

# BERNBOROUGH ASCOT

RETIREMENT LIVING









# Where life's more vibrant



Artist impression

Welcome to a lifestyle where community, connection and contentment is only the beginning.

By choosing Bernborough Ascot, you're choosing to step up in your retirement, not slow down.

A life where you revel in your independence, while living in a vibrant, like-minded community.

Where your neighbourhood is the perfect marriage of modern-day life with old-school warmth and social connection. Where you have the opportunity to pursue your passions and enjoy the freedoms a low-maintenance lifestyle brings.



# Location

There are plenty of reasons why Ascot locals love where they live, and it starts with having everything you need within effortless distance. Brisbane CBD is a mere 8km away and there's a range of major transport hubs within close proximity, whether you're travelling by car, bus, plane or cruise liner.

Take a stroll to Racecourse Village, where beauty, health and medical services sit alongside food, fashion and convenience stores. Golf courses, tennis courts, picturesque walks and cycle paths are all nearby. Bernborough Ascot is also just a short drive to major food, shopping, sporting and entertainment precincts, providing the perfect base from which to explore.

## ◆ RETAIL & DINING

1. Racecourse Road
2. Racecourse Village Shopping Centre including Woolworths
3. Brisbane CBD
4. James Street

## ■ RECREATION

5. Doomben Racecourse Grand Stand
6. Eagle Farm Racecourse
7. Kingsford Smith Drive River Walk

## ■ CONNECTIVITY

8. Portside Wharf Terminal
9. Brett's Wharf Terminal
10. Newstead House
11. Royal Brisbane Hospital
12. Gateway to Gold Coast
13. Motorway to Sunshine Coast
14. Doomben Train Station



# Where life is more connected





Artist impression

# Recreation, relaxation and everything in between

**An enviable lifestyle within an inspiring community. Bernborough Ascot offers a unique opportunity to live your life your way, with numerous added benefits.**

At Lendlease Retirement Living, we're passionate about creating places where people connect, friendships flourish and you feel contented and safe in your home. When you move into a Lendlease Village, you get more than just somewhere to live. It's a lifestyle that offers rewards including a supportive community, resort-style recreational facilities, allied healthcare partnerships and wellbeing initiatives that engage body and mind.

It doesn't matter if you live at the speed of a trot or a gallop, at Bernborough Ascot, you set your own pace. An annual calendar of community initiatives and local events creates a lively atmosphere that evokes an undeniable sense of belonging. Culturally-enriching spaces including the art studio, theatre and library, sit alongside attractive gardens and greenery.

There are social and dining spaces, a BBQ area and terrace, a future bowling green for friendly competition and a future health precinct comprising a pool, gym and exercise studio. Joining this lively community means discovering how fulfilling life can be when you have the support to pursue your passions.

*"I grew up in Hendra, so Ascot is an area that's always been close to my heart. The location couldn't be better. I've always loved racing, and to be so close to the racecourse is absolutely incredible."*

**Bernborough Ascot resident,  
Tony Mastrodomenico**

Scan this code to view  
a video of our village.





# Where life's more enriching

It is important to feel safe at home and at Bernborough Ascot you can be secure in the knowledge that you will be part of a welcoming community that cares for each other.

Indulge yourself in a new home and take advantage of great facilities and well appointed communal spaces that make it easy to connect with your neighbours.

We have designed Bernborough Ascot to put your safety, security and wellbeing first.

### CARE SERVICES

At Lendlease, we believe in a holistic approach to your health and wellbeing, connecting you with health practitioners and wellness initiatives so you can continue to live your best life.

To live at Bernborough Ascot is to choose a neighbourhood where life's more than you ever imagined it to be.





# Green living



At Lendlease, our vision is to create the best places for people to live, work and thrive in. Lendlease Retirement Living is Australia’s largest owner, operator and developer of senior living communities. Sustainability is important to us because it is about creating social and cultural precincts that flourish now - and well into the future.

Bernborough Ascot is designed with the principals in mind to meet world leading Green Star expectations, Communities rating by the Green Building Council of Australia (GBCA), which represents a world leadership standard in the design and delivery of more sustainable communities in Australia.



# 6 Stars

GREEN STAR COMMUNITIES RATING  
BY THE GREEN BUILDING COUNCIL OF AUSTRALIA

Bernborough Ascot is set to be the most sustainable retirement community in Australia, after securing the sector’s first 6 Star Green Star Communities rating from the Green Building Council of Australia.

