



# Rowes Bay

Retirement Community  
at Townsville







# Welcome

to Rowes Bay Retirement Community at Townsville

Retiring by the sea in a delightful tropical location can be more than just a dream. Rowes Bay makes it possible, and with plenty of style! Rowes Bay is a lush and leafy village with the kind of facilities you'd find on an island holiday. And best of all, it's right beside the beautiful, blue waters of the Coral Sea. Imagine opening your front door each morning and being barefoot in the sand moments later. That is, if you haven't first taken a stroll along the charming manicured gardens with quaint, narrow paths winding their way around the village.

Whether it's the lure of the ocean, or the appeal of a relaxed friendly village blessed with the renowned spirit of mateship that typifies RSL Care, Rowes Bay is a great sea change.

## Rowes Bay Retirement Community at Townsville

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For more information please contact RSL Care on 1300 558 648 or email [retirement@rslcare.com.au](mailto:retirement@rslcare.com.au)  
[www.rslcare.com.au](http://www.rslcare.com.au)

# Your coastal lifestyle

Rowes Bay occupies a peaceful pocket of seaside land overlooking Magnetic Island. Your village is close to parks, wildlife sanctuaries and an extremely handy beach, not to mention cafes, restaurants, theatres and galleries. You may find that all your daily desires are more than satisfied within the secure, serene world of your village.

The outdoor pool with its shaded sun-lounges and tables is sure to be a daily lure, and what better way to spend the day than swimming, sunning and socialising. The clubhouse lounge is a comfortable retreat from the heat at any time of day. Your own patio is the perfect place to unwind over a home cooked meal in pleasingly intimate and tasteful surrounds. Perhaps the place you may gravitate to the most is our village showpiece – the spacious gazebos set in landscaped gardens offering the most brilliant barbecue environment imaginable.

**// Rowes Bay is the best thing that ever happened to me – I wouldn't be anywhere else for quids. //**

POLLY POLLARD, RESIDENT<sup>^</sup>





Photo indicative of Queensland beaches

## Your coastal community

Living life hearing the leisurely lap of the sea is certainly good for the soul. Living life to the gentle, cheery tempo of a relaxed, supportive community is even better. At RSL Care, we're always striving to foster a caring, sharing spirit amongst our residents; one where everyone looks out for each other and everyone feels safe. We know how people enrich the lives of those around them, but we also know that technology can play a part. That's why every home in Rowes Bay Retirement Community comes with a 24 hour emergency call system as standard. It's all about security and reassurance. Because the safer you feel, the freer your mind becomes to appreciate the good things in life.

And one of the best things about life at Rowes Bay is only conspicuous because of its absence: noise. Your village is not amongst the clamour of suburbia, so your noisiest neighbour is likely to be a songbird in a nearby tree.

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**//** My kids say they've got to make an appointment to see me with so much going on – exercise in the morning, water aerobics – something for everyone! I've never gone out as much as when I moved here. **//**

POLLY POLLARD, RESIDENT<sup>^</sup>



# Reassuring choices

When you're considering retirement living, it's good to know that RSL Care provides a flexible range of accommodation options and support services to meet your changing needs. After all, at RSL Care we understand that life is not about one size fits all. It's about individuality, choice and peace of mind. It's working together to find the best solutions to support you.

Behind this understanding is a proud history of caring for and supporting the Service, Ex-Service and broader Australian community. The ANZAC values of mateship, courage and respect that inspired our work more than 75 years ago are today embodied by professionally trained staff who ensure that your experience with RSL Care is the very best it can possibly be.

RSL Care is a not-for-profit charitable care provider that reinvests funds generated from its activities into supporting the Service and Ex-Service community, its dependants and other deserving members of the broader Australian community. With RSL Care, you can feel secure knowing that your retirement is in good hands and that your support is helping us to help others. Now that's reassuring.

Please feel free to contact us on 1300 076 566 to talk about your care and support options, or if you ever find life at home too hard, we can assist on 1300 781 775.



This is an image of HomeCare.

# Your coastal home

The seaside streetscapes of your bright and breezy village offer an inviting entry to every Rowes Bay home with tall shade trees and colourful established gardens. Whether you choose a low maintenance lifestyle in one of our studio apartments or the space and versatility of a duplex, your home will have a first class exterior finish with a tiled roof and brick construction.

Once inside, it's all about single storey, open plan living with an emphasis on practicality. Your kitchen is modern and functional. All studios and one or two bedroom configurations come with built in wardrobes for handy storage and easy access adjoining bathrooms. Every Rowes Bay home is also fitted with a 24 hour emergency call system. It's the RSL Care way of ensuring your home is the safest haven imaginable and that your life here by the sea is as happy and heavenly as it can be.





