



# Yarra ROSSA

RED HILL

A  
PLACE  
FOR  
NEWS



YARRA ROSSA NEWSLETTER

EDITION 3

As I watch Yarra Rossa take shape before my eyes, I'm feeling excitement about the community we're about to create, and disbelief at how quickly the months are flying by. It won't be long until we'll be opening our doors. Apartments are moving fast, with over 50% already sold.

My current favourite apartment, which is featured in this newsletter, is apartment 72. It's a beautiful two-bedroom apartment with brilliant views of Red Hill Nature Reserve. It's not hard to imagine yourself relaxing on the balcony as the sun sets over the reserve, a glass of pinot in your hand... what could be better?

We had a fantastic turnout for our information session in June, with all 80 places being snapped up in record time. To meet demand, we organised a second event, and that too booked out! It's clear there's huge interest in Yarra Rossa – something we attribute to BaptistCare's excellent reputation and the large number of Canberrans

wanting a luxury retirement village with access to continuous care as they age.

If you haven't been down to the sales office yet, I invite you to book an appointment with me, after which we can arrange for you to view the display suite. Many depositors have already inspected it, and feedback has been overwhelmingly positive. Future resident Sandra Trimble described it as "Fresh, spacious, well appointed, clean lines, comfortable. Looking forward to the next stage!" So are we, Sandra!

I hope you enjoy reading more about Yarra Rossa in this newsletter. If you have any questions, don't hesitate to call 1800 512 116 or email [yarrarossa@baptistcare.org.au](mailto:yarrarossa@baptistcare.org.au).

*Karen Murphy*

Sales Manager – Yarra Rossa Red Hill

---

**For more information, call 1800 512 116,  
email [yarrarossa@baptistcare.org.au](mailto:yarrarossa@baptistcare.org.au) or visit [yarrarossa.org.au](http://yarrarossa.org.au)**

---

Sales director Alison Abel shares her expert advice

## Planning for retirement living



Alison Abel, Sales Director

### It's now or never

**The decision to move into a retirement village should never be made lightly – after all, there's a lot to consider, and a few logistical challenges involved. But it's also a decision that can't be put off for long. It's becoming increasingly clear that people interested in moving to a retirement village don't have as much time to decide as they might have imagined."**

Recent statistics show there is a shortage of retirement living apartments in the near future. In fact, a recent industry survey found only 3,200 retirement living apartments are scheduled to be built in Australia over the next few years. In NSW and ACT, retirement villages are already at 90% occupancy, which is concerning

when you consider how many of the Baby Boomer generation are at, or beyond, retirement age. Since future supply is unlikely to meet future demand, if you're interested in moving to a retirement village, waiting too long could mean missing out. Don't forget, too, that we're all living longer, which means people are staying in their retirement village apartments for longer – another reason they will be harder to come by.

Another factor to consider is what will happen if your care needs change in the future. When Yarra Rossa was designed, we drew on research showing people loved having the security of aged-care facilities being close by but didn't necessarily want that in their eyeline. With two BaptistCare aged care facilities just minutes away, offering priority access to Yarra Rossa

residents, this village meets that desire. This means you can stay in the area you know and love, no matter what happens down the track.

All of this means that timing is everything. It's better to make the decision to move to a retirement village while you still have choices available to you – especially if the beautiful apartments at Yarra Rossa appeal to you. If you delay too long, you might find your choices are limited. You could also be missing out on all the fun and friendships that come from a retirement community. As BaptistCare resident John Lamont advises: "Make the move while you're still young enough to enjoy it!" I couldn't agree more.

*Alison Abel*

**Future residents Warwick and Sandra Trimble share how Yarra Rossa will boost their wellbeing.**

## **Better health, better life**

When Warwick and Sandra Trimble were ready to downsize, health was at the forefront of their minds. Having both gone through cancer, moving to a village where they could spend less time maintaining their large five-bedroom house and more time maintaining their wellbeing was paramount.

“My father lived until he was 98, and he flatly refused to move into any kind of village,” Sandra explains. “When he was younger, he was so outgoing, but he became quite isolated. I’m sure if he had gone into a village he’d have had far wider social interaction with people, and we feel he just missed out on so much. We didn’t want that to happen to us.”

Yarra Rossa was the perfect retirement-living choice for the couple, because it was in their neighbourhood of Red Hill, allowing them to stay close to their

doctor and favourite shops. Yarra Rossa’s focus on social connection, which is so vital for physical and mental wellbeing, also appealed. Warwick and Sandra are looking forward to bonding with other residents over shared interests – she loves patchwork and reading, while his interests include bonsai, choir and woodwork.

“Where we live now you see very few people during the day so there’s not much social activity,” says Warwick. “By moving I could share my hobbies, my bonsai – I could loan them out to people, demonstrate how to do them or put them on display. I also do woodwork; if there’s a men’s workshop I can make bird feeders and that sort of thing.”

To support his health Warwick had been exercising at a health club but it’s hard to get there since he no longer drives and his walking capacity is restricted for the moment. Being able to swim and exercise on site at Yarra Rossa will do him the power of good, he says.

**To book a personal appointment - during which you will be able to view apartment plans and learn more about the financial aspects of moving to a retirement village - please call Karen on 1800 512 116.**



Warwick and Sandra Trimble

“And when I get a bit better I’d like to go walking,” he adds. “There will be a walking group and a program with something happening every day.”

Watching Yarra Rossa take shape is giving Warwick and Sandra a real thrill – “We drive by quite often; the builders probably say, ‘here comes that red car again!’, laughs Sandra – and viewing the display suite has helped them visualise what their new life will be like.

