



Henry Brooks Estate IRT Kanahooka

You're in good company here



260 Kanahooka Road, Kanahooka 2530

Retirement living with IRT



What is a retirement village?

A retirement village is a community of likeminded people over the age of 55. You live independently in your own home and enjoy the benefits of community living.

Entertain family and friends in your villa or the many community social spaces, join in community events and activities, and have your home maintenance taken care of while you travel.

As your needs change you can use public transport to travel to nearby shops, home care services to help with the housework or allied health services to take care of your personal health. You'll feel safe and supported with your Retirement Village Manager and neighbours close by.

At IRT, we want our retirement village to be your home for life.

Henry Brooks Estate at IRT Kanahooka is currently under construction and stages three and four are due for completion by mid-2022. Some design and construction elements are still to be finalised and therefore may be subject to change.

The information, illustrations, documents and plans in this brochure will not form part of any residence contract.

Why choose Henry Brooks Estate?



Enjoy affordable retirement living in a purpose-built environment

Live in a retirement village designed to encourage ageing in place, meeting the changing needs of older Australians.



Feel connected and part of an engaged community

Live with like-minded people in a vibrant neighbourhood and stay connected with your local community. Join in regular organised activities, bus outings and social gatherings.



Wake up each day in a beautiful setting surrounded by nature

Enjoy views of the escarpment, community walking tracks, landscaped gardens and green spaces.



Keep happy, healthy and active with on-site facilities and services

Experience the benefits of having access to The Clubhouse, extensive walkways, a giant outdoor chessboard and more.

Welcome to Henry Brooks Estate at IRT Kanahooka

Henry Brooks Estate at IRT Kanahooka is located within Kanahooka, a leafy southern suburb of Wollongong. Surrounded by the Illawarra escarpment and natural bushland and wetlands, this new development offers active and independent living in a connected community.



Everything you need is conveniently located a short distance from Henry Brooks Estate:

- 5 minute drive to Dapto Mall
- 5 minute drive to Dapto train station
- 15 minute drive to Warrawong Plaza shopping centre and Hoyts Cinema

Nearby attractions:

- Historical Aircraft Restoration Society (HARS Aviation Society)
- Kembla Grange Racecourse
- Illawarra Light Railway Museum
- The Grange Golf Club
- Lakeside Leisure Centre
- Macquarie Pass National Park
- Nan Tien Temple
- Dapto Greyhound Racing Club

About our community

Life's good at Henry Brooks Estate at IRT Kanahooka.

We're creating a community where getting the most out of each day is as easy as getting up in the morning.

You'll share your home with local birdlife, beautiful scenery and friendly neighbours, and where the day takes you is up to you.

A stroll through the local surroundings? Too easy. A BBQ with some of your new friends in a communal area? Meet at The Clubhouse. And if you just want to take time for yourself with a cup of coffee or a cold drink, nobody's going to stop you.

After all, this is a place where you can do as much - or as little - as you want. Where you're surrounded by great company in your own little slice of the Illawarra. Where happiness is an everyday thing, and you have the opportunity to try something new every day.



Living at Henry Brooks Estate at IRT Kanahooka

Henry Brooks Estate offers escarpment views and beautifully landscaped pocket gardens to enjoy and relax in with family and friends.

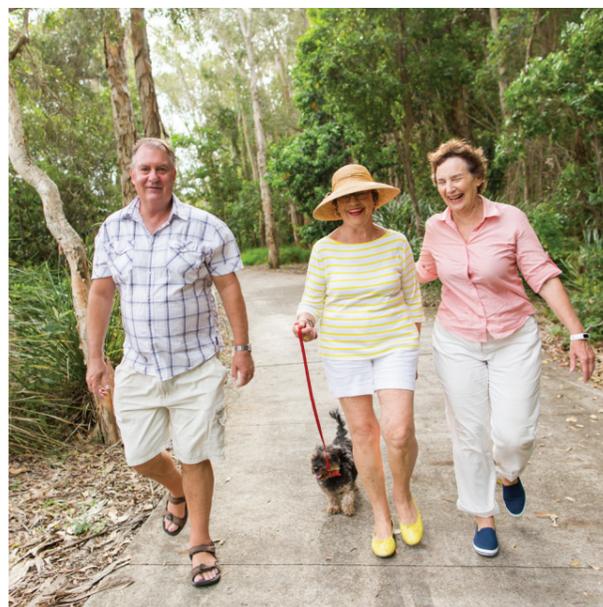
Offering two and three bedroom, single-storey villas with internal garage access, each villa has quality fittings and fixtures to ensure you feel right at home.

