



BORONIA RANGE

SPRINGDALE HEIGHTS

Welcome
to over 55s
lifestyle living
at Boronia
Range



A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES



The Location

Feel welcomed by an established community

Enjoy the best of both worlds, with a warm country feel and all the convenience and services you'd expect from a vibrant regional centre. Boronia Range has options to suit everyone. Stay at home and enjoy the first-class amenities or step out for adventure in the natural beauty of the region. You'll appreciate the many options to relax, unwind and explore.



The Lifestyle

Everything you need and more:



Swim a few laps
and stay active



We welcome pets,
some rules apply



Have a fun game
or get competitive
with friends



Connect with
residents at
social activities



Get lost in
a good book



Stroll through the
well-maintained
landscapes



Entertain in
the outdoor
barbie facilities



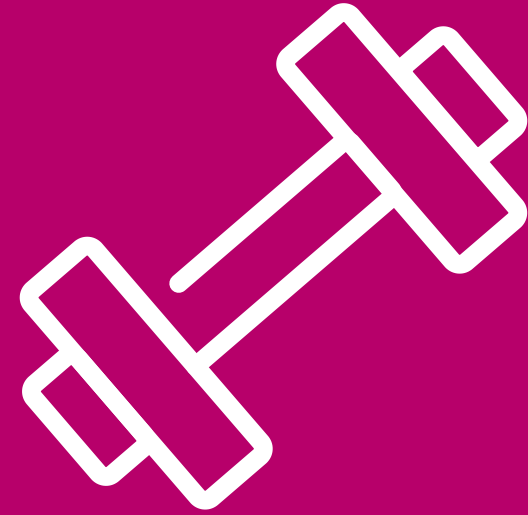
Enjoy movies
together

The Lifestyle

Relax, unwind and explore

You'll be spoiled for choice. Start your day working up a sweat in the gym, followed by a dip in the pool. Or if a slower pace is more your thing, potter around in the community garden. After breakfast, enjoy socialising on the full-sized bowling green or enjoy some solitude in the library.

Creative types will love catching up for craft group in the clubhouse, and there's regular fun to be found in the games room. Cap off a busy day with a movie in the cinema. The active community enjoy a busy social calendar of events, with something to suit everyone.





Ideally located:

- » Lavington Square Shopping Centre
- » Albury Private Hospital & Albury Wodonga Health
- » Thurgoona Golf Club
- » Springdale Heights Tavern

Natural surrounds:

- » Nail Can Hill Reserve
- » Monument Hil
- » Mount Buffalo National Park
- » Lake Hume

Connectivity:

- » Albury Airport
- » Hume Freeway

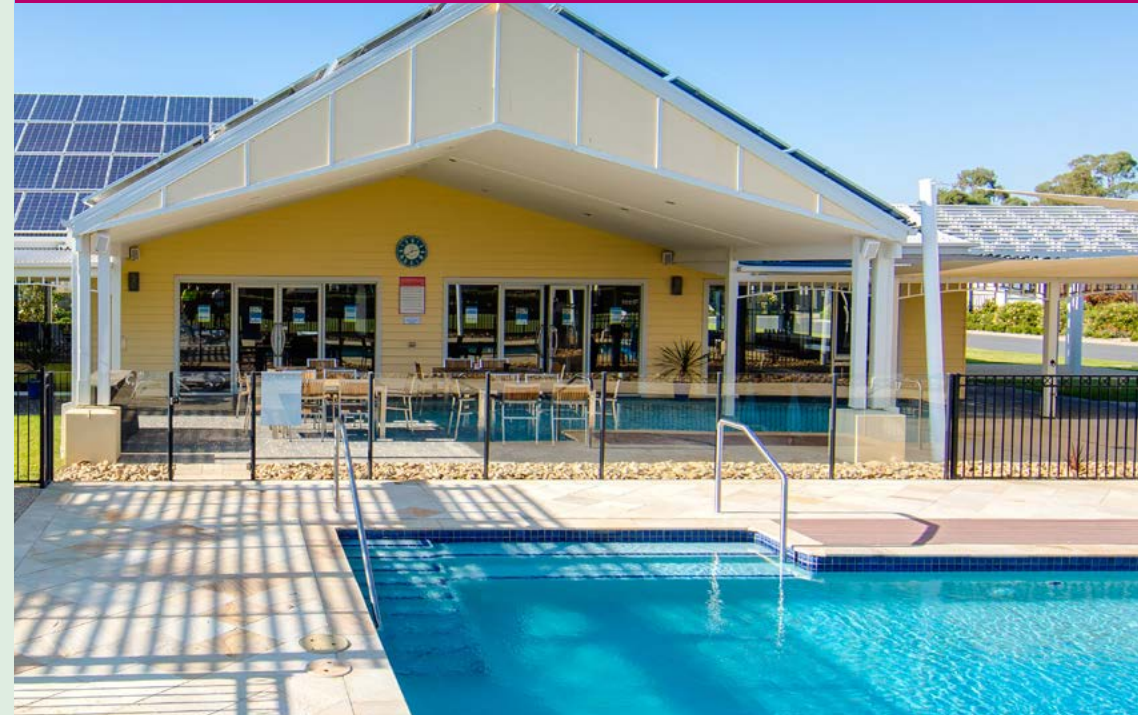
The Homes

Homes designed for a lifestyle you'll love

Get everything you need and more from one of our pre-loved homes. Hometown pre-loved homes are available across all our locations and in a range of prices and styles to suit you.

