



Jacaranda Apartments

AT WALTER SKELTON VILLAGE



Convenience meets community at Jacaranda Apartments.



Welcome to Jacaranda Apartments at Walter Skelton Village. With its rich history of care and comfortable homes, this exceptional over 55's retirement village is a place where you feel an instant sense of belonging from the moment you move in.

Discover a selection of brand-new, contemporary one, two, and three-bedroom apartments where low-maintenance layouts, natural light, and features that prioritise your comfort set the scene for an enriching lifestyle.

Nestled in the serene, residential neighbourhood of Padstow Heights, this welcoming community is a place where neighbours become friends, and every day brings new opportunities to embrace a vibrant life.

Whether you spend your days socialising, relaxing or enjoying your peaceful surrounds, Jacaranda Apartments will ensure the best in independent living for many years to come, within the heart of a caring community.



Introducing Eventide Homes.

A company founded on kindness, compassion and the power of community.

Eventide Homes is a not-for-profit community-focused organisation with a rich, 75-year history of providing supportive independent accommodation and personal care for seniors.

Established in 1946, Eventide Homes was founded by Walter Skelton Village's namesake, along with a passionate group of volunteers who worked tirelessly across Greenacre, Oyster Bay, Riverwood, and Padstow to establish properties that would become welcoming, safe and affordable havens for elderly individuals in need. It's a company founded on kindness, compassion, and care.

As an independent faith-based Christian organisation and registered charity, we are dedicated to improving the quality of life for every person we serve, promoting mutual respect, while enhancing the role of seniors in society.

We take pride in being a non-denominational, independent retirement living provider, and continue our tradition of giving back. All surplus income is reinvested into improving our housing and services to ensure the best possible care for our residence.

Our Board of Directors is comprised of non-paid volunteers who share our founding philosophy of providing supportive living options for over-55s.

Our goal is to enrich the lives of our residents and their families, by providing a sense of security, belonging, continuity, purpose, achievement, and significance. We are committed to upholding the highest standards of care and creating a welcoming and supportive community for all who make Walter Skelton their home.

Jacaranda Apartments



Come home to your haven.

Bright, modern,
low-maintenance living.

From the moment you step through the door of your new Jacaranda Apartment at Walter Skelton Village, you'll feel the contentment that comes from living in a well-designed home, where generous floorplans, premium finishes and thoughtful touches create an instant sense of sanctuary.

These impeccably built, pet-friendly apartments have been crafted with your comfort in mind. Defined by spacious layouts, contemporary style and low-maintenance living, choose from a variety of 1-, 2-, and 3-bedroom apartments and settle into a home that suits you and your lifestyle.

Immerse yourself in peaceful surrounds which include a spacious alfresco entertaining balcony, for seamless indoor-outdoor living, ideal for hosting family and friends. A neutral

palette provides the perfect backdrop for your personal touches, in spaces flooded with natural light and air. Homes feature modern appliances including a dishwasher and clothes dryer as well as ducted air conditioning and ceiling fans for climate control.

Apartments are contained within a secure building with user-friendly video intercom to ensure your safety and security. All homes feature a 24-hour-emergency call system for total peace of mind and secure basement parking with storage lockers.

Bright, contemporary and completely brand-new, these exceptional apartments support a life of ease and enjoyment, every day.

All apartments feature:

- Abundant natural light
- Thoughtful low-maintenance design
- Large alfresco area
- Ducted air conditioning
- Ceiling fans
- Quality appliances
- Secure building access
- Video Intercom access
- Secure parking
- 24-hour emergency call system
- Smoke alarms



An enriching lifestyle awaits.

Embrace life in a warm community of likeminded residents, defined by safety, security and wellbeing.

The joy of social connection and knowing you're never alone, is one of life's greatest comforts. Jacaranda Apartments is defined by that sense of belonging. At the heart of Walter Skelton Village is the belief that everyone deserves a safe, secure, welcoming and inclusive place to call home.

We are more than just a village; we are a thriving community built on shared experiences, mutual respect, and an unwavering commitment to the wellbeing of every resident. This is a village designed to enrich authentic connections. It's an inviting environment where there's always a friendly face nearby, like-minded residents to spark conversations with, and people who care all around you.

You'll discover the true meaning of community spirit here as stories are shared, connections are made and lifelong friendships are forged.

Enjoy living amongst like-minded people and embracing the many social activities on offer, with the freedom to spend your days as you choose.

Beyond your front door, extensive manicured gardens and communal areas along with a community centre and library provide more inviting spaces for you to explore. From its friendly neighbours to tranquil surrounds, you'll be glad to call Jacaranda Apartments home.

Living at Walter Skelton Village means you have all the support required for a fulfilling, enriching lifestyle that supports you to thrive independently.

