

CHANGING THE FACE OF RETIREMENT LIVING

Kensington Gardens Albury is set to become one of NSW's most exclusive residential destinations for the over 50s

KENSINGTON Gardens Albury is holding an open day this Saturday and the developers are inviting all potential residents or those just interested in having a sneak peek to come along.

The open day provides the perfect opportunity for Border residents to visit the estate and discover why Kensington Gardens is changing the face of retirement living.

Kensington Gardens has been designed as an over 50s lifestyle estate which means all residents will be living alongside likeminded people in the same age bracket.

The development is being built on a 65 acre estate in the heart of the residential growth area in Thurgoona.

Once the development is completed, Kensington Gardens Albury will comprise more than 300 houses and on-site resort recreation complexes.

The environment creates a wonderful opportunity for residents to meet new friends, enjoy an active social life with resort style facilities which will include a swimming pool, computer room, library, intimate cinema, bar, gym and hairdresser.

Residents who have retired can enjoy taking up new hobbies, traveling freely, meeting new friends or becoming

reacquainted with whom they have lost touch.

For residents over 50 and not retired, Kensington Gardens can provide time saving benefits including the opportunity to have gardens and maintenance of their homes taken care of.

In preparation for the open day, Kensington Gardens management has

furnished Kirkwood Plus display home.

This will give Border residents the opportunity to see the quality of the building, the high standard of the specifications and will give them an idea on the size and placement of furniture.

Other house designs that have been completed include the Sinclair, St Andrews, Stirling Plus and Livingstone.

Visitors are invited to collect a complimentary information pack from the display home before they start their tour.

Other activities on the day will include a complimentary barbecue lunch, morning and afternoon tea, Kleenmaid cooking demonstrations and an outside broadcast from The River radio station.

Prospective residents are encouraged to bring their families and friends along to view the state-of-the-art facilities on offer.

Residents of Kensington Gardens will have a tenancy totally secured by a 90 year lease registered with the Office of the

Registrar of Titles.

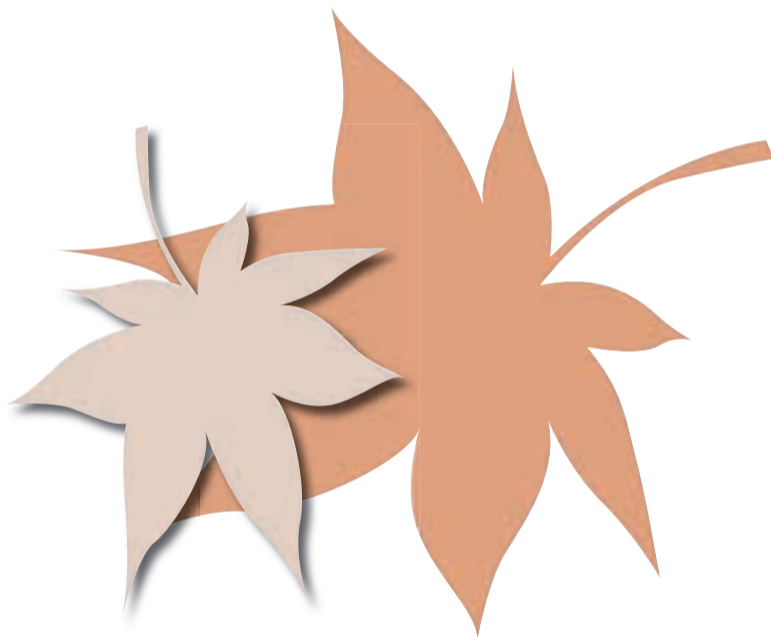
At Kensington Gardens Albury the continuation of tenants' chosen lifestyles is assured because new leases can only be issued to applicants meeting the same requirements for residence as them.

The Open Day is from 11am until 4pm.

completed five different house plans for prospective residents to look through.

This is a unique opportunity, given that houses in Kensington Gardens are usually built on demand to allow incoming residents an opportunity to customise their own homes.

