



# Key Features

Correct as at 1 April 2026

## Aged Care Home location

19 Canterbury Road, Camberwell VIC 3124

## About Hedley Sutton

Set on the stunning grounds of the historic Linda Mansion, BaptistCare Hedley Sutton is a truly unique residential aged care community in the heart of Camberwell, one of Melbourne’s most beautiful and well-connected leafy suburbs.

The home is close to the vibrant Burke Road precinct and the nearby Boroondara Park, which is perfect for a quiet afternoon stroll and features an adventure playground for visiting grandchildren. Yet with resplendent on-site gardens, a café and a full range of care and lifestyle amenities, you’ll find everything you need right here.

Hedley Sutton is a modern, light-filled two-story community thoughtfully designed to encourage connection, movement and independence. Every shared space both indoors and outside is finished to an exceptional standard.

At Hedley Sutton, every person is warmly welcomed and supported to live each day with joy, independence, meaning and purpose.

## 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.

### Banksia Room

<b>RAD</b>	<b>\$790,000</b>	<b>DAP</b>	<b>\$172.28</b>	<b>Size</b>	<b>Avg. 21.5m<sup>2</sup></b>
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The Banksia room is a private single room with private ensuite, located on the first floor in a quiet, low-traffic area of the home. Each room includes an electronic adjustable king-single bed with pressure-relieving mattress, nurse call bell, private ensuite with handrails and anti-slip flooring, lockable side table, built-in robe and resident armchair — all finished to a very high standard.

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

<b>50% RAD</b>	<b>\$395,000</b>	<b>50% DAP</b>	<b>\$86.14</b>
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Please note that room pricing is reflected on the second page of this document.

## Wattle Room

<b>RAD</b>	<b>\$840,000</b>	<b>DAP</b>	<b>\$183.19</b>	<b>Size</b>	<b>Avg. 21.5m<sup>2</sup></b>
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The Wattle room is a private single room with private ensuite on the first floor, offering picturesque views of landscaped courtyard areas with excellent natural light. Each room includes an electronic adjustable king-single bed with pressure-relieving mattress, nurse call bell, private ensuite with handrails and anti-slip flooring, lockable side table, built-in robe and resident armchair.

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

<b>50% RAD</b>	<b>\$420,000</b>	<b>50% DAP</b>	<b>\$91.59</b>
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## Huon Room

<b>RAD</b>	<b>\$950,000</b>	<b>DAP</b>	<b>\$207.18</b>	<b>Size</b>	<b>Avg. 21.5m<sup>2</sup></b>
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The Huon room is a private single room with ensuite on the preferred ground floor, offering views of landscaped courtyards with excellent natural light and easy access to the library, computer area, hairdressing salon, communal areas and on-site café. Each room includes an electronic adjustable king-single bed with pressure-relieving mattress, nurse call bell, private ensuite with handrails and anti-slip flooring, lockable side table and built-in robe.

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

<b>50% RAD</b>	<b>\$475,000</b>	<b>50% DAP</b>	<b>\$103.59</b>
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## Eucalypt Room

<b>RAD</b>	<b>\$1,000,000</b>	<b>DAP</b>	<b>\$218.08</b>	<b>Size</b>	<b>Avg. 21.8m<sup>2</sup></b>
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The Eucalypt room is our most premium private room with private ensuite, positioned on the ground floor with a private door opening directly to landscaped courtyard areas. Reflecting the at-home feel of the surrounding prestige suburb, these rooms offer the highest level of comfort, light and outlook at Hedley Sutton, with easy access to all amenities including the café, hairdressing salon, library and communal spaces.

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

<b>50% RAD</b>	<b>\$500,000</b>	<b>50% DAP</b>	<b>\$109.04</b>
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## Common Areas

Hedley Sutton offers approximately 920 m<sup>2</sup> of high-quality shared spaces across two floors. Both ground and first floor have three wings, each with their own dining and lounge rooms individually decorated and finished to a very high standard. Additional facilities include a library and computer

area, activity room, hairdressing salon, kiosk, craft room, multipurpose room and chapel. Outdoors, residents enjoy landscaped courtyards with comfortable seating, a sculpture garden, BBQ area with gazebo, and raised garden beds. The on-site café is also open to residents and their guests.

### 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)