



COME TO BEECHWORTH IN NORTH EAST VICTORIA FOR QUALITY RETIREMENT LIVING AT HILLSBOROUGH VILLAGE

Beechworth is regarded as Victoria's best preserved gold rush town with an amazing streetscape and a vibrant community of small business, tourism services, cafes and boutique shops. It is a gateway to Victoria's ski fields and centrally located to the wine growing regions of Rutherglen, Milawa and King Valley. It boasts many beautiful gardens and historic properties.

Hillsborough Village is nestled behind the pretty elm trees along Beechworth's Sydney Road. Here, a stylish 17 house estate is under development for over 55's with pretty gardens and a secure environment.

Hillsborough Village is less than 1 kilometre from Beechworth's historic town centre and precinct and a 5 minute walk to a small supermarket and Beechworth Health Service, including nursing home and hospital facilities. Hillsborough's name is from the 1850's gold mining settlement located between the nearby towns of Yackandandah and Stanley.

For more information about Beechworth, please visit: www.beechworth.com

Homes built with sensible design and many practicalities

The developers of Hillsborough Village Ian and Sharyn Vincent, have used practical skills in the Village's planning and building of these spacious 3 bedroom homes. Their 30+ year reputation as owner-operators of a Beechworth based plumbing business, combined with Sharyn's regional nursing background, has given them an insight and depth of knowledge in the planning, construction, design and fit-out including:

- non skid practical surfaces in wet areas
- one level living with no steps
- ducted air conditioning and heating
- internal access into the home from the garage
- electric front entry gates
- large 2 car garage with remote control door
- shower doors that open out
- large toilet area and door access
- a secure environment with good pathway access to local shops and medical facilities
- larger block and non-adjoining properties
- strategically planted front gardens

Added to this, homes are individual in their finishes and there are several plans to choose from. *[See Village layout on our website]*

"We operated our plumbing business in Beechworth for 32 years. It was during this time we came up with idea to build a village which provides an alternative to the traditional small and often cramped retirement homes. When the ideal block became available in Sydney Road, our vision became a reality"



Oak Tree Place for leisure pursuits

This social/leisure property is centrally located within the 17 house sites and has been built beside a magnificent old oak tree and pretty communal gardens. **Oak Tree Place** offers extended living space and facilities for its 17 home owners with many features:

- Fully stocked kitchen and living area for functions and entertaining
- Large shaded deck and BBQ
- Meeting and library area
- Space for communal vegetable and herb garden
- Newly established citrus trees
- The Men's Shed

As Hillsborough Village grows, its small group of residents will be able to work on future plans and activities to further develop Oak Tree House for many reasons. At other times, it may well be used as an alternative secluded environment option.

Interested in a visit and more information?

At the time of writing, 5 of the 17 houses are completed or near completion, with 2 of the homes available for inspection. An on-site visit and walk around the property is recommended to fully realize many other aspects. The property developer is more than happy to meet at an appointed time and provide you with some very specific information and costings. Full contact details are listed below.

Hillsborough Village is the only retirement living accommodation property in Beechworth.

Contact us:

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Hillsborough Village is a member of the Retirement Village Association of Australia

Design Consultant – Rob Pickett Design, Albury