

# Country Health Connect

## Key Features Statement

### Eudunda Senior Citizens Hostel

Barossa Hills Fleurieu Local Health Network Inc



Barossa Hills Fleurieu Local Health Network (BHF LHN) provides a range of residential care services under the banner of Country Health Connect. We are part of SA Health and provide a range of high quality services that aim to enrich people's lives regardless of their health and support requirements, financial circumstances or lifestyle preferences.

At Eudunda Senior Citizens Home we have a dedicated team who are compassionate, caring and highly professional. Our staff members and volunteers play an integral role in the health and wellbeing of clients by providing companionship and support and encouraging independence. We know that maintaining the link between family, friends and the local community enriches the quality of life of our care recipients.

Our goal is to provide quality care that celebrates a sense of self, family and community. BHF LHN has aged care facilities across regional South Australia located in – Eudunda, Gumeracha, Kapunda, Kangaroo Island, Mt Pleasant and Strathalbyn.

Before you transition into one of our residential aged care facilities, either permanently or for short term respite, please undertake an Aged Care Assessment Services (ACAS) assessment. This assessment determines your eligibility for care services. To arrange an ACAS assessment, contact My Aged Care on 1800 200 422.



**COUNTRY  
HEALTH  
CONNECT**

Country Health Connect Barossa Hills Fleurieu  
Eudunda Senior Citizens Home  
40 Ward Street Eudunda SA 5374  
(08) 8581 1174  
Email: [Health.CHSA-AgedCareLiaisonOfficers@sa.gov.au](mailto:Health.CHSA-AgedCareLiaisonOfficers@sa.gov.au)

Room Type	Single Room with Private Ensuite
Refundable Accommodation Deposit (RAD)	\$350,000 (Price Category 2)
Daily Accommodation Payment (DAP)	\$73.35 per day
Explanation of payment options	<p>Residents can choose to pay for their accommodation by a Refundable Accommodation Deposit (RAD), a Daily Accommodation Payment (DAP) or a combination of both.</p> <p>A RAD is paid as a lump sum amount.</p> <p>A DAP accrues daily and is paid fortnightly.</p> <p>A combination payment includes both a partial lump sum and daily payments.</p>
Example of combination payment	<p>An example based on 50% RAD and 50% DAP would be:</p> <p>\$175,000 RAD plus an ongoing DAP of \$36.67 per day.</p>
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 7.65% as at 1 January 2026.
Other Fees & Charges	<p>All residents are required to pay a basic daily care fee.</p> <p>A Hotelling Contribution and Non-Clinical Care Contribution - May be applicable as determined by Services Australia.</p>
Features and Amenities	<p>Rooms 1-12 &amp; 14-20 in Eudunda Hostel and rooms 4,6 and 8 within the Hospital classified as aged care are well appointed private rooms serviced by a large accessible private ensuite. The rooms also feature split system air-conditioning, built in robes, telephone points, either vinyl or carpet flooring and garden access. Nurse call assistance system in all rooms. The rooms are in average condition with pleasant décor, fixtures and fittings.</p>
Additional services at additional cost	N/A
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m <sup>2</sup> )	Room Numbers	Price Category	Maximum Occupancy per Room
Hostel	<ul style="list-style-type: none"> <li>&gt; Single room</li> <li>&gt; Private ensuite</li> </ul>	23-25	1-12; 14-20	2	1
Aged Care	<ul style="list-style-type: none"> <li>&gt; Single room</li> <li>&gt; Private ensuite</li> </ul>	23-25	2, 4, 6, 8	2	1



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Room Type	Single Room with Shared Ensuite
Refundable Accommodation Deposit (RAD)	\$310,000 (Price Category 3)
Daily Accommodation Payment (DAP)	\$64.97 per day
Explanation of payment options	<p>Residents can choose to pay for their accommodation by a Refundable Accommodation Deposit (RAD), a Daily Accommodation Payment (DAP) or a combination of both.</p> <p>A RAD is paid as a lump sum amount.</p> <p>A DAP accrues daily and is paid fortnightly.</p> <p>A combination payment includes both a partial lump sum and daily payments.</p>
Example of combination payment	An example based on 50% RAD and 50% DAP would be: \$155,000 RAD plus an ongoing DAP of \$32.48 per day.
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 7.65% as at 1 January 2026.
Other Fees & Charges	<p>All residents are required to pay a basic daily care fee.</p> <p>A Hotelling Contribution and Non-Clinical Care Contribution - May be applicable as determined by Services Australia.</p>
Features and Amenities	Rooms 3, 9-10 feature single bedrooms with shared ensuite. Split system air-conditioning, built in robes, vinyl flooring and are not suitable for couples. Nurse call assistance system in all rooms.
Additional services at additional cost	N/A
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m <sup>2</sup> )	Room Numbers	Price Category	Maximum Occupancy per Room
Aged Care	<ul style="list-style-type: none"> <li>&gt; Single room</li> <li>&gt; Shared ensuite</li> </ul>	13-15	1, 3, 9, 11	3	1