Interested people can walk through five different homes, including the fully



● Regional manager, Col Ward and Albury manager, Mary Fraser.



● Mary Fraser and administration assistant, Karen Glass.



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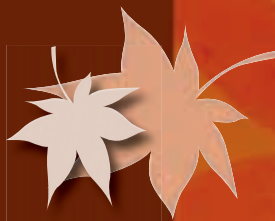
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Congratulations & Best Wishes to Kensington Gardens Albury



KEEPING IT LOCAL

LOCAL people, local suppliers and local knowledge are all being used in the construction of Kensington Gardens Albury.

Choice Retirement Communities regional manager, Col Ward, has been employed to oversee the development and is proud of the role the Albury-Wodonga community is playing in the exciting new development.

"We have employed a local manager and reception assistant as well as local head gardener and caretaker for the development," he said.

Kensington Gardens manager, Mary Fraser, grew up locally and is extremely experienced in the local housing industry.

"I am delighted to have the opportunity to work with the Choice Retirement Communities team, a family company that has been successfully developing and managing lifestyle estates for 23 years," she said.

"To have this level of experience applied to an over 50s development locally is exciting and the resulting lifestyle estate will no doubt set the standard."

Local builders Southern Vale Homes and Alatalo Brothers have both been selected to build the homes at Kensington Gardens.

"These builders have been around for years and years and we wanted to continue the tradition of quality homes they build," Mr Ward said.

"It is really important to use local people where we can."

"Local people know the area and the district and people in the community also know who they are."

The developers have chosen engineering companies and civil earth work contractors with local ties.

"We choose local people who have a reputation in the community and are respected," he said.

"People who are buying

homes in the estate know that the homes are going to be well finished and of good quality, and know the standard they can expect."

Mr Ward said 307 homes were to be built on-site.

"It depends on the market to a degree as to when the development of all the houses will be finished," he said.

"Things are a bit flat in general with the market at the moment but we know there are people who are making the decision to move out to Kensington Gardens and some of them have their homes on the market at the moment."

Mr Ward said 16 houses had been completed and six were in the stages of being built.

"When people come to the open day they will be able to see houses that are complete, houses that are in the frame stage and houses that are only just being started."

"There are three lots of

residents that have already moved in."

Mr Ward predicts that the completion of the facilities building early next year would see more people choose to move to Kensington Gardens to take advantage of the amazing facilities on offer.

"That is the next big thing, it is a very substantial building and it will be really well received as there has been nothing of this standard in the area for the people of Albury-Wodonga," he said.

"The feedback we are getting from builders is that this area has not seen a building of this scale and style."

"There is going to be a lot to see on the weekend and we just want to thank the community of Albury-Wodonga for their support of the project."

"There has been a lot of interest and we expect that level of support will step up in the coming months."

Award-winning builders on job

SOUTHERN Cross Developers in Albury have been awarded the tender for construction of the \$4 million facilities building at Kensington Gardens.

The exciting project, which is about to be kick-started, will see the biggest and most impressive facilities building Border residents have seen in the region.

The company, while relatively young, has already proved to be award-winning, holding the title for the Master Builders Association Industry Award for the Regional Commercial Builder of the Year 2006.

The team also received an award for the Best Commercial Project over \$3 million for the construction of the Blacklocks Ford showroom in Melbourne Rd, Wodonga.

Project manager Adam White said the team at Southern Cross Developers pride themselves on customer service and involved customers in the process to ensure optimum project realisation.

He said the team regularly communicated with clients through all stages of the building process to ensure customers had regular input and feedback.

Southern Cross Developers is headed up by sole director John Tyrell who has successfully managed projects ranging from \$500,000 up to \$8 million.

He has won awards in excellence for work performed on the Wodonga Police Station and Court House and Albury Base Hospital.

The company has an impressive list of projects already completed including the Border Express Paper Storage Warehouse, Greenfreight Transfer Awning, Border Express Logistics Warehouse at Logic Park and North East Forklifts in Wodonga.