All villas come complete with:

- Reverse cycle air conditioning
- Wall oven, dishwasher and rangehood
- Quality tiling, tap fittings and splashback
- Built-in wardrobes
- Ample storage
- Stone benchtops
- Single car garage
- Samsung tablet and IRT Connect
- Essence Emergency Response System



Features of Henry Brooks Estate at IRT Kanahooka



Do a little or a lot at Henry Brooks Estate.

Make new friends, explore the community or simply relax at The Clubhouse.

It's your life, your way at IRT with community features including:

- The Clubhouse community centre
- Landscaped pocket gardens
- Nature walks
- Outdoor chess
- Pet friendly
- Social events, organised outings and bus trips
- Support from your Retirement Village Manager
- Aged care centre as part of IRT Kanahooka

The Clubhouse - a communal space, run by the community



The Clubhouse is the heart of the IRT Kanahooka community and can be used as a focal point for your social life. It's a place where you can enjoy a variety of social activities, connect with one another or just relax amongst friends.

There's a great range of facilities available at The Clubhouse to suit your needs:

- Large gathering area for up to 80 guests
- Meeting rooms with external access
- Fully operational kitchen
- Cafe and bar area facilities*
- Versatile outdoor areas
- Free Wi-Fi

Collaborative housing at Henry Brooks Estate



As a community owned organisation, IRT is dedicated to housing innovation that meets identified needs in our community. As part of Henry Brooks Estate, IRT is developing dedicated seniors housing for single women to establish purposeful connections.

This innovative housing will feature affordable one-bedroom villas with a focus on sharing the co-located living and garden space. A perfect balance between privacy and community.

IRT is proud to offer this dedicated space for single women to retire and live in a supportive community.

This housing project is part-funded by the Australian Government as part of the Building Better Regions Fund.

*Subject to change at IRT's discretion.



Australian Government

BUILDING OUR FUTURE



Home Care at Henry Brooks Estate

50 hours of free home care services

As a new resident of Henry Brooks Estate, you receive an introductory package of 50 hours of IRT home care services*, to be used in the first 12 months of residency.

Let IRT look after the cleaning, laundry, meal preparation or get you out and about by driving you to your local appointments.

We work with you to deliver the services you want, when you want them.



What is home care?

Home care is a range of services that help you to live independently at home for longer. IRT can help you with household chores, personal care and social outings.

You might be ready for home care services if you would like some help with household tasks, getting to and from appointments, or staying on top of your personal health.

Find out more about home care at irt.org.au/home-care/.

What services are available?



Cleaning and household tasks

Assistance with domestic tasks around your home.



Personal care

Assistance with personal tasks such as showering, dressing and grooming.



Health and wellbeing support

Assistance with use of mobility aids, physical therapy or light exercise.



Home safety and security

Assistance with ensuring home safety equipment, installation and testing.



Getting out and about

Assistance with transport to and from local appointments or errands.



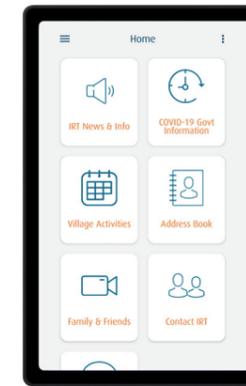
Social connection

Assistance with staying connected to friends, family and community.

*Home care services are available from 6am-6pm on weekdays (except public holidays) in minimum increments of 2 hours. Excludes registered/enrolled nurse services, case management and transport services over 10km; these are subject to availability at an additional cost.

Technology at Henry Brooks Estate

Free tablet and discounted Foxtel



As a special move in gift, all Henry Brooks Estate residents will receive a free Samsung Galaxy A7 tablet pre-loaded with our handy IRT Connect app!

This app includes:

- all the information you'll need to assist with settling in at Henry Brooks Estate, including the Village Rules and Village Guide
- village activity calendar
- IRT contact information
- appliance manuals
- access to the maintenance booking system, so you can easily request maintenance services
- the latest IRT news and information
- access to the Entertainment Hub with 12 months of free unlimited access to a library of over 350 movies and new movies each month

If you're interested in additional entertainment at home, we're also offering Henry Brooks Estate residents access to discounted Foxtel subscriptions! Speak to your sales consultant to find out more.

Free Tech Support

If you're unsure how to set up anything tech-related in your new home, we're here to help. When you move into Henry Brooks Estate, you'll receive two hours of free technology support to help you set up devices such as TVs, DVD players, internet, phones and computers, if required. Your free tablet is pre-loaded with our IRT Connect app, but you can also get assistance with downloading and setting up the app on any other devices.

Once you move in, a tech support officer will reach out to you to organise your complimentary tech appointment.

Essence Emergency Response System



The Essence Care@Home platform enables seniors to live independently in their home, utilising voice activated technology to provide seamless health monitoring and emergency response 24/7.

