



# Key Features

Correct as at 1 April 2026

## Aged Care Home location

107 – 111 Andersons Creek Road, Doncaster East  
VIC 3109

## About The Orchards

Set on Andersons Creek Road in the leafy suburb of Doncaster East, BaptistCare The Orchards is a vibrant and welcoming residential aged care community surrounded by parklands and beautiful natural scenery. Following recent expansions and transformation, the home offers gorgeous views of the surrounding landscape from a modern, state-of-the-art facility.

Nearby Currawong Bush Park is a natural treasure, filled with singing native birds and the golden hues of wattle trees and stringybark eucalypts. Just around the corner, The Pines shopping centre offers shops, cafés and restaurants in abundance.

On site, everything is designed to support residents to live well their way. A warm community spirit, a strong sense of belonging, and an experienced care team ensure each resident’s story, needs and preferences are always front and centre.

## Rooms and funding

From 1 April 2026, the Maximum Permissible Interest Rate (MPIR) is 7.96%.

Based on an assessment of your income and assets, you may be eligible for assistance with your accommodation payment.

The Australian Government may pay for part of your accommodation costs. Further information will be available on the My Aged Care website [www.myagedcare.gov.au](http://www.myagedcare.gov.au).

Residents can choose to pay for their accommodation by a refundable accommodation deposit (RAD), a daily accommodation payment (DAP), or a combination of both.

A refundable deposit is paid as a lump sum amount. A daily payment accrues daily and is paid periodically, for example fortnightly. A combination payment includes both a partial lump sum and daily payments.

### Myrtle Room

<b>RAD</b>	<b>\$610,000</b>	<b>DAP</b>	<b>\$133.03</b>	<b>Size</b>	<b>22.2m<sup>2</sup></b>
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The Myrtle room is a ground floor private single room with private ensuite, offering easy access to The Orchards’ courtyard areas. Each room features plenty of natural light with pleasant views to the internal courtyards, and includes an electronic Hi-Lo bed, chair, ceiling track, individually controlled air-conditioning and hydronic heating, and built-in robes with secure lockable storage.

### Example of payment for this category as a 50% RAD and 50% DAP:

<b>50% RAD</b>	<b>\$305,000</b>	<b>50% DAP</b>	<b>\$66.52</b>
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## Wattle Room

<b>RAD</b>	<b>\$740,000</b>	<b>DAP</b>	<b>\$161.38</b>	<b>Size</b>	<b>22.2m<sup>2</sup></b>
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The Wattle room is a single room with spacious private ensuite, featuring large windows with an abundance of natural light and pleasant views out to internal courtyards or the surrounding landscape. Rooms are in excellent condition and include an electronic Hi-Lo bed, chair, equipment ceiling track, individually controlled air-conditioning and hydronic heating, and built-in robes with secure lockable storage.

*Example of payment for this category as a 50% RAD and 50% DAP:*

<b>50% RAD</b>	<b>\$370,000</b>	<b>50% DAP</b>	<b>\$80.69</b>
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## Huon Room

<b>RAD</b>	<b>\$795,000</b>	<b>DAP</b>	<b>\$173.38</b>	<b>Size</b>	<b>22.2m<sup>2</sup></b>
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The Huon room is a high-standard private single room with private ensuite, positioned to enjoy treetop views that create a genuine sense of being immersed in nature, or prominent outlooks over the internal courtyard. Flooded with natural light and warmly furnished, each room includes an electronic Hi-Lo adjustable bed, bedside tables, built-in wardrobes with lockable storage, overhead lighting, and individually controlled air-conditioning and hydronic heating.

*Example of payment for this category as a 50% RAD and 50% DAP:*

<b>50% RAD</b>	<b>\$397,500</b>	<b>50% DAP</b>	<b>\$86.69</b>
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## Eucalypt Room

<b>RAD</b>	<b>\$895,000</b>	<b>DAP</b>	<b>\$195.18</b>	<b>Size</b>	<b>22.2 – 32.4m<sup>2</sup></b>
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The Eucalypt room is the most premium private single room with private ensuite, located on the top floor or in architecturally designed wing clusters that foster smaller resident communities with greater privacy and family engagement. Rooms feature high-quality furnishings including an electronic Hi-Lo adjustable bed, bedside tables and large built-in wardrobes with lockable storage. The private ensuite is fitted with floor-to-ceiling tiles and sensor monitoring to automatically alert staff when needed.

*Example of payment for this category as a 50% RAD and 50% DAP:*

<b>50% RAD</b>	<b>\$447,500</b>	<b>50% DAP</b>	<b>\$97.59</b>
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## Common Areas

BaptistCare The Orchards offers approximately 1,870 m<sup>2</sup> of bright, spacious and superbly maintained shared areas. A large terrace provides spectacular views and is the perfect place to soak up the sun, while an internal landscaped courtyard features a 'winter garden' walkway - a peaceful all-weather sitting area with lovely internal and external outlooks. Each floor features two dining rooms creating an intimate, community feel, all filled with natural light and aspect views. Library nooks, sitting areas and lounges complete the offering.

### Contact us on 13 22 78

Our friendly team can help you with any questions about residential care or other BaptistCare services.

**Please call 13 22 78, 8.00am – 6.00pm Monday to Friday**

**[www.baptistcare.org.au](http://www.baptistcare.org.au)**