

PATHWAYS

CRONULLA PINES

LUXURY ROOM

ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	Yes
SIZE EXCLUDING ENSUITE:	23 - 25m ²

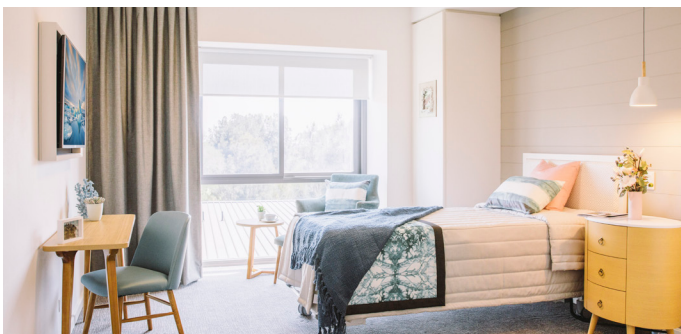
Room Description

Luxury Rooms at Pathways Cronulla Pines are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interiors have been designed by TSD our partners in Aged Care design, with an emphasis on creating a non-institutional, superior hotel aesthetic.

Each room has custom designed and specially commissioned furniture to provide care, comfort and enjoyment. Bay windows provide direct access for residents to feel part of life outside. The interiors are of the highest standard with timber blinds or fabric blinds and full length curtains for light and acoustic control that all tie together to provide a harmonious environment. All rooms include emergency nurse call buttons and individually controlled air conditioning.

Each room has a electric adjustable bed with uniquely designed bed-head, built-in wardrobe, armchair, bedside table and over bed table and a flat-screen TV. All soft furnishings including bed throw, cushions, colour palate have been carefully chosen by our Interior Designer to enhance the residents overall living experience to a very high standard.

Ensuites include a spacious shower quality toilet and vanity unit, and all floor tiling is of the non-slip variety. Each room was decorated in consultation with a design/colour consultant to create a harmonious living environment enhanced by custom designed elegant furniture to ensure comfort and safety



Pathways Cronulla Pines
35 Sturt Road, Cronulla NSW 2230

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Pathways Aged Care Pty Ltd ABN 96 093 017 399

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Specific Accommodation and Design Features

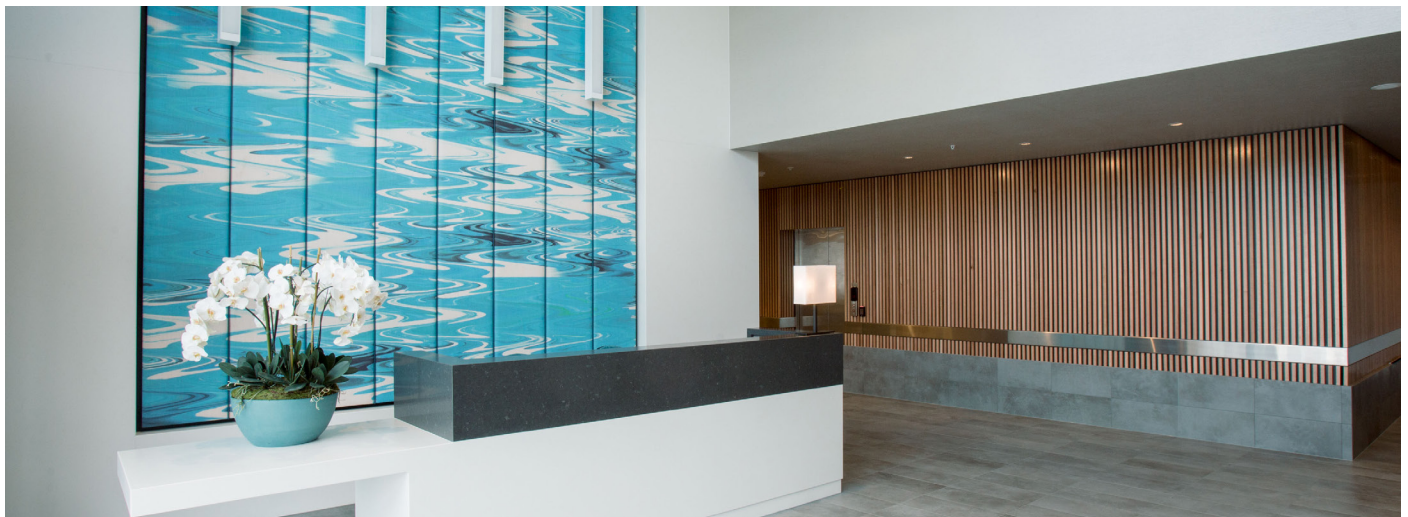
Residents have access to facilities including cinema, hairdresser, landscaped courtyards, balconies with garden views. Our opulent private dining room is available for use by residents and their families to celebrate special family occasions. Special resident luncheons and events are also organised such as bridge clubs and special interest groups. Our Executive Chef prepares gourmet cuisine onsite using only the freshest ingredients accompanied by a selection of wine or beer.