Lendlease scored the top sustainability rating for Bernborough Ascot for a range of initiatives including:



## Design

The spacious homes have been strategically and sustainably designed by Marchese Partners. They are positioned to maximise cooling breezes and cross flow ventilation, lengthen shade periods and provide optimal environments. The buildings are connected by walkways and green spaces and with access to communal gardens and amenities. Bernborough Ascot is located in a convenient location, close to public transport.

## Renewable energy and water efficiency

Onsite solar panels will supply the community with energy. Water Sensitive Urban Design principles used in the design of the project will help reduce potable water consumption. Rainwater tanks will supply water for irrigation for the precinct’s gardens.

## Landscaping

Plants selected for the precinct’s gardens and living walls will flourish in Brisbane’s subtropical climate and will not require intensive watering.

## Community

Bernborough Ascot is part of the Brisbane Racing Clubs Doomben and Eagle Farm masterplan precinct, which when complete will be Brisbane’s largest master planned intergenerational community.

## Heritage

To save a 70-80-year-old weeping fig tree, an intensive 17-weeks was spent working with tree experts to relocate the 140-tonne tree to another part of the community. Independent analysis of the tree’s health shows it is thriving in its new location in the community and is expected to live up to 200 years.



A Green Star-rated retirement village redefines what it means to age.

Bernborough Ascot offers residents a better way to live, supporting healthy and active living, enhancing wellbeing, and connecting people with both nature and the community.



# Living here

Each home is light-filled, while generous floorplans make these apartments feel over-sized and spacious. Premium interiors with Italian kitchens and Miele appliances are neutral in tone, serving as a blank canvas for you to add your personal touches and let the home reflect your style.

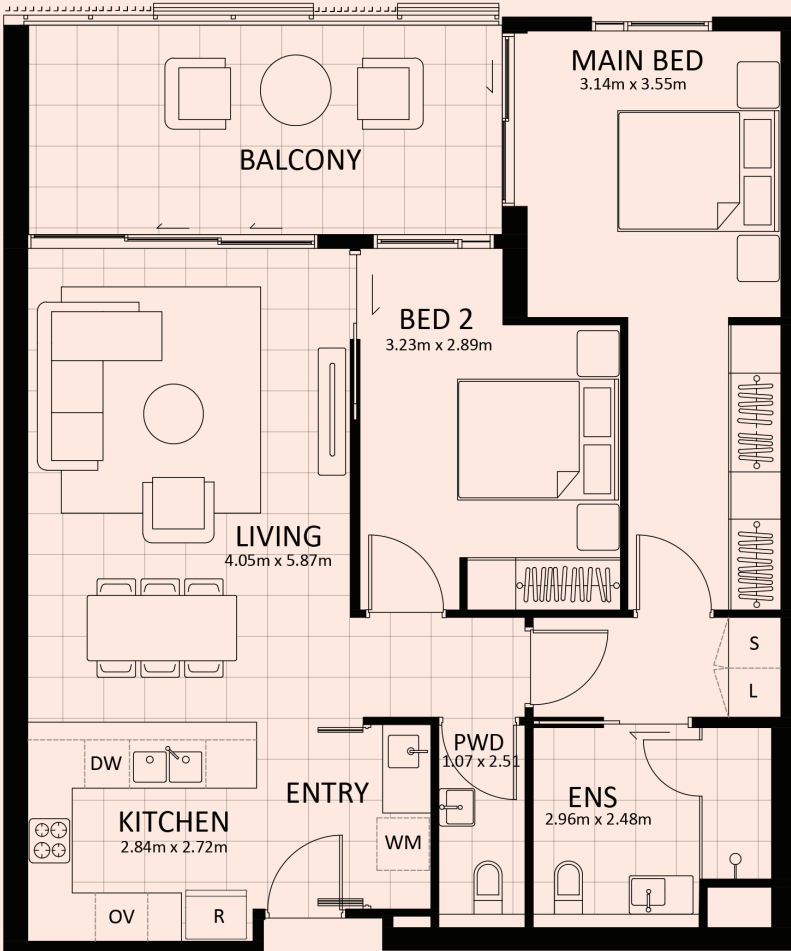
Whether your preference is for an apartment overlooking the racecourse, or a vista that sweeps across Ascot and the city, the apartments at Bernborough Ascot are world-class. Designed by award-winning architects, Marchese Partners, all homes are light-filled, contemporary spaces that maximise style and minimise maintenance. With neutral interiors and luxe appliances, all you need to do is add the personal touches that will ensure your apartment is home sweet home.