The Essence Care@Home PERS+ product is included in every villa at Henry Brooks Estate as part of IRT's effort to future-proof your new home. The standard kit uses a base unit, pendant and voice activation unit. Additional add-ons are available, including sensors which can detect changes in daily routine and alert family or emergency services.

All residents will be provided with training on the Essence Care@Home platform after moving in.

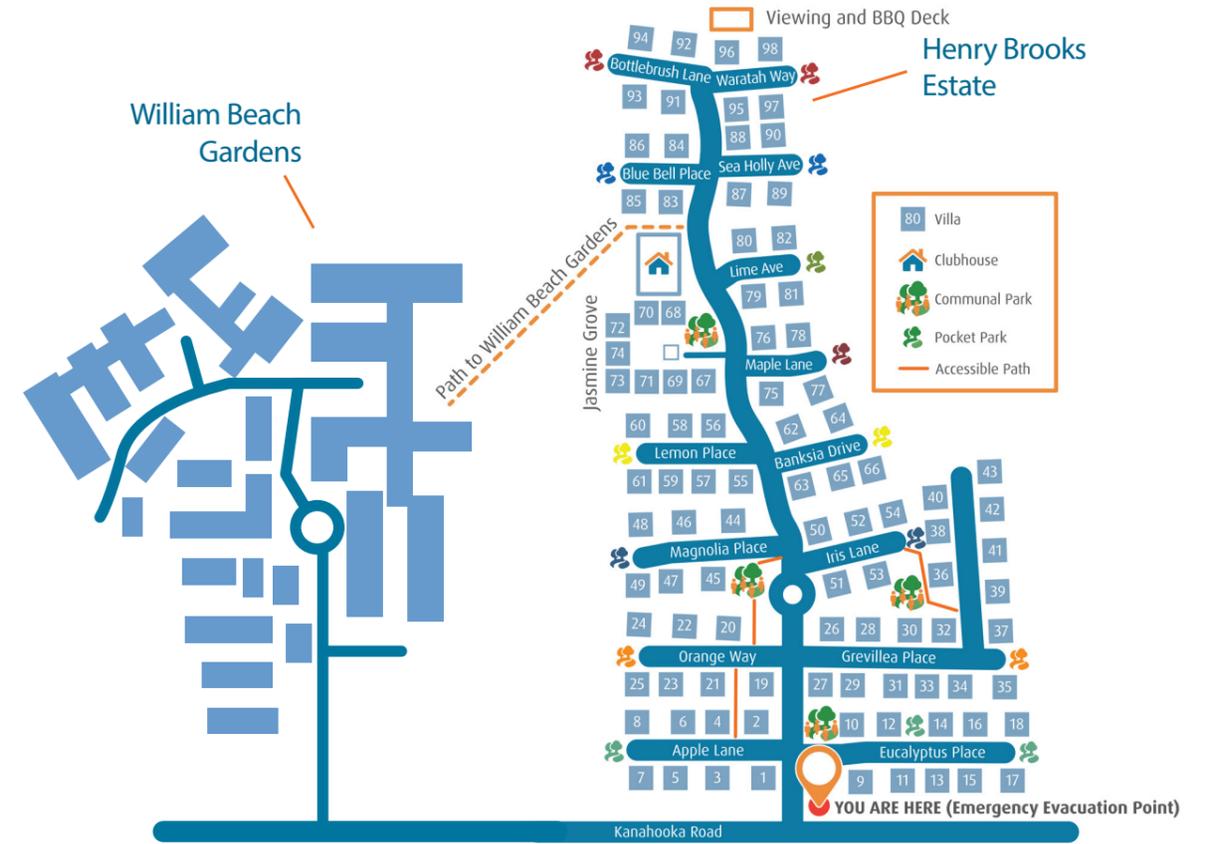
IRT is proud to partner with Essence to provide this new ageing in place technology, enabling you to remain in your home for longer, and improving your safety.

At IRT, we want your new home at Henry Brooks Estate to be your home for life.

