



SANDY SHORES

SALAMANDER BAY

Welcome  
to over 50s  
lifestyle living  
at Sandy  
Shores



A new way of living.

HOMETOWN AUSTRALIA  
COMMUNITIES

The Location

# Discover unspoilt beauty right on your doorstep

Enjoy the crystal-clear waters and white sandy beaches, without the crowds. Sandy Shores, located within the picturesque peninsula of Port Stephens, is the perfect place to create a relaxed lifestyle.



Sandy Shores Salamander Bay

HOMETOWN AUSTRALIA  
COMMUNITIES



**Ideally located:**

- » Tomaree Community Hospital
- » Salamander Bay Square

**Natural surrounds:**

- » Wanda Beach
- » Nelson Bay
- » Tomaree National Park

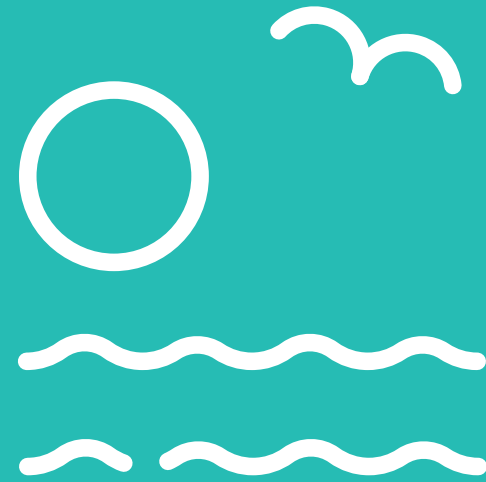
**Connectivity:**

- » Pacific Highway
- » Newcastle Airport

The Lifestyle

# Enjoy a relaxed lifestyle in a pet friendly community

With a wide selection of activities, you'll always find something to do at Sandy Shores. This pet friendly community offers peaceful landscaped grounds, a swimming pool and barbecues facilities. While the more adventurous will enjoy getting out for a round of golf or a spot of fishing with friends.





## The Lifestyle

# Everything you need and more:



Swim a few laps and stay active



Connect with residents at social activities



Work your green thumb



Access easy travel to group outings and connect with residents



Get lost in a good book



Stroll through the well-maintained landscapes



Entertain in the outdoor barbie facilities



We welcome pets, some rules apply

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 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.



# 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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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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COMMUNITIES

# *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 community today

## Sandy Shores - Salamander Bay

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