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Room Type	Shared Room with Shared Ensuite
Refundable Accommodation Deposit (RAD)	\$280,000 (Price Category 4)
Daily Accommodation Payment (DAP)	\$58.68 per day
Explanation of payment options	<p>Residents can choose to pay for their accommodation by a Refundable Accommodation Deposit (RAD), a Daily Accommodation Payment (DAP) or a combination of both.</p> <p>A RAD is paid as a lump sum amount.</p> <p>A DAP accrues daily and is paid fortnightly.</p> <p>A combination payment includes both a partial lump sum and daily payments.</p>
Example of combination payment	An example based on 50% RAD and 50% DAP would be: \$140,000 RAD plus an ongoing DAP of \$29.34 per day.
Maximum Permissible Interest Rate (MPIR)	The current maximum permissible interest rate is 7.65% as at 1 January 2026.
Other Fees & Charges	<p>All residents are required to pay a basic daily care fee.</p> <p>A Hotelling Contribution and Non-Clinical Care Contribution - May be applicable as determined by Services Australia.</p>
Features and Amenities	Rooms 5, 7 & 11 feature shared bedrooms with ensuite. Split system air-conditioning, built in robes, vinyl flooring and are not suitable for couples. Nurse call assistance system in all rooms.
Additional services at additional cost	N/A
Rooms offered on an extra services basis?	No

Room Information	Description	Room Size (m <sup>2</sup> )	Room Numbers	Price Category	Maximum Occupancy per Room
Aged Care	<ul style="list-style-type: none"> <li>&gt; Shared room</li> <li>&gt; Shared ensuite</li> </ul>	13-15 21	7 5	4	2



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## Communal Areas

Eudunda Seniors Citizens Hostel and Aged Care offers 31 beds across two buildings. The facilities have access to communal lounge/dining/activities, hairdressing salon, communal courtyard and gardens. The communal areas are in above average condition.

## Services

Permanent Care, Respite Care, Dementia Specific Care, Ageing in Place.

In addition to our comprehensive clinical care programs, we offer scheduled visits by a General Practitioner, Pharmacist, Physiotherapist, Dietician, Speech Therapy and Podiatrist.

There are onsite religious services to provide emotional and spiritual support to residents and families.

Meals are prepared and cooked onsite daily and there is a rotating menu.

Co-located with the Hospital there is ready access to medical care. Eudunda Aged Care is an important part of the local community, with most of the residents coming from the surrounding district. Our staff, volunteers and residents participate in community events such as the Christmas Pageant, Carols and ANZAC day.

A dedicated team of staff provide 24 hour support. Most of our staff live in the local area and have been with us for many years, ensuring continuity of care. Staff takes pride in providing compassionate and professional care.

## Location/Access

Eudunda is a rural town in South Australia, roughly 103 kilometres northeast of Adelaide, established in 1870 after settlers began moving into the area in the 1860s. Eudunda was the birthplace of world- renowned author Colin Thiele, whose bronzed sculpture (by Chris Radford) is in the Centenary Gardens. The gardens also contain stone walls and tiled art.

It is a single level Residential Aged Care Facility with excellent accessibility on a flat site, offering a home-like atmosphere in open plan accommodation for singles and couples and features landscaped gardens and surrounds.

The facility is fully secure.

## Leisure & Well-Being

Barossa Hills Fleurieu Local Health Network caters for residents from diverse cultural backgrounds and our Leisure & Well-Being Program is designed to celebrate this diversity. Our adaptive and flexible program is also tailored to the needs of residents with dementia and other health issues.

Residents are encouraged to maintain community links and are assisted to attend offsite meetings.

## Rates

The quoted Room Price is per person.

Rates quoted are valid as at 1 January 2026 to 31 March 2026.

(This replaces any previous versions)



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