



## The Cambridge, Epping's newest retirement community

With Australians now living not only longer but healthier lives, today's seniors typically want to remain as connected members of thriving communities and close to family.

Conveniently located just 150m from Epping train station, Levande's *The Cambridge* is a revolutionary new development that will serve multiple needs.

"This is a retirement experience unlike any other," says Senior Development Manager Belen Rivera.

Currently under construction, when complete next year *The Cambridge* will be home to 172 independent living units and a 132-bed aged care facility. Rising 28 storeys, this vertical village currently ranks as the tallest of its kind in NSW and is the latest project from Levande, one of Australia's top three retirement living providers.

Levande's vision, explains Rivera, is to create a truly intergenerational development. "There is a K-6 primary school on the broader site, which we are upgrading as part of the project. This provides us with opportunities to run activities that will benefit both groups," she says.

With a church and retail outlets also nearby, the result will be a vibrant precinct in Sydney's leafy northern suburbs where residents can enjoy all the benefits of an inner-city lifestyle.

*The Cambridge* has a selection of one-, two-, two-plus-study and three-bedroom apartments, as well as penthouse suites. "We are releasing a limited number of apartments in stages," Rivera

*"The convenience of transport and shopping right on the doorstep makes life much easier. Driving is optional."*

The benefit of the highrise design also means residents "are only an elevator ride away from all the amenities we offer," she says, referring to social hubs such as the exclusive resident clubhouse and bar, alfresco lounge with gourmet BBQ facilities and rooftop entertainment space. There's also going to be a fitness centre, heated swimming pool, games room with billiards, luxury cinema, library and even a hair salon, vegetable garden, and workshed.

Residents of *The Cambridge* will enjoy new programs, which will provide dedicated attention to residents' wellbeing "from the day they move in - whether it's social or sporting activities, leisure pursuits, assistance with activities of daily living, or, later on, a higher level of care when and as needed."

says, adding they have already sold more than half of Stage One. "Given the carefully considered and subtly age-appropriate layouts, combined with the premium fixtures, fittings and facilities, we're not at all surprised that 60% have already been snapped up."

With excitement building around *The Cambridge*, Rivera says that Levande is hosting information sessions to meet public demand throughout August at the Epping club. "Places are limited and our previous info days have been fully booked - so we urge people to book a spot early."

Rivera says that *The Cambridge* is designed to "deliver the unparalleled quality of retirement living you deserve".



## The Cambridge 'Type 7A' apartment

It's no surprise that this style of apartment is proving to be one of the most popular designs in *The Cambridge* — a stunning two-bedroom residence with study nook, two bathrooms and plenty of storage throughout.

The spacious, light-filled, open-plan lounge & dining area extends out to your exclusive balcony winter garden, affording you a warm and weatherproof space all year round to tend your plants, take in the relaxing, leafy views, or simply catch some sunshine.

Of course, the climate inside is controlled at the touch of a button with ducted air conditioning and ceiling fans.

Outside your door, there's direct lift access to your dedicated car

spot in the secure underground car park, where you'll also enjoy the convenience of additional, lockable storage.

### APARTMENT FEATURES:

#### Kitchen

- European appliances
- Reconstituted benchtops
- Porcelain splashbacks

#### Ensuite and bathroom

- Floor to ceiling tiles
- Semi-frameless shower screen
- Floating vanity
- Ample storage
- Chrome tapware



### 2 BEDROOMS, 1 BALCONY

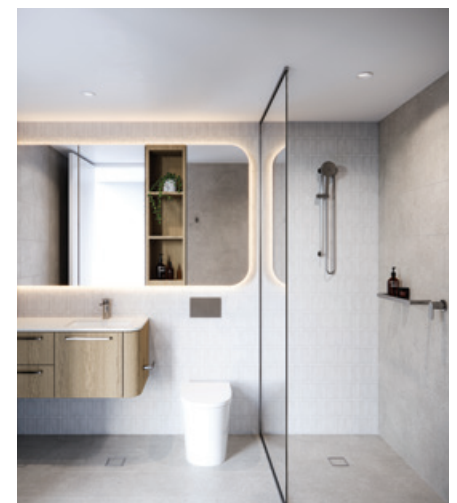
**\$1,095,000 to \$1,295,000\***

**Internal Area: 96m<sup>2</sup>**

**Outdoor Area: 16m<sup>2</sup>**

**Total Area: 111m<sup>2</sup>**

Artist impressions only, furniture not included. Window furnishings may vary. \*Price information is correct as at 23/7/2024 and is subject to change. Exit fees and charges may be payable.





# Decluttering and downsizing: a fresh start

When contemplating the transition from the family home to a retirement community, the prospect of decluttering and downsizing can feel overwhelming — quite apart from the considerable emotional wrench. However, it can also be an opportunity to simplify, organize, and create a more manageable and stress-free living environment.