// I don't know one person that isn't happy living here. The village bus goes to the markets once a month, luncheon outings once a month, the bus driver helps you with groceries. . . you don't have to have a family history of being in the services. //

MARIE BLYGH, RESIDENT^



Tranquil beach close to Rowes Bay Retirement Community.



# Plan A

2 BEDROOM +  
1 CAR GARAGE

### Specifications\*

Area	70.6m <sup>2</sup>	7.6sq
Garage	18.2m <sup>2</sup>	2.0sq
Terrace	5.3m <sup>2</sup>	0.6sq
Porch	-	-
<b>Total</b>	<b>94.1m<sup>2</sup></b>	<b>10.2sq</b>



# Plan B

1 BEDROOM +  
1 CAR GARAGE

### Specifications\*

Area	44.2m <sup>2</sup>	4.7sq
Garage	18.3m <sup>2</sup>	2.0sq
Terrace	5.3m <sup>2</sup>	0.6sq
Porch	-	-
<b>Total</b>	<b>67.8m<sup>2</sup></b>	<b>7.3sq</b>



\*Dimensions, finishes and layout are indicative only.

# Plan C

1 BEDROOM  
STUDIO

### Specifications\*

Area	34.5m <sup>2</sup>	3.7sq
Garage	-	-
Terrace	7.2m <sup>2</sup>	0.8sq
Porch	5.4m <sup>2</sup>	0.6sq
<b>Total</b>	<b>47.1m<sup>2</sup></b>	<b>5.1sq</b>



\*Dimensions, finishes and layout are indicative only.

## Rowes Bay site map





# Frequently asked questions about retirement living at Rowes Bay

## IS RSL CARE AVAILABLE ONLY TO EX-SERVICE PERSONS?

We pride ourselves on providing quality aged care services and retirement lifestyle options to all members of the Australian community.

## WHAT IS RETIREMENT LIVING?

Retirement living is a community style, independent living arrangement with specially designed residences to suit the needs of older people. There are many styles of villages and accommodation options in Australia, including independent living villas, studios and apartments, with services and facilities varying from village to village.

Retirement living is being independent in your own home surrounded by neighbours and friends, with the benefit of maintained gardens and community facilities, as well as the security of a 24 hour emergency call system.

Our offering at Rowes Bay is integrated, which means if at some stage in the future your care needs change, we can support you with further care.

## WHEN IS THE RIGHT TIME TO MOVE INTO A RETIREMENT VILLAGE?

Moving to a retirement village is a very personal decision that differs for everyone. Only you can decide when the time is right, but don't wait too long! The most frequent comment we hear from our residents is: "We wish we had made the move to Rowes Bay years ago."

People generally move into a retirement village like Rowes Bay when they start to feel the family home is too large and the upkeep is too much, which makes downsizing to a retirement village a great option. Other reasons include wanting to be more social or to be in a supportive community of like-minded people.

Rowes Bay has been designed to meet your accommodation, social and recreational needs. Living in a community with people who have similar interests and hobbies often gives our residents a new lease on life.

## DOES RSL CARE OWN ROWES BAY?

Yes, RSL Care built Rowes Bay from a greenfield site in 1991. There are 125 villas and 20 studio apartments.

### IS CARE AVAILABLE AT ROWES BAY IF MY NEEDS CHANGE IN THE FUTURE?

RSL Care is an integrated service provider of retirement living, in-home care and support, and residential aged care. To arrange an appointment to find out how you can access care services please phone 1300 076 566.

A residential aged care community is located onsite at Rowes Bay, providing care and support 24 hours a day. Our team of nursing, personal care and therapy specialists caters for low, high and dementia care needs in a homely environment.

### WILL I 'OWN' MY VILLA AT ROWES BAY?

The term 'tenure' describes the legal basis for occupation or ownership rights. Tenure at Rowes Bay is in the form of a Residence Agreement with RSL Care under which RSL Care grants you a 'licence' to occupy a villa. In exchange for this 'licence' you provide an interest free loan to RSL Care for the market value of the villa. Under this 'licence' arrangement, RSL Care retains ownership of the title that comprises the entire village and signs a contract with each resident granting them a 'licence' over their villa, which is a long-term right to occupy the villa. It operates in much the same way as a lease, except that it is not registered on title, which saves you from having to pay surveying and registration costs. Licence arrangements are very common in retirement villages. We recommend you consult a legal advisor to ensure you fully understand the implications of this arrangement at Rowes Bay.

### DO I HAVE TO BE RETIRED TO LIVE AT ROWES BAY?

You'll obviously have more time to enjoy all our wonderful facilities if you are! But no, many of our residents enjoy working and volunteering after they move in. The only requirement is that at least one person on the resident's agreement has to be 55 or over.