The carpeted air conditioned lounge areas are furnished with fully upholstered sofas, armchairs and ottomans. Artworks, soft furnishings and fixtures including floor lamps chosen by the design team ensure the high quality and functionality of the accommodation and communal spaces. The main lounge areas in both areas of the facility have a quality sound system and large screen TV with both free-to-air and selected Foxtel channels.

The dining rooms are set up restaurant style with each table seating four. Light fittings throughout the complex are of a high quality and designed to assist the visually impaired. Selected prints, photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 830,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96% :	\$ 181.01
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 60.00



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CRONULLA PINES

PREMIUM ROOM WITH BALCONY & LOUNGE ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	Yes
SIZE EXCLUDING ENSUITE:	23 - 25m ²

Room Description

Premium Rooms at Pathways Cronulla Pines are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interiors have been designed by TSD our partners in Aged Care design, with an emphasis on creating a non-institutional, superior hotel aesthetic.

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PREMIUM ROOM WITH BALCONY & LOUNGE

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PREMIUM ROOM WITH BALCONY & LOUNGE

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Specific Accommodation and Design Features

Residents have access to facilities including cinema, hairdresser, landscaped courtyards, balconies with garden views. Our opulent private dining room is available for use by residents and their families to celebrate special family occasions. Special resident luncheons and events are also organised such as bridge clubs and special interest groups. Our Executive Chef prepares gourmet cuisine onsite using only the freshest ingredients accompanied by a selection of wine or beer.

The carpeted air conditioned lounge areas are furnished with fully upholstered sofas, armchairs and ottomans. Artworks, soft furnishings and fixtures including floor lamps chosen by the design team ensure the high quality and functionality of the accommodation and communal spaces. The main lounge areas in both areas of the facility have a quality sound system and large screen TV with both free-to-air and selected Foxtel channels.

The dining rooms are set up restaurant style with each table seating four. Light fittings throughout the complex are of a high quality and designed to assist the visually impaired. Selected prints, photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 1,010,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96%:	\$ 220.26
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 60.00



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PREMIUM ROOM WITH BALCONY

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ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	Yes
SIZE EXCLUDING ENSUITE:	23-25m ²

Room Description

Premium Rooms at Pathways Cronulla Pines are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interiors have been designed by TSD our partners in Aged Care design, with an emphasis on creating a non-institutional, superior hotel aesthetic.

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Ensuites include a spacious shower quality toilet and vanity unit, and all floor tiling is of the non-slip variety. Each room was decorated in consultation with a design/colour consultant to create a harmonious living environment enhanced by custom designed elegant furniture to ensure comfort and safety



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PREMIUM ROOM WITH BALCONY

ROOM FEATURE STATEMENT

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Specific Accommodation and Design Features

Residents have access to facilities including cinema, hairdresser, landscaped courtyards, balconies with garden views. Our opulent private dining room is available for use by residents and their families to celebrate special family occasions. Special resident luncheons and events are also organised such as bridge clubs and special interest groups. Our Executive Chef prepares gourmet cuisine onsite using only the freshest ingredients accompanied by a selection of wine or beer.

The carpeted air conditioned lounge areas are furnished with fully upholstered sofas, armchairs & ottomans. Artworks, soft furnishings and fixtures including floor lamps chosen by the design team ensure the high quality and functionality of the accommodation and communal spaces. The main lounge areas in both areas of the facility have a quality sound system and large screen TV with both free-to-air and selected Foxtel channels.

