

HOME

ADVERTORIAL

Boutique living in Double Bay

The newly refurbished Guilfoyle Gardens apartments by BBRV offers independent living options for over-55s, and the enviable lifestyle of living right in the heart of Double Bay.

ONE of the biggest concerns for individuals moving into retirement accommodations is losing the lifestyle that they know and love, and bidding farewell to their friends and favourite places in the neighbourhood. Thankfully, for seniors who love everything that Double Bay has to offer, and are seeking financially accessible accommodation, the newly refurbished Guilfoyle Gardens might just be able to offer the best of both worlds.

“Guilfoyle Gardens is the latest addition to B’nai B’rith Retirement Villages’ (BBRV) portfolio of affordable apartments for over-55s and is now, having completed a comprehensive as-new renovation, ready for immediate occupation,” said Leon Fredkin, BBRV general manager.

A boutique independent living village located in the vibrant heart of Double Bay, Guilfoyle Gardens is made up of nine apartments providing a range of accommodation options including two and one-bedroom apartments, and comes with a gently graded entrance suitable for individuals in wheelchairs.

Fuss-free living

Each freshly painted apartment boasts a new designer kitchen, including dishwasher and washer-dryer, a new bathroom, built-in robes, air-conditioning and fans, carpets, blinds, flyscreens, LED lighting and access to NBN, among other features. A new lift has also been installed in the building’s art-deco lobby.

“Individuals over 55 years of age and/or not working full time can access Guilfoyle Gardens on

an entry-fee basis which is set at a level significantly below the cost of comparable strata apartments in Double Bay. There is no government stamp duty payable on entry and no strata fees for the duration of occupancy,” said Fredkin.

A modest monthly maintenance charge is levied which ensures BBRV can continue to properly maintain the property. This charge is fixed to the government pension rate and adjusted once a year in January.

Guilfoyle Gardens apartments are located a short stroll from shopping, transport, medical and entertainment facilities, making them ideal for seniors.

Fredkin explained that all residents enter the village under a licensing arrangement. “A resident is not purchasing an apartment but rather, paying a license fee which is considerably lower than the cost of purchase would be. This also means that overseas residents (subject to making their own enquiries) may be able to access these apartments as the entry contribution arrangement varies from the normal Strata-Torrens title purchase restriction,” pointed out Fredkin.

BBRV is responsible for the complete maintenance of the building, including residents’ apartments, and will undertake the repair or replacement of appliances, light fittings, sanitary fitting and the like



when required. “The great thing is that we look after all property-related issues, whether it’s changing a light bulb, hanging a picture, or fixing a leak, blocked drains and anything else,” said Fredkin.

BBRV employs a full-time property manager and village manager who are just a phone call away as well.

“We will have someone available 24/7 to tend to any problem or issue, whether it is personal or related to the property. The apartments also have a vital-call emergency call system. One simple press of a resident’s emergency pendant and medical assistance will be sent to them. This system is monitored 24/7 and operates on the 3G-4G network with a battery back-up system in the event of a power outage,” explained Fredkin.

Prime location

Guilfoyle Gardens apartments are located a short stroll from shopping, transport, medical and entertainment facilities, making them ideal for seniors from an amenities accessibility perspective. There’s no need to own a car or drive when living in Guilfoyle Avenue thanks to its superb location, and Edgecliff train station is also just a short two-stop bus ride away.

Residents of Guilfoyle Gardens



also have access to BBRV’s host of exciting activities and range of facilities. Residents are welcomed to BBRV’s Princess Gardens village, where a kiddush is held every Friday, with birthdays celebrated every third Friday of the month. The village also holds a second night seder on Pesach and Rosh Hashanah, and regular functions are held on Australia Day, Purim, Succot and Chanukah. Residents are encouraged to invite family and friends to attend.

There are also other activities and facilities in Princess Gardens that Guilfoyle residents can take

advantage of, including tai chi classes and tea-and-chat sessions, and access to the library and internet cafe.

“We have two bedrooms, two bedrooms with sunroom, and a one-bedroom with sunroom apartments available for immediate occupation,” said Fredkin.

BBRV is a not-for-profit organisation, supported by a volunteer board of directors, which has been serving seniors in the Jewish community for some 56 years. For more information on BBRV and the new Guilfoyle Gardens apartments, visit www.bbrv.org.au.

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