Enjoy the freedom of being part of a well-established and secure community.

We have premium homes that are as good as new, and pre-loved homes ready to be enjoyed. Visit our website or get in touch with our friendly team.



Boronia Range Springdale Heights

HOMETOWN AUSTRALIA
COMMUNITIES

Hometown Australia are experts in creating vibrant over 50s* communities.

With more than 15,000 homeowners across 65+ communities, Hometown Australia creates vibrant lifestyle communities where you can enjoy an independent way of living, stay active with quality amenities, build lasting social connections, and embrace lifestyle-rich locations – all without the premium price tag.

You can find our communities throughout Australia, with each location handpicked for its natural surroundings or urban conveniences.

Hometown Australia's land lease living communities provide true value for money, without the high entry and exit fees often associated with other retirement living options.

Choose from the range of quality new or pre-loved homes, carefully designed to suit your needs and your budget. Hometown Australia's active, amenity rich communities are waiting to welcome you into an exciting new way of living!

*Hometown Australia has a range of communities for over 50s and over 55s.

A new way of living.

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Benefits of land lease



No stamp duty

There is no stamp duty payable on the purchase of your home, saving you thousands of dollars to spend on the lifestyle you deserve. This can be a real boost to your budget, considering the Property Council of Australia suggests you can spend up to \$75,000 in stamp duty and other costs downsizing your home.



No council rates

With Hometown Land Lease living you won't have to pay council fees.



Retain capital gains

With Hometown Australia, you, or your family, keep 100% of capital gains as cash profit. In many other retirement living choices, it's likely that the village will share in any capital gains garnered from the sale of your home.



No exit fees

When you sell your home, you won't pay any exit fees, unlike retirement villages where you can be charged exit fees or deferred management fees accrued over time. This is great for your budget.

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Frequently Asked Questions

What does a Hometown Australia community offer?

We offer you independent retirement living with security, peace of mind, a range of amenities, and the company of other like-minded residents.

Is there on-site management?

Yes, you can relax in knowing communities have management available during set business hours and via appointment. In case of an emergency, there is also an after hours emergency call service to a Hometown Australia representative. Each community varies differently, speak with our sales representative to learn more about the community you are interested in.

Are there exit or deferred management fees?

There are no exit or deferred management fees at Hometown Australia.

Do I retain all capital gains when I sell my home?

Yes, any capital gains achieved are yours to keep!

Are there any legal costs or stamp duty payable when I purchase?

No, there are no government charges such as stamp duty.

Do government subsidies apply?

Yes, they certainly do. If you're eligible for a pension, rental assistance is paid on your site fees or payments through Centrelink or Veteran's Affairs. It is important to make your own inquiry as each individuals' circumstances and eligibility are different. To learn more, visit the Centrelink website.

*Hometown Australia has a range of communities for over 50s and over 55s.

Frequently Asked Questions

Are there any body corporate fees?

No, there are no body corporate fees. We have on-site managers who look after operations within the communities and the maintenance of the amenities.

Are there any other fees?

In addition to site fees you are responsible to pay for your own electricity, WiFi/NBN, and general household running. You are also responsible for the insurance on your own home if you wish to have home insurance.

How secure is my tenure?

The tenure is secured by a site agreement which is similar to a lease. Each state is governed by different legislation, so site agreements may vary from state to state.

Are the homes covered by builder's warranties?

Yes, there is generally a six-year structural warranty on all new home orders including a three-month maintenance period. If you purchase a pre-loved or display home in an existing community the remaining warranties are transferred to you. For any older homes we recommend you undertake a pest and building inspection in the same way you would if you purchased a home outside a community.

Do I need to maintain the gardens and lawn?

The community management maintains all the communal areas (please note: this may vary by community), however you are responsible for maintaining your own garden. Homes are designed to have low maintenance gardens to assist in the ease of over 50s living.

*Hometown Australia has a range of communities for over 50s and over 55s.

Frequently Asked Questions

Can my family or friends stay with me?

Yes, your guests can stay, and they are welcome to enjoy the community amenities and activities with you! As a security measure, we do ask that you please advise management of any extended stay by visitors. Children are also welcome, but they do need to be supervised whilst in the community.

What happens when I want to sell my home?

You can sell the home yourself, list it with a real estate agent, or we can sell it on your behalf – the choice is yours.

Can I bequeath my home?

Yes, the home becomes a part of your estate. Your beneficiaries can reside in the community if they meet the criteria, or they may simply sell the home.

Are singles welcome?

Yes, most definitely! Our single residents blossom when they are welcomed into the community, quickly making new friends and taking up new interests.

Can I bring my own pet?

We believe that pets are a very valuable source of joy and companionship. Most of our communities are pet friendly, however there are some rules about the type of pets you can have, depending on the individual community. We encourage you to check with the community you're interested in.

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Discover our over 55s lifestyle community

Boronia Range - Springdale Heights

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