The dining rooms are set up restaurant style with each table seating 4. Light fittings throughout the complex are of a high quality and designed to assist the visually impaired. Selected prints, photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 949,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96% :	\$ 206.96
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 60.00



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PREMIUM ROOM

ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	Yes
SIZE EXCLUDING ENSUITE:	23 - 25m ²

Room Description

Premium Rooms at Pathways Cronulla Pines are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interiors have been designed by TSD our partners in Aged Care design, with an emphasis on creating a non-institutional, superior hotel aesthetic.

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PREMIUM ROOM

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Updated: 1 April 2026

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Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 890,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96% :	\$ 194.09
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 60.00



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DELUXE ROOM

ROOM FEATURE STATEMENT

Updated: 1 April 2026

ROOM TYPE:	Single Room + Private Ensuite
MAXIMUM OCCUPANCY:	1 Person
IS THE ROOM OFFERED ON AN EXTRA SERVICE BASIS?	Yes
SIZE EXCLUDING ENSUITE:	22.5m ²

Room Description

Deluxe Rooms at Pathways Cronulla Pines are custom designed and built solely around our residents needs of care, comfort and enjoyment. The interiors have been designed by TSD our partners in Aged Care design, with an emphasis on creating a non-institutional, superior hotel aesthetic.

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DELUXE ROOM ROOM FEATURE STATEMENT

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DELUXE ROOM ROOM FEATURE STATEMENT

Updated: 1 April 2026

Specific Accommodation and Design Features

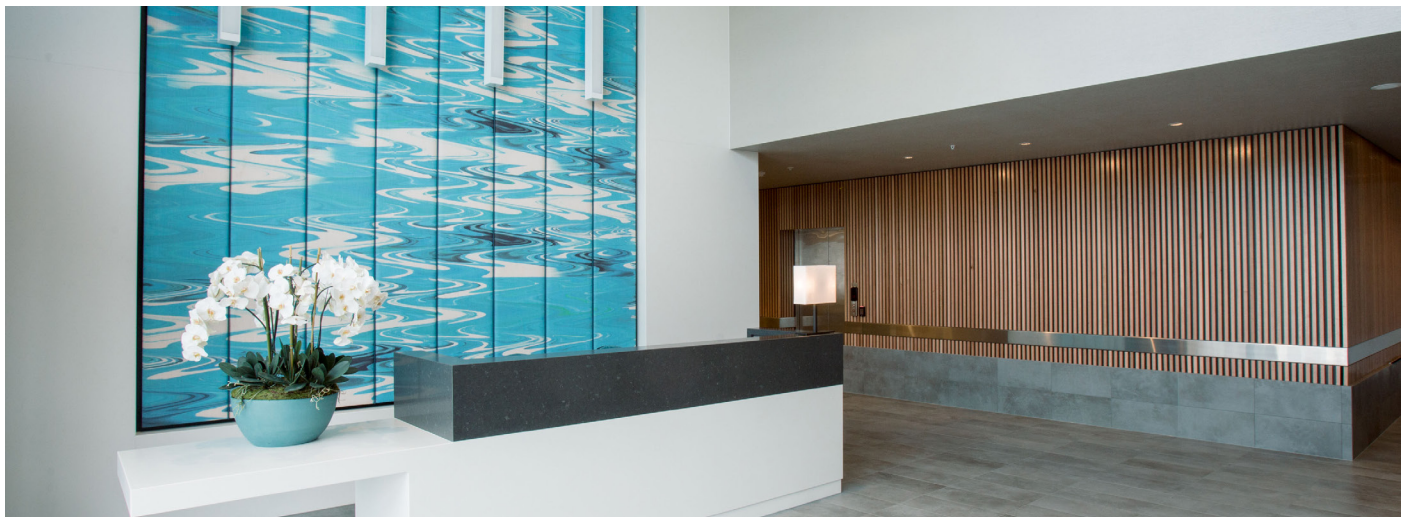
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The dining rooms are set up restaurant style with each table seating four. Light fittings throughout the complex are of a high quality and designed to assist the visually impaired. Selected prints, photographs and paintings adorn the walls.

Room Fees:

MAXIMUM REFUNDABLE ACCOMMODATION DEPOSIT (RAD):	\$ 770,000
MAXIMUM DAILY ACCOMMODATION PAYMENT (DAP) at 7.96% :	\$ 167.92
ADDITIONAL/EXTRA SERVICE FEE: (PER DAY)	\$ 60.00



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