

# karalta court

39 Karalta Road ERINA NSW

[www.karaltacourt.com.au](http://www.karaltacourt.com.au)

## Your new home in Erina

Phone: 02 4367 7789 | Office: 33 Karalta Road Erina NSW 2250



### **Affordable retirement living**

Karalta Court is ideally located in the heart of Erina on the beautiful NSW Central Coast.

Enjoy the friendly and safe atmosphere of independent community living with modern affordable housing and generous financial benefits.

**Call today for an inspection  
on 02 4367 7789**

# Your home is close to everything

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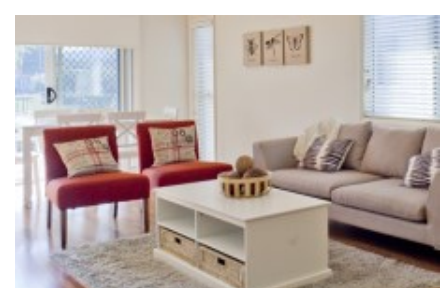


## Central and convenient location

Just an hour north of Sydney, on the Central Coast, Karalta Court offers a great central location in Erina within a family owned, quiet and nurturing community.

The convenient location gives you the freedom to walk to Erina Fair shopping centre, cafes, Erina Leagues Club and services. You are a only short drive from beautiful beaches of Terrigal, Wamberal or Avoca. There is a bus stop right outside the door and Gosford train station is just a 10 minute drive away.

Teamed with a friendly, peaceful and safe atmosphere... this is an ideal place to choose for residential living at its best.



# About your residential community

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## Features

Retirement living at Karalta Court at Erina offers:-

- ◆ Stylish Swimming pool
- ◆ Well maintained village roads and lighting in a peaceful & secure setting
- ◆ Individual keyed letterboxes
- ◆ Community bus available



## Living in a land lease community

Enjoy affordable retirement living in a brand new architecturally designed home or reside in a well loved home at Karalta Court. Whichever home you choose, you can enjoy the benefits of a land lease community.

Your house is your own and the land (on which the home is located) is leased from the park operator. It is wonderful opportunity to free up money and live in a stylish retirement living community.

- ◆ Reasonably priced boutique living at half the traditional home and land package cost
- ◆ No land purchase – you will have money left over to invest or enjoy
- ◆ No legal costs or stamp duty on home purchase
- ◆ No body corporate levies and no land tax
- ◆ No Council rates or water rates
- ◆ Peace of mind with financial security. Your home is yours, a willable asset which you're free to sell whenever you please.

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# Living in our residential communities

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## You may be eligible for rental assistance

As a Karalta Court resident and providing you receive a pension from Centrelink or Veteran Affairs, you may be eligible for valuable rent assistance – see an example below.

Rent Chart Example (per week)	Standard Single	Standard Couple
Site rent paid to Karalta Court Erina	\$177.00	\$177.00
Rent assistance received from Centrelink	\$68.60*	\$64.60*
<b>Net rent paid per week</b>	<b>\$108.40</b>	<b>\$112.40</b>

Your ability to receive rent assistance and/or a pension depends on your personal circumstances. The information provided should only be used as a guide and you should refer to your own entitlements from Centrelink or Veterans Affairs. The above advertised stated rent is based on allotted sites. This table should be used as a guide only. Please check all information to ensure that it is current and applies to your personal circumstances.

**UNDER SECTION 73 (3)** - A resident's right to occupy residential premises under the residential tenancy agreement is a leasehold right only, and not a freehold or other right of an unlimited or perpetual nature and may, in certain circumstances, be terminated.