“I was pleasantly surprised,” Sandra says. “We’ve got a larger apartment but I was pleasantly surprised at how spacious this two-bedroom one was. There was light flooding in through the windows and I was impressed by the quality of the fixtures and fittings. When I walked in, it gave a feeling of luxury.”

Another tick in Yarra Rossa’s favour was its sustainability credentials, which bring down energy costs.

“We believe we’ll be able to live more efficiently in the new place, because of the double-glazed windows and all those things that have made the building sustainable,” Sandra says.

Hearing Warwick and Sandra’s excitement about the impending move, you get the sense they’ll play key roles in the Yarra Rossa community.



JULY 2021



## Yarra Rossa Construction Update

**There's an old saying that you can have a project delivered fast or good, but not both. When it comes to Yarra Rossa, the emphasis is on excellence – but that doesn't mean progress is slow by any stretch of the imagination.**

Despite Mother Nature's best efforts to delay construction with heavy downpours earlier this year, Yarra Rossa is scheduled to open soon, and it will be every bit as stylish and environmentally sustainable as planned.

"We're nearing the end part of the process and a lot of the buildings are in the finishing stages," says BaptistCare senior development manager Terry Brooke. "The wet weather had an impact but we are progressing well."

The site is a hive of activity with tradies pouring their energy

into getting the village ready for its eager residents-to-be.

"It's always an exciting time at this part of the project," Terry says. "There's a lot happening with a lot of trades on site all at once. The development team is working really hard to complete the project and to ensure that there is a high level of quality and finish."

It's clear that Terry is taking a great deal of pride in what he and the team are creating at Red Hill. West-facing homes have a special place in his heart.

"A lot of the west-facing apartments have an amazing view over Red Hill Nature Reserve and the green open area out to the west," he says. "I keep taking photos every time I'm there because it's just so amazing. It's a quiet part of the site, and you can sit on your balcony or look out your living room window and see the beautiful views to the west and the southwest. It just looks beautiful."



Display apartment



## Property spotlight

### Unit 72 Nadgee Precinct 2 bed, 2 bath, 1 car

Your TV set will have some serious competition in Apartment 72. The spectacular views of Red Hill Nature Reserve from your living room area, living room and balcony – not to mention some dramatic sunsets – are so captivating you'll find it hard to watch anything else.

The oversized master bedroom, which comes complete with a private ensuite, feels every inch like a haven. And with so much space in the generous kitchen, open plan living area and ample floor-to-ceiling storage, this apartment will provide the sense of home you've been looking for.

Call 1800 512 116 to find out how Apartment 72 could take your retirement to the next level.



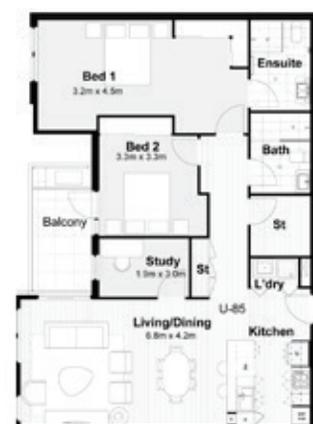
### Unit 85 Montague Precinct 2 bed + study, 2 bath, 1 car

Retirement is made for spending time with the people you love, and Apartment 85 was made for entertaining. From the open-plan living and dining area that features large windows framing the beautiful Red Hill Nature Reserve, to the tranquil balcony space designed for wining and dining with

friends, this apartment will super-charge your retirement lifestyle.

This apartment's lovely master bedroom is so large it has a sitting area and a private ensuite, while the second bedroom and study could easily accommodate grandchildren sleepovers.

Call 1800 512 116 to discuss how Apartment 85 could help you connect with your favourite people.





## Trend report: west-facing aspects

**In the past, people have tended to want north or east-facing aspects, but at Yarra Rossa we've noticed an emerging trend. It's west-facing apartments that are winning future residents over, and we know why.**

The west side of the village faces Red Hill Nature Reserve, which means residents in west-facing apartments will be spoiled with uninterrupted views of this beautiful natural ridge system dotted with striking red flowers. It's a view worth its weight in gold, especially when the sun sets.

For Suzanne Hales, who moved to a BaptistCare village a year ago, west is definitely best. She loves having the warmth and glow of the evening sun lighting up her west-facing apartment until the late hours.

"I don't miss not having the morning sun – I prefer to have it in the afternoon."

**"The sunsets are just unbelievable in a west facing apartment," she says. "We've actually had people come in here and take photos of the sunset."**

Initially she wasn't convinced that a west-facing apartment would be right for her and husband Ross, but now she couldn't be more thrilled with their home's aspect.

In the afternoons and evenings, west-facing apartments really come into their own. With the sun literally lighting them up, this aspect makes for the perfect entertaining base.

"It's as if you are on a cruise ship without the waves – that's how I look at it," says Ross. "You feel as if you're on a cruise. You go out the balcony and it's beautiful. A bottle of wine and cheese – that's all you need."

The popularity of west-facing apartments at Yarra Rossa might also be partly due to Canberra's cooler climate. But if you're worried about the heat, keep in mind all apartments are designed with energy efficiency in mind. The average rating of 7.4 (out of 10) means all apartments are cool in summer and warm in winter, with little need to reach for an air-conditioning remote.

If you think you'd like to get on board with the west-facing apartment trend, Suzanne has only three words of advice: "Go for it!"

A PLACE FOR LIVING WELL

**If you have any questions don't hesitate to get in touch.**

**Call 1800 512 116, email [yarrarossa@baptistcare.org.au](mailto:yarrarossa@baptistcare.org.au) or visit [yarrarossa.org.au](http://yarrarossa.org.au)**