Oxford
– Premium Plus Room

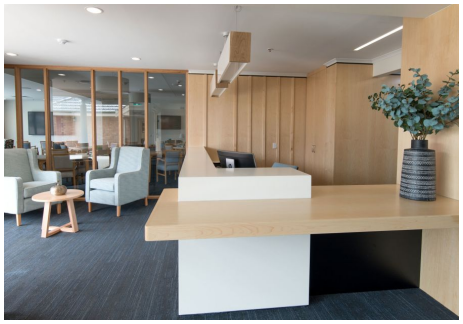
1 1

Oxford offers single rooms with ensuite bathrooms, spacious and modern common areas as well as beautiful gardens and outdoor entertaining areas that provide lovely spaces for residents to enjoy alone or with family and friends.

All meals are prepared on-site daily by a professional chef and quality ‘hotel grade’ linens are used throughout the home.

There is a social program that residents can choose to participate in with various creative pursuits, games and physical activities, including regular walks down to the seaside promenade. Our physiotherapist supervises the on-site gym which features specially designed equipment for building strength, increasing fitness and improving or maintaining mobility.

Health professionals visit regularly, including speech pathologists, podiatrists, and dentists.



ADDRESS

35 Hulbert St , Hove SA 5048



Location and Access

Oxford is located on Hulbert Street in Hove where the beach, supermarket, post office, chemist and cafés are located within walking distance. Jetty Road in Brighton, known for its beachside dining options, and the Westfield Marion shopping centre are also a few kilometres away. Oxford is easily accessible by public transport with a train station and several bus stops nearby.

More than 30 Eldercare retirement living units across two villages are located behind the home, providing options for a resident’s loved one to live nearby. The retirement living residents form part of the Oxford community and are actively encouraged to spend time with Oxford residents.



General Inclusions

- Timber bed furnishings and matching fittings including an electric adjustable high/low bed, bedside cabinet and overway table
- A large built-in wardrobe provides ample hanging space and includes a chest of drawers with a lockable drawer
- Modern ensuite bathroom consists of an accessible toilet, shower, vanity basin and cabinet
- Reverse cycle heating and cooling with individual temperature control
- Wearable call bell pendant enabling access to nursing care 24/7

Oxford - Premium Plus Room Inclusions

- Direct access to planted garden or covered outdoor area
- Private ensuite
- Contemporary kitchenette
- Rooms range in size from 28-31 sq. m

Premium Plus Room at Oxford

Accommodation

Refundable Accommodation Deposit (RAD)	**Up to $950,000**
Maximum Permissible Interest Rate (MPIR)	**8.51%**
Daily Accommodation Payment (DAP)	**Up to $221.49 per day**

For those that are required to contribute towards their accommodation costs there are three options:

1. A refundable accommodation deposit (RAD)

Lump sum payment that you may pay to cover your accommodation costs. | A retention of 2% per annum may apply for up to a period of 5 years.

2. Non-refundable daily accommodation payments (DAP)

Non-refundable daily payment that you may pay to over your accommodation costs. | The DAP may be indexed twice per year in line with CPI.

3. A combination of both

EXAMPLE 1	EXAMPLE 2
RAD **$150,000**	**RAD** **$250,000**
DAP **$186.53 per day**	**DAP** **$163.21 per day**

Care

The care fee covers day-to-day assistance from carers and clinical staff, wellbeing activities and services such as catering, laundry, cleaning and gardening. It is made up of:

1. Basic Daily fee:

Every person entering residential care pays a Basic Daily fee which is set at 85% of Centrelink's single, full Age Pension.

2. Non-clinical care contribution:

An additional contribution towards the cost of non-clinical care such as bathing, mobility assistance and provision of lifestyle activities. Only people who are assessed as having the means to pay will be required to make this contribution.

3. Hotelling supplement contribution:

An additional contribution towards the cost of everyday living services in residential aged care. This includes services such as catering, cleaning and laundry. Only people who are assessed as having the means to pay will be required to pay this contribution.

Optimal Care packages

To complement our high quality service, we provide Optimal Care packages that include a variety of features for your added care and comfort. These packages are part of the Higher Everyday Living fee (HELF), as mentioned above (in the Fees section). View our Optimal Care packages flyer for more information.

These pricing arrangements apply to new residents entering care on or after November 1, 2025. The agreed Daily Accommodation Payment may be deducted from the Refundable Accommodation Deposit in order to meet an agreed amount of accommodation payment. This will result in additional interest amounts being charged on the amount deducted. Residents or their representatives may wish to seek independent financial advice regarding which option suits their specific financial circumstances.

Prices are current as at November 3, 2026, 12:33 pm and are subject to change without notice.

MPIR rate: Currently 8.51% and is updated quarterly by the Federal Government.