Artist impression

# Type B

2 Bed 1.5 Bath 1 Car

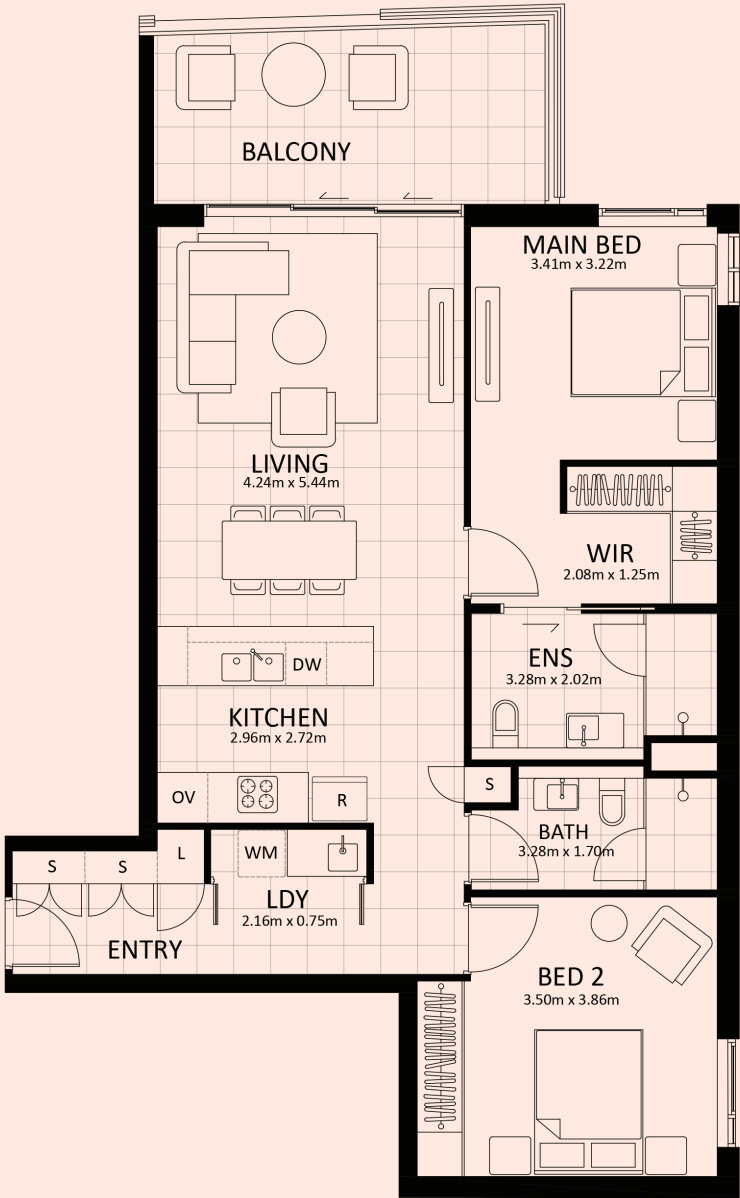


| Internal m <sup>2</sup> | Balcony m <sup>2</sup> | GFA m <sup>2</sup> |
|-------------------------|------------------------|--------------------|
| 95.7                    | 17.0                   | 112.7              |