The developers also constructed the Albury Wine Bank, a purpose-built facility providing a climate and humidity controlled environment.

Mr White said the cost of the Kensington Gardens facilities building project would be in the vicinity of \$4 million once landscaping and an internal fit-out of the building had been completed.

Work on the project will start within days and is expected to take until early next year to complete before a grand opening.

CONGRATULATIONS KENSINGTON GARDENS ON THE OPENING OF STAGE 1

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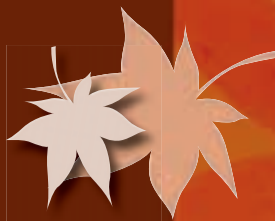
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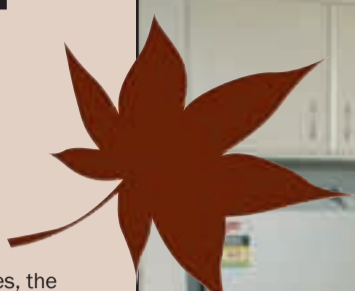
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Indulge yourself in the pleasure of relaxing



As more of the Border's baby boomers turn 50, developers such as those behind newly-established development, Kensington Gardens Albury in Thurgoona, are listening to what they want.

The developers have conducted a wide range of research which shows people in that age bracket want choice when it comes to residential solutions for their future.

Their inquiries show the large majority of Border baby boomers, like their counterparts nation wide, know their own mind, had seen much if not all, had worked hard and were now ready to indulge in the pleasure of free time by relaxing.

That's why Kensington Gardens in Thurgoona is the ideal choice for Border residents who want to remain active but not compromise their style of living.

The development suits people who want to indulge and enjoy their free time by traveling and spending time with family and friends without having to worry about their home being taken care of.

Prospective residents can choose from 12 award-winning floor plans ranging in size from a manageable 18.5 squares to a luxurious 27.6 squares.

The size and quality of homes, the spacious layout of the estate to ensure privacy, the first class on-site resort style facilities and the caravan-recreational vehicle and boat parking area combine to provide a luxurious lifestyle option.

The layout of the homes offer something for even the most discerning home owner with each having differing characteristics such as double garage, walk-in robe, large roofed patio area, ensuite, large ensuite with spa and living area to the front or back of the home.

The specification for each floor plan also varies slightly and the homes are of quality brick and concrete tile construction.

Residents wanting to travel can leave their homes knowing someone is on hand to collect their mail and keep an eye on their home.

While at home, those with caravans have the option to use the on-site parking facilities.

For further information call Kensington Gardens Albury Manager Mary Fraser on site at 100 Table Top Road (Formerly 108 Old Sydney Road), Thurgoona.

Otherwise phone (02) 6043 1632 for a brochure.

www.choicerc.com.au



● The ideal choice for residents who don't want to compromise their style of living.