IRT Kanahooka Site Location



IRT Kanahooka Site Plan



Villa Options



VILLA TYPE A

2 bed 1.5 bath 1 car
Internal space approx: 105 sq m



VILLA TYPE B

2 bed 1.5 bath 1.5 car
Internal space approx: 116 sq m



VILLA TYPE C

2 bed 2 bath 1 car
Internal space approx: 109 sq m



VILLA TYPE D

2 bed 1.5 bath 1 car
Internal space approx: 112 sq m



VILLA TYPE E

2 bed 1.5 bath 1 car
Internal space approx: 106 sq m



VILLA TYPE F

3 bed 2 bath 1 car
Internal space approx: 129 sq m

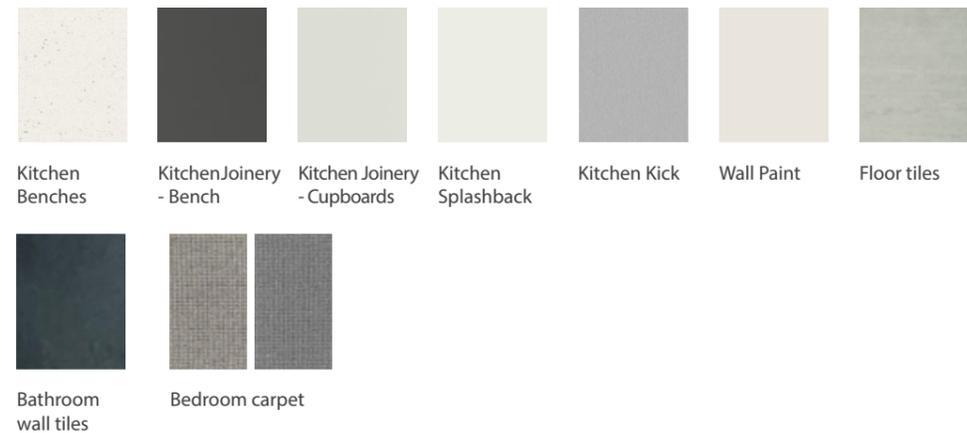
Villa Finishes

All villas will be completed with one of the following colour schemes.

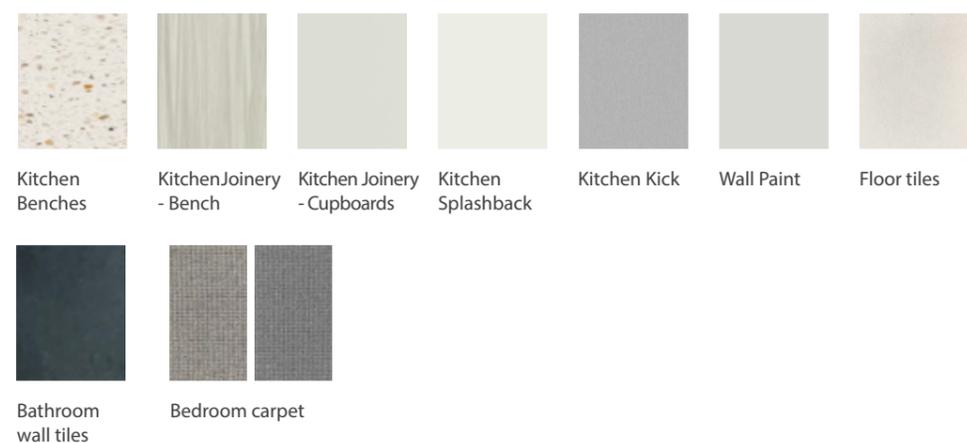
URBAN COLOUR SCHEME:

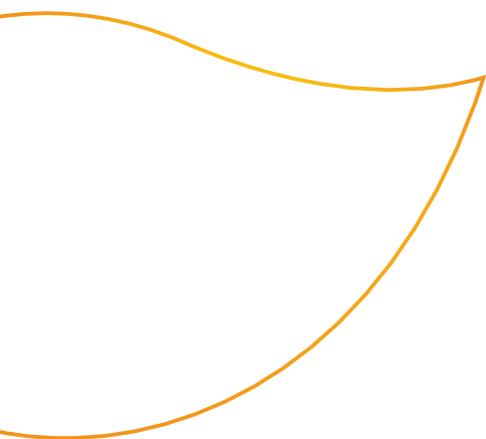
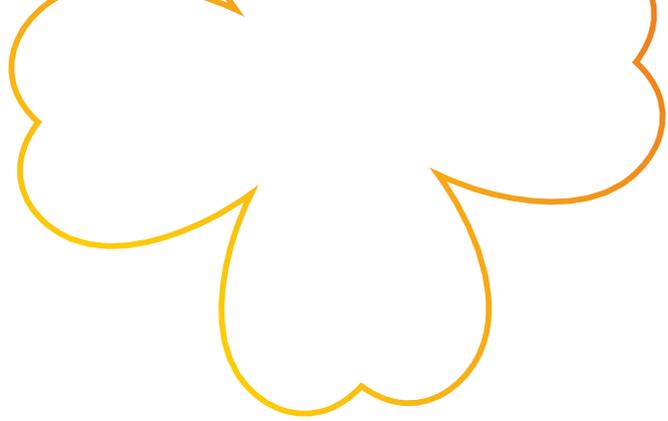


SEALIFE COLOUR SCHEME:



WOODLANDS COLOUR SCHEME:





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