

Questions Over 50s Retirees should consider when building a new home in a resort...

Considering downsizing and looking for a new-found lifestyle in your Golden Years? Then there are many things to seriously contemplate BEFORE you pay a deposit or sign any contracts. This is especially true in the case of a brand new development, which could take up to TEN YEARS to complete. It is important to always ask the following questions of any Village Management when considering your options.

- Q. What is the weekly site fee?
- Q. Who is the builder?
- Q. Are the homes steel framed?
- Q. Do you have a choice of site?
- Q. Are the homes built on site?
- Q. Are the homes manufactured off site?
- Q. What is the expected building wait time?
- Q. What is the security on the site lease period?
- Q. Do you have an input into the home design?
- Q. Do you have a choice to change any home inclusions?
- Q. Do you get a deposit refund if the contract is unconditional?

"Millers Glen" is a new Over 50s Lease Land Housing development entering the Scenic Rim District this year, and based on the answers to the above questions, you seriously need to consider your options and compare it to what Elysium's New Stage 3 Development has to offer.



Reasons why Elysium should be your first choice...

With **new home prices** at **Elysium Village** starting from just **\$349,000**, much attention is expected from local buyers who have no interest in up-market facilities but are just looking for affordable new housing, with picturesque-panoramic rural surroundings in a homely-friendly atmosphere, where you feel part of the whole village-community of only 91 homes, with many of them individually designed by the owners!

Our local built **Franklin Construction** home designs are unique, compared to our newest competitor, as they are all **steel framed** and offer the buyer the choice to personalise interior inclusions, change the floor plans and build homes from 120m² up to 280m² on applicable sites.

"YES! Our *Elysium Village Country Retreat* was a hidden secret of the over 50s for many years but now the secret is out with the release of the Final Stage of exceptionally large home sites which have 6m rear yards and offer uninterrupted panoramic rural views of the countryside." reports Dennis Ring, Elysium's Sales and Marketing Manager.

Currently the country retreat has a Clubhouse, lap pool, playing fields, kids playground, Village Green, two gazebos, a beautiful lake and meandering landscaped walkways within a fully gated fenced complex. New Recreation Clubhouse-Facilities, Gym and Heated Pool are awaiting council approval, with completion expected 2023 pending on the final Scenic Rim Council permits.

The local township of Beaudesert is so friendly, and boasts a wonderful selection of shopping with Woolworths, Coles, Aldi, Mitre 10, street cafes, Maccas, KFC, Subway, Red Rooster, 7 Eleven medical-dental facilities, 3 Chemists and yes, Beaudesert has its own General Hospital!

When you move into *Elysium Over 50s Lifestyle Village Country Retreat*, you will make friendships that will last forever in a village you can truly call home. This wonderful serene location is where the air is crisp and clean for your enjoyment.

"The benefits of buying a home in Elysium's Lifestyle Country Styled Village, is that you the home owner receives the full benefit of any capital appreciation and yes the homeowner retains 100% of the proceeds from the sale of their home." says Dennis.

And the Big Bonus is you have ZERO Exit Fees, Stamp Duty, Council Rates, Legal and Body Corp Fees, YES! It's all included in your \$200 weekly site fee, plus you are entitled to receive a rental subsidy from Centrelink or the Department of Veteran Affairs if you are receiving a pension. Your only outlay is for your standard utility charges for power, gas, phone and home insurance.

Interested? We are NOW offering you a **BUY and BUILD NOW and PAY LATER** deal. On a fully refundable **\$15,000 deposit** (STC) you can have your new home built whilst waiting to sell your current home! Also we can help you with the best advice in the choosing the right local real estate agent to sell your current home.

Simply call our sales office on 0419 828 576 or email sales@elysiumvillage.com for our FREE SALES INFO KIT. Or why not take the picturesque drive and visit *Elysium Over 50s Lifestyle Village* at **329 Brisbane Street Beaudesert**, we open our gate daily around 10am to 4pm-ish. We look forward to greeting you in person.

**Free solar system
with every new home**

It's home
Elysium
VILLAGE

Contact Dennis Ring
0419 828 576
sales@elysiumvillage.com
339 Brisbane St, Beaudesert Qld
www.elysiumvillage.com



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