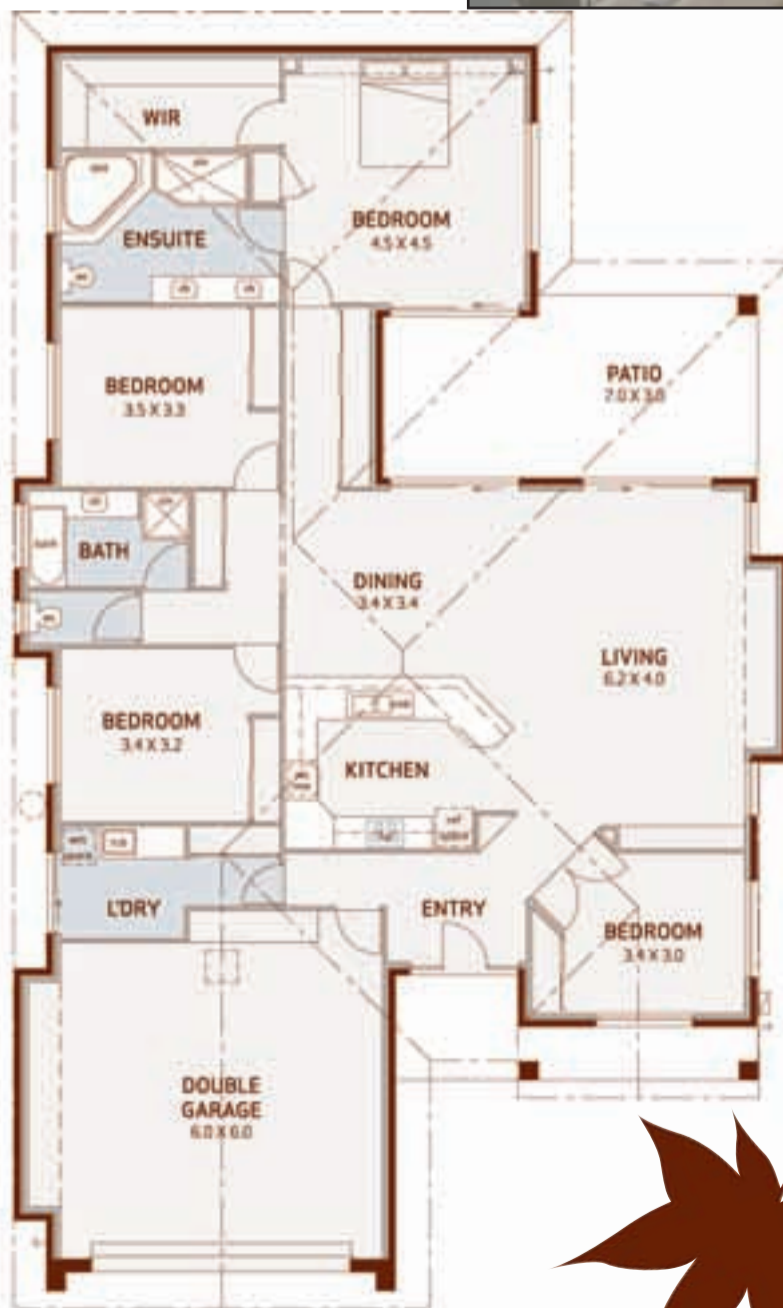
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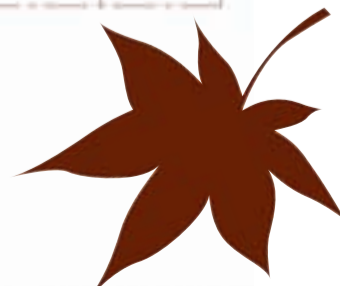
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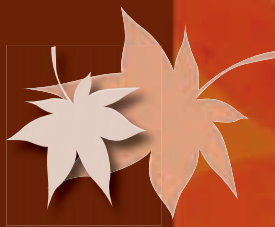
Coomes Consulting Group would like to commend Col Ward and Choice Retirement Communities for the establishment of Kensington Gardens Albury.

Coomes were engaged to provide professional Planning, Urban Design, Survey, Civil Engineering, and Landscape Design services and we have enjoyed working closely with Retirement Communities in the planning, design and construction of infrastructure at Kensington Gardens.

The Kensington Gardens project provides a great opportunity to present Coomes' integrated services approach offering a diverse range of skills to the development process, from planning through to construction.

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BALLROOM, LIBRARY, POOL, DINING ROOM, BAR, CINEMA

UNPARALLELED FACILITIES FOR RESIDENTS

AT Kensington Gardens Albury the lifestyle of the residents is seen as the most important aspect by developers and management.

Nothing reflects this more than the first class facilities building set to be constructed on the estate that is being admired by local builders and community leaders.

Owner Shaun Green said if moving to a lifestyle estate was a lifestyle choice, then it would stand to reason there had to be great infrastructure to support that expectation.

"There are many lifestyle benefits but surely the most important thing is a well equipped yet ambient hub for the estate – a social destination," he said.

That's where the soon to be constructed facilities building comes into play. "In keeping with our

reputation as industry leaders, the vast majority of our extensive on-site recreation facilities will be housed in an elegant building designed to provide an ambient yet convenient destination," he said.