# Type C

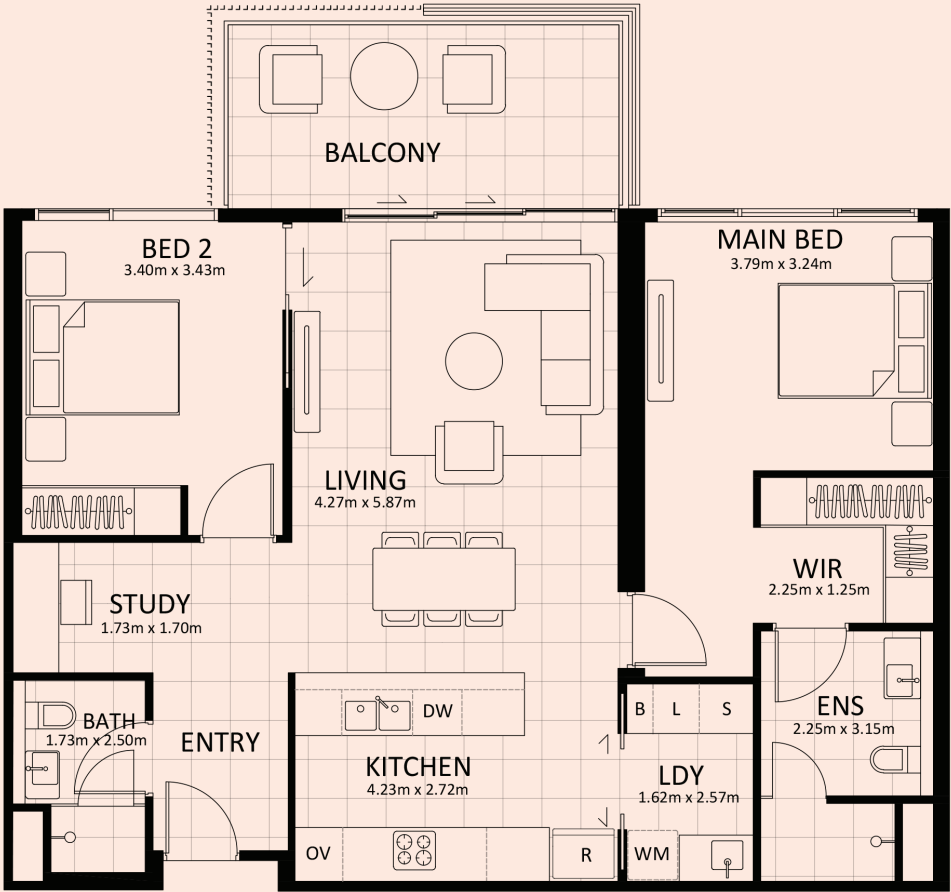
2 Bed    2 Bath    1 Car



| Internal m² | Balcony m² | GFA m² |
|-------------|------------|--------|
| 104.5       | 14.8       | 119.3  |

