

Spanish mood lingers in village

■ Amanda Lewis

Stage two is under construction at El Caballo Lifestyle Village, a master-planned community with resort-style facilities for over-45s, in the Avon Valley.

Just 15 minutes from Mundaring, the lock-and-leave lifestyle village is set on more than 44.5ha of bushland, is surrounded by an 18-hole golf course and has many Spanish influences in recognition of El Caballo Blanco — the old arena venue that used to occupy the site.

Forty-five sites were developed for stage one and 44 sites and five new display homes are being developed for stage two.

ECLV managing director Matthew Pavlinovich said stage two had been brought forward to meet the demand for bigger blocks.

He said the village had local government approval for 182 homes but had enough land to develop 400 homes subject to market demand and further approvals.

The average block size was 252sqm, he said. "The lifestyle village model is that you own the home and lease the land," Mr Pavlinovich said.

"This lowers the cost when compared with other, typical retirement villages.

"That being said there are two ways to buy in. You can buy an existing display home as is, or you can pick a site you like and then build a home of your choosing."

Buyers have the choice of 11 home designs to build, all of which can be customised to suit.

Every design is built by Fleetwood Homes and comes finished with

everything from floor coverings and window treatments to painting and landscaping.

"All the buyer needs to do is shift their furniture and move in," Mr Pavlinovich said.

"The weekly lease fee is \$141 for singles and \$151 for couples. This is essentially for the land lease but also covers shire rates, water rates, village administration, security, landscaping and access to facilities."

These facilities include tennis courts, a gymnasium, pool, spa, wood-working room and community

vegetable garden with plans for a new clubhouse, bowling green and library.

There is also a banquet room, cocktail lounge/wine bar and family centre for family to stay when they come to visit.

Mr Pavlinovich said ECLV suited golfers, downsizers and child-free over-45s looking for a new lifestyle.

"Many people enjoy the escape from the rat race of the suburbs, while others are coming from farming areas to be closer to the city without being in the city," he said.

"Some of our residents work, some are retired.

"We are far enough to be out of the rat race but still close enough to get to major amenities in 15 minutes."

Prices range from \$244,000-\$379,000 and average about \$330,000.

The new display homes are expected to be ready for inspection in mid-April.

Twenty blocks remain for sale in stage one.

For more information, phone 9573 3777 or see eclv.com.au.



El Caballo Lifestyle Village offers a lock-and-leave lifestyle and resort facilities for over-45s.