Construction of the facilities building will start within days and once completed will feature:

- A ballroom
- Intimate cinema
- Dining area and bar
- Heated indoor swimming pool and fitness centre
- Computer room and arts and craft room
- Library and cosy lounge
- Alfresco dining area with barbecue as well as the convenience of visiting professional rooms for a hairdresser

Mr Green said outside the building but still on-site, provisions had also been

made for a workshop and a caravan and recreational vehicle parking area.

Architect Paul Bankier said the facilities had been designed with the benefit of experience to create a truly interesting and contemporary building.

"The illustrations depict a building with exposed trusses, high ceilings and generous spaces with lots of natural light and natural materials which all add to its charm and character," he said.

"The building has been designed in such a way as to ensure points of interest and integrated design rather than a string of rooms.

"It has a strong indoor and outdoor connection with the building opening into outdoor living spaces."

Mr Bankier said the arts and craft area, gymnasium and heated indoor swimming

pool would be completed with sky lights and bi-fold doors for optional ventilation providing an inter-related activities area.

He said the bar and dining room would open on to an outdoor gazebo area and auditorium that could seat up to 250 people.

Mr Bankier said this would provide the central focus for social gatherings, dining and entertainment within Kensington Gardens.

"These thoughtful groupings will provide a cohesive and user friendly building," he said.

The first class resort style facilities are of a standard not previously seen in Albury-Wodonga and have been designed to create many opportunities for activities and socialising.

The facilities building is expected to be completed by January 2009 at a cost of more than \$4 million.

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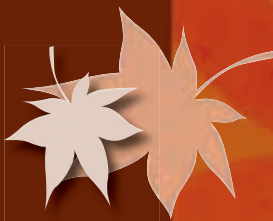


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● The brains behind Kensington Gardens: **Tony and Marlene Green**

WEALTH OF EXPERIENCE

DEVELOPERS TONY AND MARLENE GREEN HAVE GREAT TRACK RECORD IN INDUSTRY

BORDER residents looking for a change of pace and a move into retirement are in good hands when they decide Kensington Gardens Albury is to be their place of abode.

Not only do the developers have experience, but they have the figures to back up why a move to Kensington Gardens Albury is a great idea.

Tony and Marlene Green are the brains behind retirement village, Argyle Gardens in Bundaberg which started from humble beginnings of 40 houses and swelled to 404 houses and 77 serviced apartments.

From there, they launched themselves into the world of lifestyle estates and became one of the most experienced operators in Australia.

In 1991 the couple started the first of their Carlyle Gardens lifestyle estates with the construction of

Carlyle Gardens Bargara.

Then came Carlyle Gardens in Mackay, home to more than 400 people, and more significantly Carlyle Townsville was born.

The Townsville project was their flagship lifestyle estate, with more than 400 houses built on a large parcel of land in a fantastic location.

It boasted a village square of amazing proportions including an 800 seat theatre and fully licensed bar and lounge serving daily meals.

Sales and marketing manager Keeley Green said the square was designed to look like a European style village with traditionally themed shop fronts.

"It is an amazing lifestyle estate with another 400 houses now being constructed as testament to the demand to residents at Carlyle Gardens Townsville," she said.

Early last year the Greens were approached with an offer to sell their group of lifestyle estates.

"It was with much hesitation and sadness due to their immense personal input and many friendships they had created over the years with residents that they went ahead to

facilitate their retirement," she said.

The couple remain directors of their Queensland-based business, The Green Group of Companies, and have decided to stay in the retirement village industry.

Their son, Shaun Green, and wife Keeley — talented and experienced people from The Green Group — have now established Choice Retirement Communities, although Tony and Marlene continue to have input in the business.

The development of Kensington Gardens Albury is the first lifestyle estate to be built under the new banner and the team is excited to be adding Albury-Wodonga to its list of lifestyle precincts.

