villas is priced depending on its size, location and presentation (inclusions) prices start at Inasmuch from \$200,000, with the average entry price around \$340,000

### *Q12. Can I make changes to my villa?*

*We understand that your new villa is your home and we want you to be comfortable, to make any changes please have a chat with us.*

### *Q13. What are Departure Fees?*

This figure varies depending on what purchase model you purchased under.

For those on a returnable contribution, your villa will have a departure fee of 7% per year capped at the 4<sup>th</sup> year

This equates to 28% departure fee if you live in your villa for over four years.



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## Get In Touch



[WWW.INASMUCH.ORG.AU](http://WWW.INASMUCH.ORG.AU)



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Opening hours 8.30am -4.30pm Monday- Friday