Embrace Maintenance-Free Living

Wave goodbye to the chores that once consumed your free time. From changing light bulbs to tending the gardens, our dedicated

team is on hand to ensure you live a life of total ease. Sit back, relax, and let us handle the rest.

Sleep soundly knowing you're safe and secure

At Jacaranda Apartments, your safety is our priority. With an in-home emergency call system active 24/7, secure entry and a video intercom system, peace of mind comes standard in your new home.

Stay connected

Nestled in a leafy, residential area of Padstow, your new home places you at the heart of convenience. A stone's throw from bustling shopping districts, cafes and restaurants and essential medical services, with efficient train lines close by and the local bus service right outside, you'll have everything you need at your doorstep.

Additional information



Fee types

There are three types of fees and costs associated with the Walter Skelton Retirement Village:

1 Ingoing

The price you pay for your unit or apartment. Residents at Walter Skelton Village live here on a loan license basis. A loan license agreement is different to purchasing a property – you are not buying equity and there is no share of capital gain or loss. Most of your ingoing contribution is refunded to you after you permanently vacate the village.

2 Ongoing

Regular, recurrent maintenance fees are paid fortnightly. These fees go towards the upkeep of facilities and pay our staff. These fees cover a range of services including all repairs and maintenance, council rates, water rates and building insurance. These fees are agreed upon with our residents each year at an annual meeting.

3 Outgoing

Outgoing fees are often referred to as exit fees, departure fees or deferred management fees (DMF). Outgoing fees are payable when you leave the village permanently. These fees are a percentage of your ingoing contribution. They are calculated on the length of your stay and are deducted from your ingoing contribution refund.

Flexible Fees

We offer three different deferred management fee (DMF) contracts: 10%, 30% and 50%. These contracts are designed to provide flexibility and accommodate the varying needs and preferences of our residents. You can choose the contract that suits you best.

1 10% DMF

With this option you will pay a higher ingoing contribution for your unit or apartment and a lower departure fee when you leave the village. For example, after the initial cooling off period your departure fee in year 1 would be 5.5% of your ingoing contribution. If you stayed for 10 years or more, your departure fee would never exceed the maximum 10% providing a 90% ingoing contribution refund.

2 30% DMF

With this option the departure fee for your unit or apartment would commence at 7.5% of your ingoing contribution in the first year after the initial cooling off period. This would then increase incrementally each year by 2.5% over the next 9 years. After 10 years your payable departure fee would reach its maximum of 30% providing a 70% ingoing contribution refund.

3 50% DMF

With this option you will pay a lower ingoing contribution for your unit or apartment and a higher departure fee when you leave the village. For example, after the initial cooling off period your departure fee in year 1 would be 5% of your ingoing contribution. If you stayed for 10 years or more, your departure fee would be 50%, providing a 50% ingoing contribution refund.

Frequently Asked Questions (FAQ)

If you have any additional questions, please get in touch with us on 0498 681 149 or visit eventidensw.com.au

May I bring my pet?

Walter Skelton is a 'pet friendly' village and four legged family members are welcome subject to management approval.

Can visiting family or friends use the shared spaces?

Friends and family are always welcome, however we ask you to take your neighbours' privacy into account when using community spaces and to abide by the village rules.

Can I have visitors stay overnight or for short periods?

Absolutely – it is your home and you are welcome to host guests for short stays.

What happens if I change my mind after moving in?

If you change your mind within 90 days we will refund your ingoing contribution in full. You will be charged a fair market rent for the duration of your stay.

Can I make changes to my apartment?

You have the freedom to make changes to the interior of your apartment subject to the approval of our village manager.

What utilities will I pay for?

Residents are responsible for their own gas, electricity, telephone, internet and home contents insurance.

Will I need to pay for refurbishment fees when I leave the village?

No refurbishment costs are charged taking into account fair and reasonable wear and tear.

Am I responsible for selling my apartment?

No, you can leave the worry of selling your apartment to us.

Will I share in capital gain?

As our village operates on a loan license agreement, no capital gains or losses are applicable upon departure.

When will I receive my entry contribution refund?

Your refund will be made within 7 days of you vacating your apartment and removing all goods and chattels.

Should I seek advice?

It is important that you make the right decision and feel comfortable with your purchase. We encourage you to seek independent advice from a solicitor who can assist you with understanding the nuances of the agreement and disclosure statement. You may also wish to seek financial advice.

The Department of Fair Trading also provides information about retirement villages, and they can be contacted on 133 220 or via their website.



What are my rights as a resident in the Village?

The NSW Retirement Villages Regulation (2017) and Act (1999) sets clear standards for the operation of retirement villages and seeks to put in place strong protections for residents. A copy of the retirement village legislation is available on www.legislation.nsw.gov.au.

The Department of Fair Trading has also published a very informative Retirement Village Living Guide, which can be downloaded from their website or mailed to you (call 133 220 to request this).



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