### WHAT IS THE ROLE OF THE RETIREMENT LIVING COORDINATOR?

The Retirement Living Coordinator is responsible for the day to day administration of the village, as well as managing the retirement living team and contractors responsible for property, gardens and grounds maintenance and emergency response. The Retirement Living Coordinator is the primary contact for residents.

### CAN WE HAVE GUESTS STAY WITH US?

Yes, this is your home. Friends and family are very welcome to stay with you in your villa for a time and may use the communal facilities while in your company. Consideration of other residents and their ability to also enjoy these facilities is important to remember when guests are present.

### CAN I BRING MY PET?

At this time, only assistance animals are permitted within Rowes Bay Retirement Community. Criteria apply.

### MAY WE RENT OR SUB-LET OUR VILLA AT ROWES BAY?

No, at Rowes Bay we want all residents to have peace of mind and security of knowing that everyone in the village has the same degree of commitment to the lifestyle they have chosen.

### WHAT HAPPENS IF I WANT TO GO ON HOLIDAYS?

Easy! Just pack up and go, knowing that your home and garden will be taken care of while you're away.

### ARE THERE ANY OTHER FEES OR CHARGES THAT I NEED TO PAY?

A General Service Charge (GSC) is payable to cover the cost of council and water rates, maintenance of buildings, plant and equipment, common areas, gardens, lawns, energy costs of public and common property areas, village management and other general costs of running and maintaining the village.

The GSC does not include charges for personal services such as laundry, meals or cleaning the interior of your home. The details and the amount of the GSC and a copy of the village budget are available upon request from your sales consultant.

### HOW IS THE GENERAL SERVICES CHARGE DETERMINED?

The GSC is determined in consultation with the village residents. Charges are set and reviewed annually, and can only be increased in line with inflation or if the residents agree by a special majority.

FOR AN APPOINTMENT WITH OUR FRIENDLY STAFF, PLEASE PHONE 1300 558 648

# Your village at a glance

## LOCATION, LOCATION

- Exclusive waterfront location
- Overlooking Magnetic Island
- Quiet neighbourhood on Townsville coastline

## NEARBY SHOPPING

- Castletown Shopping Centre
- BiLo

## NEARBY SPORTS AND ENTERTAINMENT

- Casino
- Rowes Bay Golf Club

## NEARBY MEDICAL CENTRES

- Townsville General Hospital
- Mater Women's & Children's Hospital
- Mater Hospital

## NEARBY TRANSPORT

- Village bus for regular excursions
- Public transport at the village entrance

## NEARBY ATTRACTIONS

- World's largest living coral reef aquarium
- Wildlife sanctuary
- Museums
- Theatres, galleries

## YOUR ROWES BAY COMMUNITY

- Active, friendly and social community
- Actively involved with charity
- Feeling of belonging

## YOUR COMMUNITY CENTRE

- Large screen TV for sports and movies
- Shaded barbecue area
- Stunning pergola with barbecue

## YOUR VILLAGE OUTDOORS

- Large pool
- Shaded social areas by pool
- Landscaped tropical gardens
- Open streetscapes

## YOUR EXTRA SUPPORT SERVICES

- 24 hour emergency call system
- RSL HomeCare – in-home services

## YOUR ROWES BAY HOME

- Choice of studio or duplex apartments
- Solid brick and tile design
- Generous open plan living
- Level layout with no stairs
- Large bedrooms
- Private courtyard or patio
- Security screens





**DISCLAIMER**

The plans, examples and information contained within this brochure are for illustrative purposes only and should not, without further inquiry, be relied upon as to their ultimate accuracy.

^The images of people used in the brochure are not of the residents who have provided testimonials.

To the extent permitted by law, RSL Care Limited will not be responsible for any loss or damage that may be incurred as a result of your reliance upon this brochure.

# ROWES BAY



## Places of interest

- 1 Rowes Bay Retirement Community
- 2 Castletown Shopping Centre
- 3 Northtown Shopping Centre
- 4 Casino
- 5 Townsville Golf Club
- 6 Townsville Hospital
- 7 Townsville Cinemas
- 8 Imax Dome Theatre
- 9 North Ward Bowling Club
- 10 Regional Gallery
- 11 Townsville Yacht Club

# Rowes Bay

Retirement Community at Townsville

Call **1300 558 648** to arrange an inspection of our display homes at 9 Havana Street, Rowes Bay Townsville QLD 4810

[www.rslcare.com.au](http://www.rslcare.com.au)

**RSL  
care**

### Directions

Head north to Belgian Gardens and turn into Cape Pallarenda Rd. Havana Street is approximately 2 kms on the left hand side.