



welcome  
guide



# the lifestyle

Retirement is a big change. For some it is daunting, for others it is a chance to embrace a whole new way of living.

It is the opportunity to do the things you've always wanted to do (but never had time for) and have new experiences. These newfound freedoms give you options – among them the ability to simplify living arrangements and to shift from working life and work colleagues to other interests and friendship groups.

## Kingston SE

Situated on the Limestone Coast, Kingston SE offers a relaxed, family-friendly environment with so many clubs, activities, and places to explore that you'll be wondering how you ever had time to work in the first place.

Originally the lands of the Meintangk and Moandik peoples, European settlement of the district began in the 1840s. The town was founded in 1851 with the intent of creating a major shipping port to service the transport needs of the farms and industries in the region. That dream faded but left behind a handful of lovely historic buildings and many fascinating stories.

These days Kingston SE has what would be expected in a town this size - a selection of shops, churches, a library and a wide variety of interest groups. Medical needs are serviced by a hospital and medical centre, physiotherapists and visiting professionals including dentists, nutritionists, podiatrists and optometrists.

It is the home of the Big Lobster (fondly known as Larry), the historic Cape Jaffa Lighthouse and a growing collection of public art works dotted around the town. Kingston SE is within easy reach of fabulous wineries, the outstanding beauty of the Granites and Coorong, interesting

tourist sites and larger towns should you need to go further afield.

## Living the Dream

To retire to the beach and have a coastal lifestyle is the dream of many. In Kingston SE it is both achievable and affordable.

There is so much to explore and to experience.

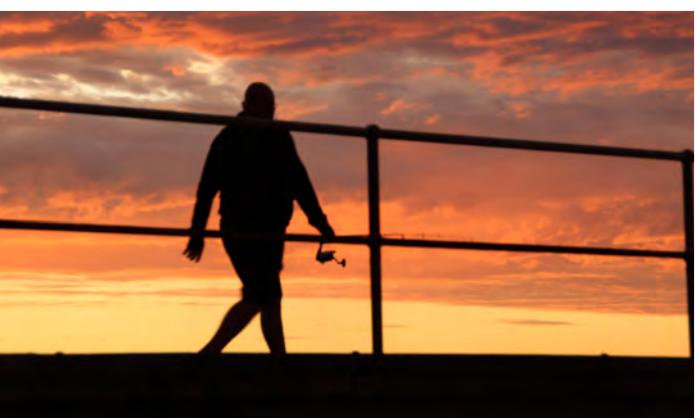
One of the best aspects is the generosity displayed by individuals, clubs and businesses. The volunteering of their time, energy and resources is their love letter to the community they have chosen to call home and it's very special.

There are many clubs and activities to get involved with and they all appreciate new members. There will be a friendly welcome, whether it be at the knitting or quilting groups, Senior Citizens' Club, Mens Shed, theatre group production or fishing competition. Once you get to know people, you can expect to become more and more immersed in local life.

For those who like to keep fit, the town has a host of sporting facilities including golf, sailing, tennis and lawn bowls. The gym caters to all residents and fitness levels, and there are other activities including yoga and walking groups. There are currently no waiting lists for local sporting clubs.

There's nothing nicer than a stroll along the beach or a dip in the ocean at the end of a hot summer's day. Surf beaches are within a half hour's drive. The jetty, and other fishing spots are always available. If being out on the water appeals, your boat can be launched off the beach, or from Cape Jaffa just up the road.

Retirement in Kingston SE will be what you make it.



*"The town is quiet on the outside, but take a moment to delve under the quiet reserve of everyone and it's a rollicking great place. The friendliness of the people is what makes this town great. It's wealth is its people. There's not much shopping wise (which means I can save money) but there's so much to do and so many people willing to invite you along. And as for helping, sharing and caring....this town tops the lot."*

*~ C, New Kingston resident. 60+ ~*



# our village

Our village offers a place to call home within a small, friendly community. The independent living units are perfect for retirees who prefer to spend their time enjoying newfound retirement freedom rather than spending time and energy on the upkeep of a larger home.

## Eligibility

The Kingston SE Retirement Village is designed for independent living, providing a mixture of residential funded units and rentals to over 55s who are retired from full time work.

## Management

The Kingston Retirement Village is led by a Management Board consisting of community volunteers and resident representatives. The board meets regularly.

The friendly administration and maintenance team work out of the South Terrace office and are available to deal with any upkeep or other issues. They also love a friendly chat. A contact number is provided for any out of hours emergencies.

## Amenities

Spread across two sites – South Terrace and Janet St – our village is a quiet, private retreat with everything needed to be your base for a seaside lifestyle. Relax, leave the worry and hard work of home maintenance to someone else.

South Terrace has an expansive, park like setting housing thirty-two units, a community garden, a recreation hall and the administration office. The South Terrace complex is close to the main town beach and other amenities including the hospital, visiting medical services and community library. South Terrace is a mix of resident-funded and rental units.

The Janet Street complex houses twelve resident funded units. Residents are a literal stone's throw from the Senior Citizens Centre and bowling club. Residents are within easy walking distance of the shops, post office, a number of cafes, the beach and the medical centre.

## In Home Support

If you need assistance with domestic tasks or regular care for medical conditions or injury, support can be accessed through external organisations like Red Cross, Meals on Wheels, Country Health and Resthaven.

## Pets

Accredited service dogs are welcome, but other dogs and cats are not allowed.

