



# Self Care Villa Units

**COOEE LODGE RETIREMENT VILLAGE** is located in a beautiful rural setting, within one kilometre of the Gilgandra CBD and adjacent to the Gilgandra Multi-Purpose Health Service.

Gilgandra is located in central west New South Wales, 70km north of Dubbo on the junction of the Newell, Oxley and Castlereagh Highways. There are two aged care facilities within Gilgandra Shire – Cooee Lodge Retirement Village and Jack Towney Aboriginal Hostel.

The Cooee Lodge Retirement Village is managed and operated by Gilgandra Shire Council.

A combination of 1, 2 and 3 bedroom style Villa Units exist within the



Retirement Village complex and a longer term Masterplan is in place for additional units. Six of the self care units are managed on behalf of Legacy.

Also on site is a 40 bed low care Hostel and a 10 bed special care dementia wing offering easy transition from Self Care if required in the future.

Additional information regarding the Hostel is available on request.



## OUR SELF CARE VILLA UNITS

The Villa Units are governed under the State Retirement Village Act 2010 with residents occupying units under a licence agreement. Ownership of the units remains with Cooee Lodge Retirement Village/Gilgandra Shire Council.

To enter a self care Villa Unit, residents pay a "purchase price" based on current valuation. Under a draw down facility, Cooee Lodge Retirement Village retains up to 30% of the "purchase price" on a sliding scale over nine years - 10% in year one of occupancy and 2.5% per year in subsequent years.



*All units have ample storage*

*Some snapshots of the external view of our units and internal fit out of our newer stand alone Self Care Villa Units*





## OUR FEES

Residents are charged a weekly maintenance fee based on 25% of the single basic pension (excluding supplement). Council staff maintain lawns and gardens and undertake routine maintenance plus any urgent maintenance which may arise.

Residents are responsible for the cost of electricity and phone plus general living expenses.



*A recreation hall has recently been completed*



*Caravan Parking Bays are available for lease*



## COMMUNITY AGED CARE PACKAGES

Residents of Self Care Villa Units may be able to access Commonwealth Department of Health and Ageing funded Community Aged Care Packages. These packages provide support to help keep residents living in their own home environment and are tailored to suit individual clients. Assistance can be in the form of either, or a combination of:

- social support
- cleaning
- laundry
- transport to appointments
- provision of midday and/or evening meal
- minor medical services



## FOR FURTHER INFORMATION

Please make enquiries of management to obtain an information package, details of available units and/or the process to secure a unit within the Cooee Lodge Retirement Village.

Contact: Cooee Lodge Retirement Village Administration Staff  
Office – off Cooee Drive  
GILGANDRA NSW 2827

Phone: 68178744  
Email: [agedcare@gilgandra.nsw.gov.au](mailto:agedcare@gilgandra.nsw.gov.au)  
Website: [www.gilgandra.nsw.gov.au](http://www.gilgandra.nsw.gov.au)