



About Kolora

Set in the peaceful rural town of Guyra, McLean Care Kolora is a 32-bed residential aged care home offering a tranquil lifestyle among the natural beauty of the Northern Tablelands in NSW. Surrounded by expansive farmland and wide-open skies, Kolora offers a calm and friendly environment that feels just like home.

Our skilled and compassionate team, including Aged Care Employees, Lifestyle staff, Hospitality and Maintenance professionals, is here to support you with personalised care, enriching daily life with warmth and respect.

Guyra is conveniently located between Armidale and Glen Innes, making Kolora an ideal place to remain connected to family and community, while enjoying the serenity and security of aged care supported by McLean Care's long-standing values.

Facility Features

- ✓ Fresh home-cooked meals daily
- ✓ In-house laundry service
- ✓ Facility bus for outings and community activities
- ✓ Landscaped gardens and outdoor spaces
- ✓ Multi-purpose room for events and gatherings
- ✓ Church services for spiritual wellbeing

Accommodation Options

Kolara offers a single room type, with all 32 rooms designed to provide privacy, safety and a sense of comfort and belonging. Every room is well-appointed and close to shared lounge areas and secure garden spaces, encouraging both relaxation and connection.



SHARED FACILITIES



Comfortable lounge with TV, DVD, soft furnishings and artwork



Quiet room with rural views



Hairdressing salon and podiatry room



Secure garden areas for residents and visitors

ALL ROOMS FEATURE



Single occupancy



Private ensuite with toilet, shower, vanity and grab rails



Nurse call system



High/low electronic adjustable bed



High-quality bedding, including pressure-relieving mattress (if required)



Individually controlled heating and evaporative air conditioning



Ceiling fans and fabric curtains



Large built-in wardrobe



Television and landline telephone connection capability



Fire sprinkler protection and 3-in-1 bathroom lighting/heating/exhaust system



Wi-Fi access and soft furnishings (where available)



Bedside cabinet and fitted shelving



Colour-coded bathroom tapware for ease of use



3-in-1 bathroom heat/light/exhaust



Attractive drawer and door handles designed for dexterity

Accommodation Pricing

Your aged care fees are determined based on your personal financial circumstances. The Department of Human Services will assess your income and assets to determine what you may be required to pay. You may be asked to contribute to one or more of the following:

- 1. Basic Daily Fee:** This fee covers day-to-day living costs such as meals, power, and laundry. For many residents, this is the only fee they are required to pay.
- 2. Means – Tested Care Fee:** An additional contribution towards the cost of care, this fee applies to some residents based on the outcome of their income and asset assessment. The Department of Human Services will notify you if this applies to you and how much you are required to pay.
- 3. Accommodation Payment:** This fee covers the cost of your accommodation at Kolora. Some residents may have their accommodation costs partially or fully paid by the Australian Government. Others will be required to contribute, depending on their assessed financial position.

The maximum accommodation payment for any room type at McLean Care Kolora is \$440,000.

Payment Options

There are several ways to pay for your accommodation. You can choose the option that best suits your financial situation:

- **Refundable Accommodation Deposit (RAD):**
A lump sum payment of up to \$440,000
- **Daily Accommodation Payment (DAP):** A daily payment calculated based on the current interest rate
- **Combination Payment:** A mix of RAD and DAP. For example:
 - 50% RAD (\$220,000) + 50% DAP (\$46.89 per day)
- **RAD with Drawdown:** For example, a RAD of \$220,000 with a daily drawdown equivalent to \$46.89 in DAP charges, calculated at an interest rate of 7.78% per annum

Note: The Daily Accommodation Payment (DAP) is calculated using the Maximum Permissible Interest Rate (MPIR) set by the government. As of July 2025, the MPIR is 7.78% per annum, but this rate is updated quarterly. Please visit the Australian Government Department of Health website for the most current rates.

You may pay your accommodation as:

- A full RAD (lump sum)
- A full DAP (daily payment, billed monthly)
- A combination of both
- A drawdown from the RAD to cover DAP costs

If you move to a different room within the facility, your Residential Care Agreement will be updated to reflect the pricing of the new room. The Daily Accommodation Payment (DAP) will be recalculated using the Maximum Permissible Interest Rate (MPIR) that applies on the date of your updated agreement.



Join our community

At Kolora, you'll find more than a place to live - you'll find a place to belong. With personalised care, peaceful surroundings, and a supportive team, Kolora offers a truly homelike environment in the heart of the Guyra community. We welcome you to visit, meet our caring team, and experience the difference for yourself. We look forward to welcoming you.