## Visitors

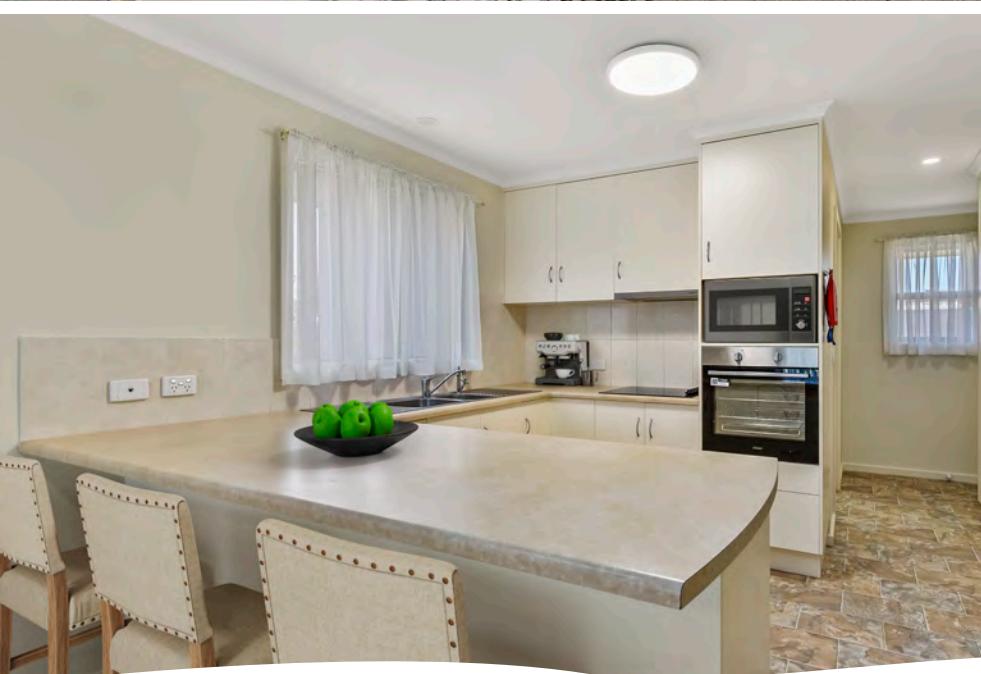
Each site has visitor parking for guest use. Please ensure children are supervised when in the village.

## History

In June 1978 the Kingston Lions Club convened the first public meeting to ascertain need for a retirement village in the community. Early feasibility studies and planning were conducted by a steering committee. The operation became incorporated in 1982.

Construction of the Village commenced in the early 1980's at South Terrace, and has progressed over the years with our newest units being completed in 2019.





# your home

In our village your home is your castle. Whether you are resident-funded or renting, you are guaranteed a well-appointed, quiet place to call home with no nasty surprises or hidden costs.

## The Units

Our village provides one and two-bedroom units with a variety of floor plans. All units include reverse-cycle air conditioning, a rainwater tank, water softener, built in cupboards, rails in the bathroom and carpet in the living area and bedrooms.

Most units have a garage under the roof with ample room for storage. The two bedroom units also have a second toilet in the laundry. All units have good accessibility with no steps. Units are low maintenance with private, fully fenced courtyards and side access.

## Fees and Charges

Resident funded units are charged a monthly maintenance fee but do not attract agent fees or stamp duties. If you decide to leave, you do not need to worry about selling the unit, a refund is guaranteed.

Land taxes, council rates, water, maintenance and building insurance are covered by the village for all residents.

Residents are encouraged to take out contents insurance and are responsible for their own electricity, telephone and internet arrangements.

## Modifications

Outside changes (such as roller shutters, pergolas etc) can be made at residents cost with approval from the board.

## Downsizing

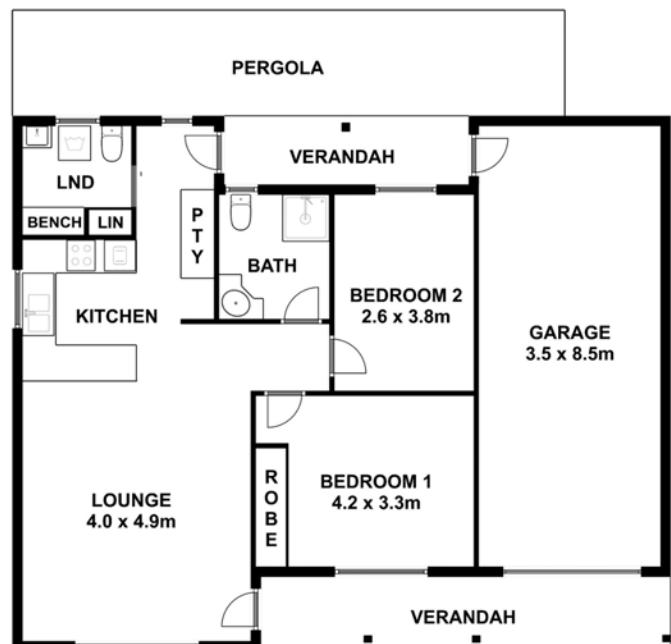
Your new home is spacious with great storage, but retirement is the ideal time to reassess what is important. Cut the clutter, keep what is precious. Your future is about people and experiences rather than things.

## Coming into the Village

Units are provided freshly painted and fully refurbished before moving in.

We try to make your move as easy as possible - our friendly staff are more than happy to walk you through the process step by step. Please call to make an appointment with our administration team.

## Unit Prices



Floorplan example of a 2 bedroom unit.

This drawing is for illustration purpose only. All measurements are approximate only and information intended to be relied upon should be independently verified.



# contact

## **Kingston SE Retirement Village Inc**

14 South Terrace, Kingston SE, 5275

(08) 8767 3392

office@krvillage.au

### **Visit us online:**

[kingstonsevillage.au](http://kingstonsevillage.au)

### **Follow our socials:**

**Facebook:** @kingston retirement village

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**quality, affordable,  
independent living for the  
retired in our community**