# Type D

2 Bed + Study nook    2 Bath    1 Car

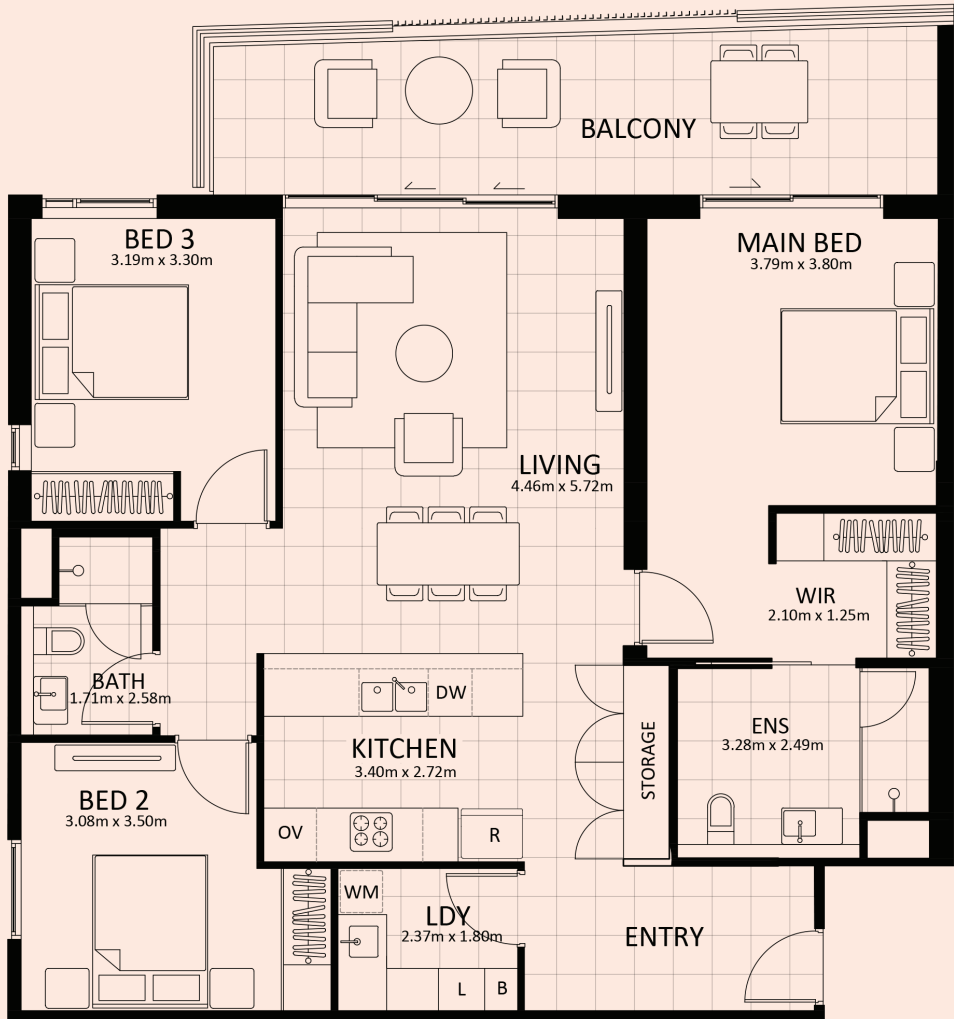


| Internal m² | Balcony m² | GFA m² |
|-------------|------------|--------|
| 109.2       | 14.3       | 123.5  |



Type E

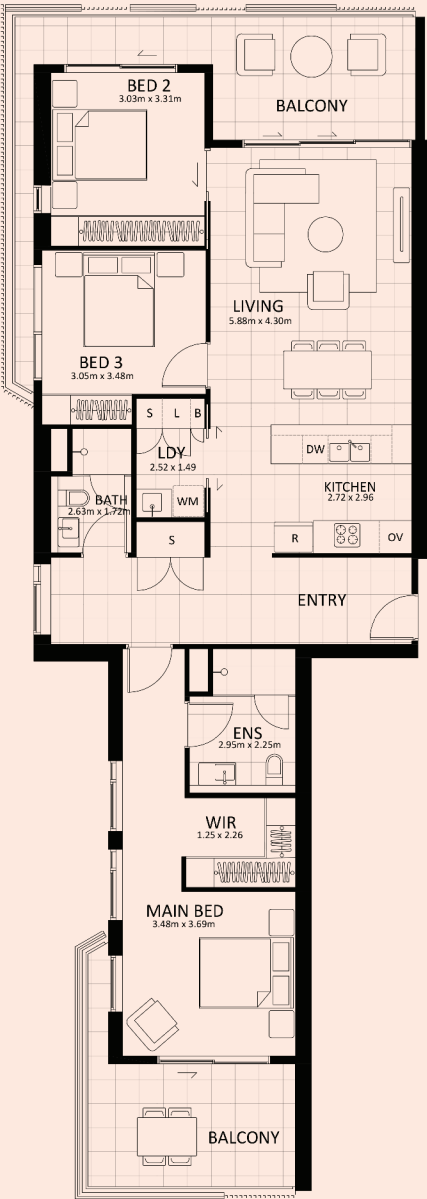
3 Bed    2 Bath    1 Car



| Internal m <sup>2</sup> | Balcony m <sup>2</sup> | GFA m <sup>2</sup> |
|-------------------------|------------------------|--------------------|
| 129.3                   | 22.2                   | 151.5              |

Type F

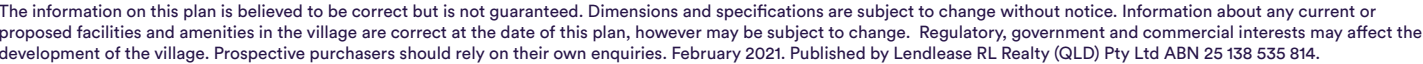
2 Bed + Study nook    2 Bath    1 Car



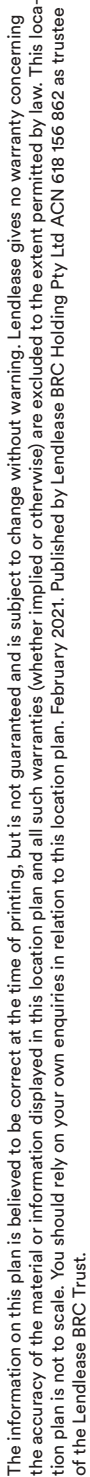
| Internal m <sup>2</sup> | Balcony m <sup>2</sup> | GFA m <sup>2</sup> |
|-------------------------|------------------------|--------------------|
| 131.6                   | 36.6                   | 168.2              |

These are indicative floor plans that may vary according to home location within the village. The information, dimensions and specifications on this floor plan are believed to be correct but are not guaranteed and may change without notice. Lendlease gives no warranty concerning the accuracy of the floorplan and all such warranties (whether implied or otherwise) are excluded to the extent permitted by law. Prospective purchasers should make their own enquiries.