The development team is also in the process of facilitating an estate of Kensington Gardens in Shepparton.

Ms Green said approval was currently being sought for another lifestyle estate on Bundaberg as well as two other potential sites in other locations.

The Green Group also develop, own and manage commercial properties, including retail and office buildings.



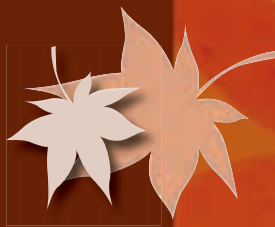
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RELAXED, REFINED LIVING

ONE of the biggest misconceptions about lifestyle estates is that the houses are small and crowded and squashed on a block with very or little privacy.

While that is still the case at some lifestyle estates — queue Kensington Gardens — which takes lifestyle estates and resort living to a new high.

The team at Kensington Gardens is a leader in a somewhat antiquated industry.

Kensington Gardens lifestyle estates are developed on large parcels of land in future growth areas to accommodate luxurious homes.

The estate comprises wide roads and significant house and road setbacks.

Who said anything about downsizing? Owner Shaun Green said this resulted in a final product that was comparable with a premium residential estate.

Kensington Gardens Albury is being developed on a 65 acre estate in the heart of the residential growth area of Thurgoona.

Adjoining the Thurgoona Golf Club, the Kensington Gardens development offers a natural and peaceful setting on a site where much of the established flora has been integrated into the design allowing for wooded recreational areas.

On the practical side, the level development site allows for easy movement around the estate and its location is close to public transport services if required.

Eventually, Kensington Gardens



● The Kensington Gardens team: Karen Glass, Justin Smith, Emma Kate Smith, Col Ward and Mary Fraser.

will comprise more than 300 houses and an on-site resort style recreation complex, the standard of which has not been seen before in the area.

"We (the Green family operating under Choice Retirement Communities)

have been involved in the retirement industry for 24 continuous years," said Mr Green.

"Over that time we have evolved our product by listening to what over 50s want and by changing in ways we deem

appropriate."

Mr Green said as a result, Kensington Gardens offered homes ranging in size from 171 square metres or 18.5 squares to a luxurious 256 square metres or 27.5 squares.

"All homes in our extensive selection are three or four bedroom with ensuites and many double garages," he said.

"The plans have been refined over time and many have won HIA awards."

Mr Green said the plans themselves offered a relaxed standard of living rarely seen in a lifestyle estate.

"The houses are finished to a high standard of specification and feature open plan living, practical two pack kitchens with quality Kleenmaid appliances, large bedrooms, quality floor coverings, heating and cooling and large patios for alfresco living," he said.

"All homes are constructed using quality brick and concrete and finished outside using quality products."

Many people ask why Kensington Gardens are different?

- The assurance of dealing with one of the most experienced and successful operators in Australia.
- Access to first class on-site resort style recreation precinct
- Choose from 12 highly acclaimed house plans
- Spacious homes starting from 18.5 squares to 27.5 squares
- Good value with home starting from \$249,000
- Enjoy the privacy of single homes rather than duplexes
- The freedom to travel while staff keep an eye on your home
- On-site caravan parking facilities for when residents are at home in Kensington Gardens.

SHEPPARTON NOW UNDERWAY

dealing with one of the most experienced and successful operators in Australia



KENSINGTON GARDENS SHEPPARTON is being developed by 'Choice Retirement Communities', a private and family owned Queensland based organisation.

The owners, the Green family, have **24 years of continuous experience** in the industry having successfully developed and operated 'Argyle Gardens Bundaberg', 'Carlyle Gardens Bargara', 'Carlyle Gardens Mackay' and 'Carlyle Gardens Townsville' which now collectively boast over 1,400

houses and nearly 2,300 happy residents. Each of these Queensland based lifestyle estates are highly regarded in the retirement village industry and have won many 'Housing Industry Awards'.

