Trowbridge House – Classic Vista Room

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Extensive gardens sheltered entertaining areas and light-filled community rooms enable residents to enjoy an active social calendar at Trowbridge House. With residents from a diverse range of cultural backgrounds, there are some wonderful celebrations held to recognise important occasions. The support unit is specially-designed to support residents living with dementia and features a secure sensory garden.



Our dedicated chef prepares all food on-site daily with a two-course meal served for lunch and a three-course meal served in the evening.

Health professionals visit regularly including a speech pathologist and podiatrist.

Residents can get their hair done in Trowbridge House's on-site hairdressing salon with appointments available once a week at additional cost. A beauty therapist also visits monthly offering nail care, massages and facials.



ADDRESS

9 Luhrs Road , Payneham South SA 5070

Location and Access

Trowbridge House is located in the north-eastern suburb of Payneham South close to Portrush Road and Firle Plaza. The Adelaide CBD and premium shopping precincts Burnside Village and Norwood Parade are also a short drive away and several bus stops are located on neighbouring roads.



General Inclusions

- An electric adjustable high/low bed, bedside cabinet, bedside chair and overway table
- A built-in wardrobe which includes a chest of drawers with a lockable drawer
- Private ensuite consists of a toilet, shower, vanity basin and vanity cabinet
- Reverse-cycle heating and cooling with individual temperature control
- A call button and access to 24 hour nursing care

Trowbridge House - Classic Vista Room Inclusions

- Private ensuite
- Pleasant outlook
- Rooms are 16 sq. m

Classic Vista Room at Trowbridge House

Accommodation

Refundable Accommodation Deposit (RAD)	**Up to $525,000**
Maximum Permissible Interest Rate (MPIR)	**8.51%**
Daily Accommodation Payment (DAP)	**Up to $122.40 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 **$87.44 per day**	**DAP** **$64.12 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 23, 2026, 12:43 pm and are subject to change without notice.

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