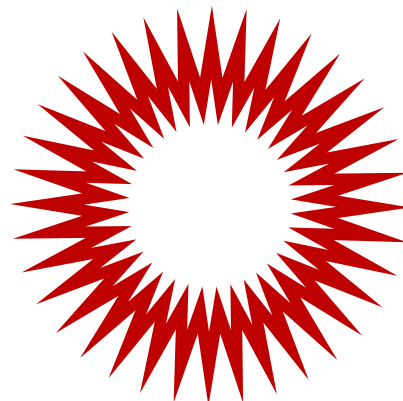


Shepparton Community Fact Sheet

Shepparton is a vibrant, dynamic regional city that enjoys beautiful weather, rolling countryside and spectacular food and wine. Situated within the rich agricultural area of Goulburn Valley, Shepparton has a great network of parks along the Goulburn and Borken Rivers.

Renting at SunnyCove gives you the opportunity to free up your capital so you can enjoy the lifestyle you have worked hard for. Our communities are friendly and safe environments where you can enjoy modern living and personable service.



Community At A Glance

- 69 fully furnished one bedroom units
- Accommodation available for singles and couples
- All units have a private en suite
- All units have a kitchenette - microwave, fridge and TV
- All units have ceiling fans and heat lamps
- Security screens are fitted to all doors and windows
- Community dining and social room
- Meals are provided as part of your weekly rental
- Optional emergency call system
- Fully maintained and landscaped gardens
- Activities organised in consultation with residents
- Weekly linen service included within weekly rental
- Community car parking available
- Located close to public transport and local shops

Community Quick Facts

| | | | |
|--|--|---|---|
|  | Public Transport 200 m |  | Pharmacy - Prescriptions on site Home delivery |
|  | Goulburn Valley Base Hospital 2.8 km |  | Medical Centre - Visiting doctor on site Every Thursday |
|  | Shepparton Marketplace 2.5 km |  | Shepparton Library 2.5 km |
|  | Visiting Hairdresser Every Monday |  | Colliver Post Office 1.4 km |
|  | Kialla Bowl Club 3.4 km |  | Shepparton RSL 3.1 km |

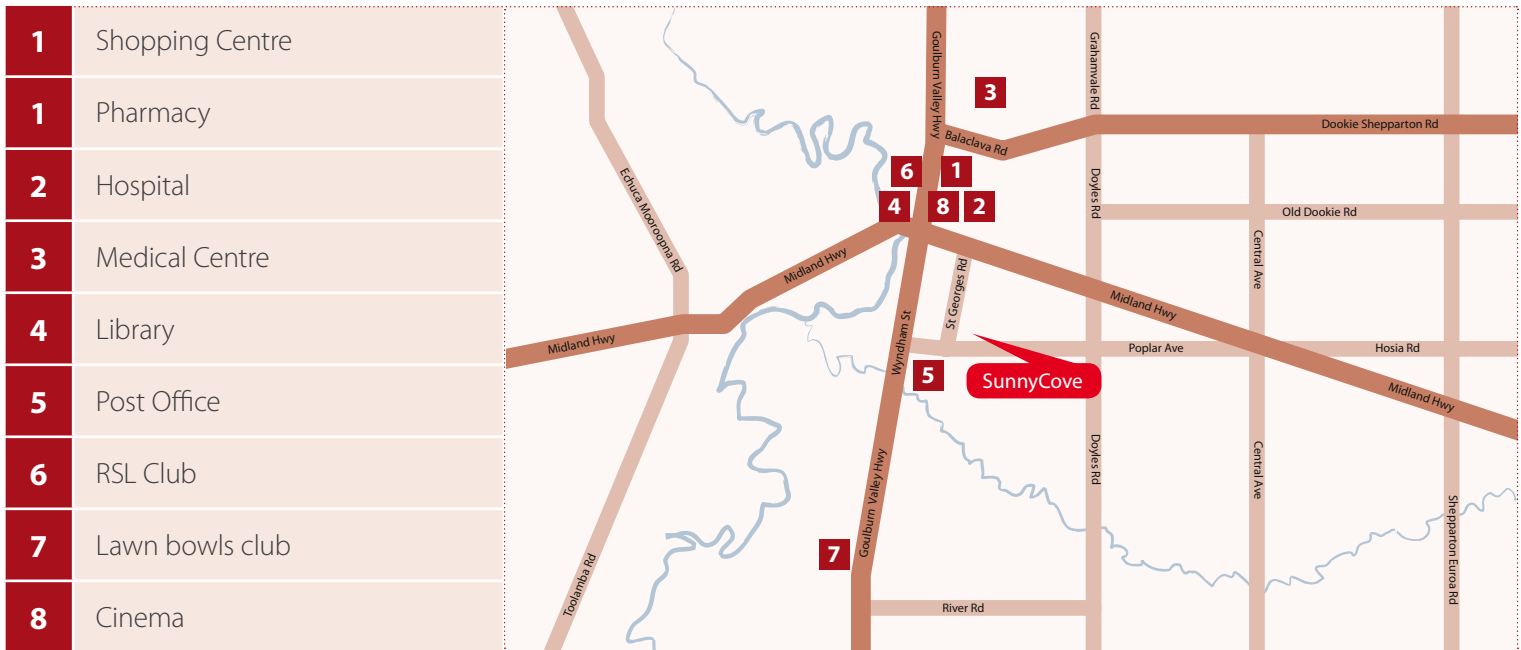
Community Benefits

| | |
|---|--|
| No expensive up front fees, just an initial refundable tenancy bond | No hidden costs, just one rental fee (insurance, electricity and phone excluded) |
| On-site SunnyCove Village Managers (7 days a week) | No exit fees |

Community Costs

There are many benefits at our SunnyCove Shepparton Community which represent excellent value. There are no hidden costs and no expensive upfront fees, just a weekly rental fee and a refundable tenancy bond equivalent to 4 weeks accommodation.

Community Map



The best way to see the Shepparton Community first hand is to visit in person. Give our friendly Village Managers a call today and book an inspection.

Disclaimer: This fact sheet has been prepared in good faith and is for information purposes only; all information contained within is accurate and correct at time of production (September 2007). Images and maps are for representation purposes only. This fact sheet is subject to change at SCV Group Limited's discretion without any notice.
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FOR MORE INFORMATION CALL
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SunnyCoveTM
Your Community – Your Choice