



COBB HAVEN

MOAMA

Welcome  
to over 50s  
lifestyle  
living at  
Cobb Haven



A new way of living.

HOMETOWN AUSTRALIA  
COMMUNITIES

The Location

# Make a tree change on the Murray River

Hugging the shores of the Murray River, Cobb Haven is a charming over 50's lifestyle opportunity. This friendly, established community has options to suit everyone. Stay onsite and enjoy the well-appointed amenities, or explore the beauty of the Murray area.





#### **Ideally located:**

- » Echuca
- » Echuca Regional Hospital

#### **Natural surrounds:**

- » Murray River
- » Barmah National Park
- » Gunbower National Park

#### **Connectivity:**

- » Cobb Highway
- » Murray Valley Highway



The Lifestyle

# An active community surrounded by nature

Start the day with a relaxing dip in the heated pool, or perfect your stroke with a swimming lesson. Grab your racquet for a friendly lunchtime game on the tennis court, or catch up on your reading in the library. This active community enjoys a full social calendar of events, including choir practice, karaoke, movie nights, craft and sewing clubs, board games and carpet bowls. Friday's Happy Hour is popular with the locals too.





## The Lifestyle

# Everything you need and more:



Swim a few laps and stay active



Move in and enjoy the facilities and landscaping



Grab a few friends for a friendly double



Connect with residents at social activities and on our community bus



Get lost in a good book



Stroll through the well-maintained landscapes



Entertain in the outdoor barbie facilities



A great place to tinker with the tools

The Homes

# Homes designed for living

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. With new stock arriving all the time, you'll be impressed with what's on offer.

We have premium homes, without a thing to do. We have pre-loved homes ready to be enjoyed. Visit our website or get in touch with our friendly team.



# 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.

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COMMUNITIES

# 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 50s lifestyle community

**Cobb Haven - Moama**

6 Boyes Street  
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Call (02) 9055 8689