## *Start early and plan ahead*

One of the most crucial aspects of downsizing is to start early. Give yourself plenty of time to go through your belongings without feeling rushed. Planning ahead allows you to sort through items methodically and make thoughtful decisions about what to keep, donate, or discard.

## *Prioritise and categorise*

Identify items that hold significant sentimental value or are essential for daily living. Sort your belongings into groups such as keepsakes, necessities, and items to let go.

## *Enlist help from family & friends*

Involving family and friends can make the decluttering process more manageable and enjoyable. They can offer valuable support

and assistance, helping you make decisions about what to keep and what to part with.

## *Focus on your new space*

Keep in mind the layout of your new retirement village unit, apartment or villa, and the spaces it offers. Measure up your new living area and figure out how your furniture and belongings will fit in.

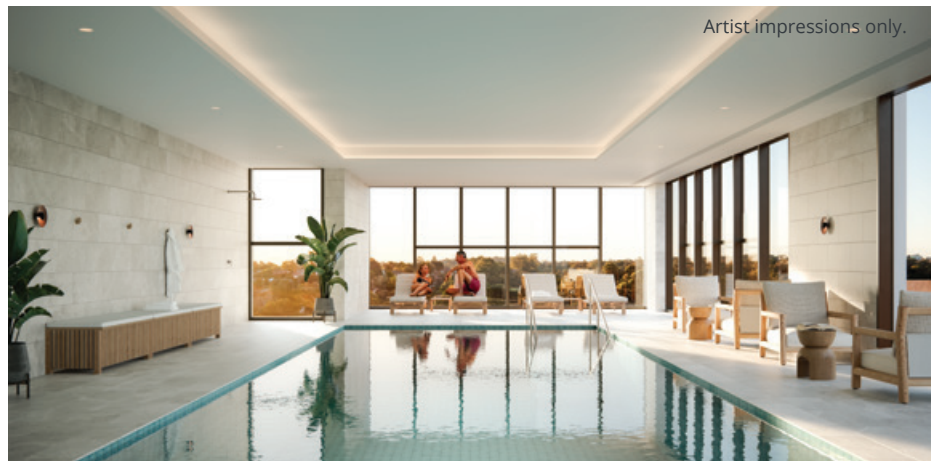
## *Donate and repurpose*

Consider donating items that are in good condition but no longer needed. Many charitable organisations accept furniture, clothing, and household goods. Knowing that your belongings will benefit others can make it easier to part with them.

## *Embrace the opportunity*

Downsizing is not just about getting rid of things; it's about embracing a new chapter in life. Moving to a retirement village offers the chance to declutter both physically and mentally, allowing for a fresh, simpler lifestyle.

While decluttering and downsizing can seem daunting at first, approaching the process with a positive mindset and a clear plan can turn it into a rewarding experience. By focusing on what truly matters and letting go of what doesn't, you can create a comfortable and enjoyable new home.



We were at a crossroads. Our desire for a simpler life, free from the burdens of maintenance and gardening, had become a pressing need. Despite our affection for our current home and garden, the challenges they presented were becoming too great. It was time for change.

Epping has been our home for years, offering not just our trusted doctors and allied health services but also the convenience of the train. The prospect of staying in Epping was foremost in our thoughts.

Our search began at the Epping Expo, where the Levande stand captured our attention. Unlike the others, Levande's offerings were fresh and aligned with our vision. The assurance of a single move was paramount, allowing us to retain familiar amenities and infrastructure.

We're eager to embrace this new chapter. Our new home promises a rejuvenated lifestyle with a vibrant community. We've met fellow residents also embarking on this journey; it's heartening to share this experience with them.

Our family supports our decision wholeheartedly, knowing we'll have ample space for them when they visit.

This is more than just a relocation; it's a new beginning we eagerly anticipate.



*Ellen and Paul Frear – future The Cambridge residents*

# You're invited to our next information session



**Monday 5th August at 10am**

2-hour duration at the Epping Club

**Find out more about the stunning features, activities and amenities The Cambridge has to offer including:**

- > Clubhouse and bar
- > Heated pool
- > Fitness centre
- > Cinema with recliner seating
- > Tailored wellbeing programs
- > Games and craft room
- > Workshop
- > Rooftop entertainment space
- > Alfresco lounges and BBQ's

**With impressive one, two and 3-bedroom apartments from \$759,000 to \$1,650,000\*.**

**RSVP essential** via website: [levande.com.au/thecambridge](https://levande.com.au/thecambridge) or by calling Jill on **02 9072 4939**

\*Price information is correct as at 23/7/2024 and is subject to change. Exit fees and charges may be payable.



**DISPLAY SUITE  
NOW OPEN  
BY APPOINTMENT**

Corner Pembroke St &  
Chambers Circuit, Epping

Call Jill on **02 9072 4939**



The Cambridge | **LEVANDE**