RETIREMENT

LIFESTYLE/RETIREMENT VILLAGE GUIDE SOUTH

SUBURB	VILLAGE NAME	PRICE	AVAIL.	ADDL.
Albany	St Ives Albany	From \$259,000	3	No
Albany	Albany - Albany Gardens Lifestyle Village	From \$259,000	1	No
Albany	National Lifestyle Village, Oyster Harbour	From \$229,000	Stage 2	No
Albany	RAAFA Amity Village	\$299,000 - \$324,000	1	No
Armadale	Armadale Lifestyle Village	\$275,000	2	No
Armadale	Dale Cottages (Inc.)	From \$105,000 - \$315,000	New Stage	Yes
Aubin Grove	Regents Garden	\$455,000	Stage 1	No
Australind	Amana Living Treendale	\$380,000 - \$435,000	Stage 1 - 3	No
Australind	Australind Rise Swan Care Group	From \$439,000	2	No
Baldivis	National Lifestyle Villages, Vibe	From \$184,000	Stage 4	No
Baldivis	Affinity Village	From \$329,000	Stage 3 avail	No
Bentley	Bentley Park Swan Care Group	From \$220,000	5	Yes
Bentley	Juniper Rowethorpe -	\$140,000 - \$645,000	7	Yes
Bibra Lake	Lend Lease Lakeside Village	\$245,000 - \$395,000	6	No
Bicton	Arcadia Waters Retirement Village	\$340,000 - \$550,000	2	No
Boddington	Hotham rise Lifestyle Village	\$278,000 - \$300,000	2	No
Booragoon	Lend Lease Parkland Villas	\$248,000 - \$750,000	2	No
Bull Creek	AFME Orion Terraces	\$731,000 - \$750,000	1	Yes
Bull Creek	Frederick Guest Village	From \$147,900	1	No
Bull Creek	Air Force Memorial Estate	\$140,000	1	Yes
Bull Creek	Alchera Living Bullcreek Village	\$249,000 - \$309,000	4	No
Bunbury	Woodstock West Lifestyle Village	From \$348,000	2	No
Bunbury	Leschenault Village	\$298,900 - \$330,000	4	No
Bunbury	Waterloo Village	From \$139,000	9	No
Busselton	Novacare Lifestyle Village	\$395,000 - \$630,000	Stages 4 & 6	No
Busselton	National Lifestyle Villages, Busselton	\$205,000	Final Stage	No
Busselton	Capecare Ray Village Retirement Village	From \$690,000	2	Yes
Busselton	William Carey Court	\$295,000	2	Yes
Canning Vale	Jacaranda Gdns	\$455,000	1	No
Canning Vale	Joseph Banks Estate	\$460,000	1	Yes
Carlisle	Harold Hawthorne Village	From \$172,000 - \$275,000	2	No
Collie	Southern Cross Riverview Village	\$140,000	1	Yes
Como	Collier Park Retirement Village	From \$305,000 - \$375,000	2	No
Cloverdale	Southern Cross Faulkner Park Retirement Estate	From \$379,000	1	Yes
Denmark	Ocean Beach Lifestyle Village	From \$239,000	19	No
Denmark	Amaroo Village	From \$265,000	9	No
Eaton	Bethanie Esprit	From \$395,000	8	Yes
Eaton	Bethanie Fields Lifestyle Village	From \$395,000	2	Yes
Erskine	RAAFA Erskine Grove	\$297,000	1	No
Forrestfield	Walridge Country Estate	\$185,000 - \$370,000	3	No
Forrestfield	Hermon Village	\$395,000	3	No
Forrestfield	Southern Cross Donovan Village	\$399,000	1	No
Gosnells	Riverside Gardens Estate	From \$210,000 - \$355,000	9	No
Halls Head	Halls Head Village	\$191,500	5	No
Halls Head	Lend Lease Parkland Villas	\$255,000	1	No
Hopetoun	Wavecrest Village	\$159,000	9	No
Kensington	Alexandra Village	\$527,000	1	No
Leeming	Leeming Retirement Village	\$329,950	1	No
Maddington	Arcadia Waters	\$415,000 - \$520,000	1	No
Mandurah	Belswan Lifestyle Village	\$220,000	9	No
Mandurah	National Lifestyle Villages, Bridgewater	From \$190,000	Final Stage	No
Mandurah	Arcadia Waters	\$285,000 - \$445,000	8	No
Mandurah	Lattitude Lakelands	\$360,000	Stages 4 & 5	No
Mandurah	Lend Lease Parkland Villas	\$255,000	1	No
Mandurah	St Ives Mandurah	\$260,000 - \$350,000	3	No
Mandurah	RSL Mandurah Village	\$175,000	1	No
Mandurah	RSL Coral Estate	\$275,000	1	No
Mandurah	Settlers Meadow Springs	From \$295,000	1	No
Mandurah	Settlers Lakeside Village Ravenswood	\$289,000 - \$335,000	5	No
Mandurah	Willow Creek Mews	From \$132,000	8	No
Mandurah	Bethanie Peel	From \$265,000	20	No
Mandurah	Murray River Retirement Village	\$283,500	2	No
Mandurah	Silver Vines	\$295,000	2	Yes
Melville	St Ives Melville	\$420,000	1	Yes
Mt Barker	Mt Barker Park Home Village	From \$160,000	Stage 1	No
Mundaring	Timber Brook Cottages	\$470,000 - \$510,000	13	No
Murdoch	St Ives Murdoch	\$490,000 - \$980,000	1	Yes
Murdoch	Belswan Lifestyle Village	\$296,000 - \$430,000	4	No
Port Kennedy	Bethanie Waters	From \$410,000	6	Yes
Queens Park	Lend Lease Homestay Village	\$299,000 - \$339,500	7	No
Rockingham	Springfields Retirement Village	\$289,000 - \$310,000	3	No
Rockingham	National Lifestyle Village Tuart Lakes	From \$234,000	Stage 4 & 5	No
Salter Point	Amana Living Peter Arney Village	\$598,000	1	Yes
Shelley	Thomas Perrott Village	From \$310,000	1	Yes
Serpentine	Serpentine Park Homes & Leisure Village	\$185,000 - \$295,000	Stage 1 & 2	No
Success	Southern Cross Success Village	\$360,000 - \$420,000	1	No
Swanbourne	Arcadia Waters Swanbourne	\$760,000 - \$780,000	3	No
Thornlie	Forest Lakes Lifestyle Village	\$430,000	1	No
Willagee	Alchera Living Webber Gardens	\$309,000	1	No
Wilson	River Parks	From \$310,000	2	No
Wilson	River Pines	From \$311,000	2	No
Wilson	Castledare Village	\$410,000	1	Yes

For inclusion in this guide please Email: jackie.calladine@wanews.com.au before 5pm Tuesday

