

## Queen Elizabeth Village Hostel (W.B Messer)

302 Gillies Street WENDOUREE VIC 3355

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WB Messer is a 45-bed facility situated on the Queen Elizabeth Village site in Gillies Street North, Wendouree.

Comprised of four joined houses; each house features a separate kitchen, dining room and private lounge. The lounge rooms have a flat screen TVs and access to DVD players for resident use.

Each of the 45 spacious bedrooms has a large window looking on to a garden area, private ensuites and some with built in cupboards. Residents are encouraged to personalise their space with soft furnishings, photographs, mementos and furniture items of their choice. All rooms have access to telephone lines and television antenna.

There is a purpose built activities room suitable for large functions and a number of smaller common rooms in each house that are available for family functions or to gather on special occasions.

The facility is located on a large well-manicured site with a peaceful rear garden area and easy access to private courtyards from each house.

W.B. Messer is conveniently located beside one of Ballarat's major shopping centres and features direct pedestrian access plus easy access to bus stops and close to the Wendouree railway station. Visitor parking is provided.

A range of allied health services including dietetics and speech pathology is provided.

Residents can also access a large number of visiting services including their own General Practitioner, hairdressing and other services as required.

Residents can choose to pay for their accommodation by a refundable deposit, a daily payment, 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 monthly. A combination payment includes both a partial lump sum and daily payments.

Room Type	Maximum Occupancy	Maximum Refundable Accommodation Deposit (RAD)	Maximum Daily Accommodation Payment (DAP)	Example of Combination Refundable Accommodation Deposit - 25% / Daily Accommodation Payment - 75%	
				RAD \$	DAP \$
Single Standard	1	\$470,000	\$108.42	\$117,500	\$81.31

This is a single room with an ensuite bathroom. The room is at least 16 square meters in size. The room has good quality furnishings and carpet floor coverings.