



Key Features

Correct as at 1 April 2026

Aged Care Home location

147–163 Maryvale Road, Morwell VIC 3820

About Heritage Manor

Right in the heart of the La Trobe Valley, BaptistCare Heritage Manor is a warm and welcoming residential aged care community set on peaceful, rolling greens with views of Mount Baw Baw and the Strzelecki Ranges rising in the background.

This is Gippsland at its finest: wide open spaces, clean crisp air, and the gentle company of the neighbourly dairy cows just beyond our grounds. It's peaceful and relaxing, while still being close to boutique shops, local farmers' markets and everything you need day to day.

Our residents love the frequent day trips on offer - a favourite is a scenic visit to the nearby Loy Yang or Yallourn power stations, where many families carry fond memories of working or visiting loved ones over the years.

At Heritage Manor, we take the time to understand your whole story, so we can support you to live with joy, purpose and connection - your way.

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.

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.

Banksia Room

RAD	\$410,000	DAP	\$89.41	Size	Avg. 16m²
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The Banksia room is a well-appointed standard suite with adjoining doors, offering a comfortable introduction to life at Heritage Manor. Featuring a window outlook to cottage gardens and distant views, each room includes a private ensuite with built-in shower chair, built-in robe with lockable storage, bedside table with lockable drawer, ceiling fan, individual heating, quality carpet, curtains and a lockable door.

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

50% RAD	\$205,000	50% DAP	\$44.71
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Please note that room pricing is reflected on the second page of this document.

Wattle Room

RAD	\$440,000	DAP	\$95.96	Size	Avg. 16-18m²
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The Wattle room is a private single room with private ensuite, offering a bright and well-appointed living space at the same accessible price point as the Banksia room. Featuring an outlook to cottage gardens and distant views, each room includes a built-in shower chair ensuite, built-in robe with lockable storage, bedside table with lockable drawer, ceiling fan, individual heating, quality carpet and a lockable door.

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

50% RAD	\$220,000	50% DAP	\$47.98
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Huon Room

RAD	\$495,000	DAP	\$107.95	Size	Avg. 16-18m²
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The Huon room is an extra-large single room with private ensuite, offering a premium standard of space and fittings. Bright with a window outlook to cottage gardens and distant views, each room includes a built-in shower chair ensuite with quality fittings, built-in robe with lockable storage, bedside table with lockable drawer, ceiling fan, individual heating, quality carpet, curtains and a lockable door.

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

50% RAD	\$247,500	50% DAP	\$53.98
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Eucalypt Room

RAD	\$585,000	DAP	\$127.58	Size	Avg. 20 - 25m²
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The Eucalypt room is our largest and most premium private room with private ensuite, offering generous proportions and an elevated living experience. Featuring windows overlooking splendid gardens or distant views and a dedicated area for a coffee table and chairs, each room includes a built-in shower chair ensuite, built-in robe with lockable storage, bedside table with lockable drawer, ceiling fan, individual heating, quality carpet and a lockable door.

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

50% RAD	\$292,500	50% DAP	\$63.79
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Common Areas

Heritage Manor offers 14 spacious common areas for residents to enjoy. These include three main dining areas, a library, a private dining room available for special events and family functions, and several large social spaces alongside quieter nooks for reading, sunny sitting and private visits. All passages and common areas are fully carpeted. Outdoors, residents enjoy beautiful cottage gardens, landscaped courtyards, and a lifestyle area set up for BBQ, pool, carpet bowls and raised garden beds.

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