## Location map





# Choose your way

We know that not everyone wants the same things, which is why we offer three different ways to buy your home at Bernborough Ascot. Choose the contract and price that works with your circumstances, so you can enjoy total peace of mind.



### DEFERRED MANAGEMENT FEE (DMF)

A Deferred Management Fee (DMF) contract is a great choice for those looking to make the most out of their retirement now. By deferring part of the costs of your home until after you re-sell, you can buy in at a more affordable price and keep some cash in the bank to continue enjoying the things you love.

At Bernborough Ascot we offer Participate in Capital Gain and No Participation in Capital Gain DMF options.



### PREPAID PLAN

The Prepaid Plan is ideal for those who like to get everything settled in advance. You'll pay for the price of your property as well as an upfront management fee. This means you can relax knowing this cost has been taken care of already. When it comes to leaving the village, Lendlease can help you sell your home at the market rate, and any capital gains from your home will be yours.



### REFUNDABLE CONTRIBUTION

Choosing to pay for your home via a Refundable Contribution gives you the security of knowing your money is guaranteed by paying more in a refundable upfront contribution, with no additional management fee at exit. There are no selling costs or pressures, no legal fees and no reinstatement costs to worry about.



This is a general summary of the financial contractual considerations when moving into Bernborough Ascot. It is not intended to be comprehensive and is not legal or financial advice. Contract options may change or be discontinued after the date of publication, so please check with our sales manager about availability. See our residence contracts for full details. Lendlease strongly recommends that you seek financial and legal advice, so that you can make the best decisions for your personal circumstances.



# Why choose Lendlease?

Lendlease Retirement Living embodies a culture of caring, community and collaboration, with more than 30 years of experience building and operating retirement villages.

Today, Lendlease Retirement Living is the leading owner, operator and developer of senior living communities in Australia, with 72 villages to our name, and over 19,000 satisfied residents.

Lendlease villages offer the perfect base from which to explore life, in an environment that is safe and secure, environmentally-conscious and customer-focused.

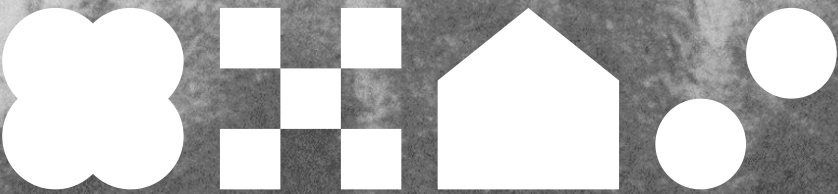


### ASK US ANYTHING

Want to know more about retirement living? A clear understanding of contracts, costs and value is essential. That's why we created Talking Retirement Living – informal information sessions where you can ask the big questions and get all the answers with the help of leading industry experts.







# BERNBOROUGH ASCOT

**LIVE WITH A  
HISTORIC BACKDROP**

Bernborough (1939–1960) was an outstanding Australian-bred Thoroughbred racehorse, remembered as a legend and victor of both the Doomben 10,000 and Doomben Cup in 1946, and 15 consecutive racing wins.

Bernborough Ascot embodies the dynamic spirit of this horse and the Brisbane Racing Club. A place where every day is a celebration of life and vitality.



**1800 550 550**  
**retireinascot.com**



Information about the services and facilities provided in the village is correct at the time of printing but may change as the needs of residents change. Lendlease's plans for any future development are subject to change without notice, including because of planning and regulatory requirements. Individual apartment features may vary and are subject to availability. Images are for illustration purposes and are indicative only. Images may depict items not provided by Lendlease, like furniture. Whilst Lendlease endeavours to ensure that the information in this advertisement is correct, no warranty, express or implied is given to its accuracy. Lendlease strongly encourages you to make and only rely on your own assessment and seek your own professional advice in all respects. February 2021. Published by Lendlease RL Realty (QLD) Pty Ltd ABN 25 138 535 814.