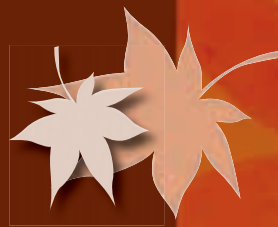
'Choice Retirement Communities' is now excited to be bringing their wealth of experience and reputation for excellence to New South Wales and Victoria with the development of 'Kensington Gardens Albury' and 'Kensington Gardens Shepparton'.

KENSINGTON GARDENS - CHANGING THE FACE OF RETIREMENT LIVING



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Kensington
GARDENS
SHEPPARTON



COMMONLY ASKED QUESTIONS

From pets to parking, Kensington staff are happy to address all your queries

The process is designed not to be daunting, and staff at Kensington Gardens are always on hand to assist with any questions.

These are some of the most commonly asked of staff:

What choices of accommodation will I have?

Prospective residents can choose their new home from 12 award-winning floor plans. All homes are made of quality brick and concrete tile construction and range in size from a spacious 18 to 27 squares, offering a relaxed standard of living.

Can I have friends, family and relatives visit me?

Of course, your home is your own and visitors are welcome any time.

What happens to my home if I go away on a trip or on holidays?

You can be away from Kensington Gardens Albury with peace of mind, knowing that we are keeping a watchful eye over your home — we can even collect the mail if you desire and ensure the property is maintained until you return.

Can I have my own garden?

Yes, residents have their own gardens adjoining their homes that they maintain as they wish. The

estate groundsmen will maintain all other external gardens and common areas.

Can I have a pet?

House cats, house dogs or caged birds may be permitted, subject to estate management approval

What provisions are there for parking?

Due to the spacious layout of the estate and the large house setbacks from the road, visitor parking is available to all homes.

Are the homes energy rated?

Our homes comply with the required BASIX energy rating introduced by the NSW Government in July 2004 ensuring all homes are designed to use less water and fewer green house gas emissions by setting energy and water targets for houses.

All houses at Kensington Estate have 2000 litre rainwater tanks plumbed to the two toilets, laundry and one external tap.

Homes have efficient showerheads, dual flush toilets and energy efficient instant gas hot water system.

All houses have eaves and external shading and where possible solar orientation as well as insulation.

The evaporative cooling and

ducted gas heating comply well with the thermal comfort requirements.

What guidelines does Kensington Gardens operate under?

Kensington Gardens is operated under the Retirement Villages Act 1999 even though it is referred to as a lifestyle estate. The operators, Choice Retirement Communities, wanted to give purchasers the assurance and security that comes with operating under the retirement villages legislation but provide a product that over 50s are now looking for.

Kensington Gardens operates under the retirement villages legislation but provides a spacious and modern lifestyle option, a formula that is leading the way for over 50s.

What security do I have as a resident of Kensington Gardens?

As a resident of Kensington Gardens Albury you will have your tenancy totally secured by a 90 year lease registered with the Office of the Registrar of Titles.

The continuation of your chosen lifestyle is assured because new leases can only be issued to applicants who meet the same requirements for residence as you have.

In addition, the leasehold system ensures an ongoing commitment by the developers to the operation of the lifestyle estate.

Pogson Cronin

SOLICITORS & NOTARY

We are proud to assist Choice Retirement Communities with their liquor licensing and general legal requirements in connection with "Kensington Gardens Albury".

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● One of the energy-efficient homes on offer at Kensington Gardens Estate.

KENSINGTON GARDENS ALBURY

an over 50's lifestyle estate

OPEN DAY

Saturday 26th July 11am to 4pm

On arrival, collect your complimentary information pack from the display home (includes pricing and floor plans)

Inspect a selection of our award winning homes including the Kirkland Plus, Sinclair, St. Andrews, Stirling Plus and Livingstone

image of the Kirkland plus display home



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(all homes are equipped with quality Kleenmaid kitchen appliances)

It's a lovely informal day so feel free to bring along family and friends.

We look forward to seeing you there!

100 Table Top Road (formerly Old Sydney Road), Thurgoona.

KENSINGTON GARDENS - CHANGING THE FACE OF RETIREMENT LIVING



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