LIFESTYLE/RETIREMENT VILLAGE GUIDE NORTH

SUBURB	VILLAGE NAME	PRICE	AVAIL.	ADDL. CARE
Ashby	National Lifestyle Villages, Lake Joondalup	From \$235,000	8	No
Aveley	Willow Brook Lifestyle Village	From \$380,000 - \$460,000	56	No
Balcatta	Myvista	From \$382,000	1	Yes
Bayswater	Camelia Court Retirement Village	\$380,000 - \$400,000	2	Yes
Bayswater	Mertone Village	From \$85,000	6	No
Beverley	Dawson Street Retirement Village	\$300,000	2	No
City Beach	Ocean Gardens	\$375,000	1	Yes
Claremont	St Louis Estate	From \$590,000	6	Yes
Claremont	Regent Park Moorro Drive	\$665,000	1	No
Daglish	645 Hay Street	\$395,000	1	No
Darch	College Park Stage 3	From \$499,000	2	No
Dianella	Glanton Garden	From \$299,000	1	No
Dianella	Rosemount Retirement Village	From \$190,000	2	No
Duncraig	PatriciaTeague	\$395,000	1	No
Duncraig	Oatley Turn Village	Offers	1	No
Duncraig	Glengarry Retirement Village	\$119,000 - \$142,000	10	No
Duncraig	Trinity Village	\$450,000	1	Yes
Ellenbrook	Lend Lease Parkland Villas	Register Your Interest	Final Stage	No
Ellenbrook	Lend Lease The Pines	\$315,000 - \$503,000	7	No
Geraldton	Arcadia Waters	\$355,000 - \$425,000	4	No
Geraldton	Harbour Pines Retirement Village	\$240,000 - \$280,000	7	No
Geraldton	Belair Lifestyle Village	\$170,000 - \$275,000	8	No
Gnangara	Lakelands Leisure Village	From \$110,000	5	No
Gwelup	Bethanie Gwelup	From \$475,000	8	No
Gwelup	Gwelup Park	From \$499,000	1	No
Gwelup	Karninyup Lakes Lifestyle Village	From \$540,000	1	No
Hamersley	Vickers Green	\$469,000 - \$499,000	6	No
Helena Valley	National Lifestyle Villages, Helena Valley	From \$211,000	Stage 3	No
High Wycombe	National Lifestyle Villages, Hillview	From \$235,000	15	No
High Wycombe	Wycombe Park	From \$199,000	30	No
High Wycombe	Rangeview Village	\$419,000	1	No
Innaloo	Bethanie Geneff	\$385,000	1	No
Jolimont	St Ives Jolimont	\$295,000 - \$590,000	5	No
Jolimont	St Ives Centro	\$575,000 - \$825,000	2	No
Jolimont	St Ives Daglish	\$430,000	1	No
Joondalup	Regents Garden	\$456,000	1	No
Joondanna	Servite Villas	\$299,000	1	Yes
Kallarua	St Ives Northshore	\$295,000 - \$519,000	6	No
Karrinyup	Amana Living Moline Village	\$270,000 - \$295,000	4	Yes
Kingsley	Kingsley Retirement Village	\$319,950	1	No
Kingsley	Kingsley Lakeside Village	From \$340,000	2	No
Leederville	Leederville Gardens	From \$410,000	2	No
Lesmurdie	Clarege Village	\$269,000 - \$289,000	1	No
Lesmurdie	Villa Maria	\$295,000	1	Yes
Marmion	Ocean Grove	\$395,000	1	No
Menora	Bethanie on the Park	From \$615,000	2	No
Merriwa	RAAFA Merriwa Estate	\$275,000 - \$310,000	1	Yes
Merriwa	RAAFA Cambrai Village	\$310,000	1	Yes
Mindarie	Lend lease Harbourside	\$425,000	1	No
Mt Lawley	Juniper St Davids	From \$190,000	2	Yes
North Beach	North Beach Seniors Village	\$485,000	1	No
Port Denison	Arcadia Waters Port Denison	From \$269,000	1	No
Ridgewood	Settlers Ridgewood Rise	From \$355,000 - \$465,000	5	No
Swanbourne	Arcadia Waters	\$670,000 - \$760,000	4	No
Tapping	National Lifestyle Villages - Pineview	From \$245,000	6	No
Wanneroo	Belgrade Park Village	\$120,000 - \$225,000	7	Yes
Woodlands	Lend Lease Parkland Villas	\$355,000 - \$535,000	8	No
Woodvale	Lend Lease Timberside Villas	\$355,000 - \$519,000	10	No
Yanchep	Bethanie Beachside	From \$475,000	8	Yes

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