

Life

by Hometown Australia

Autumn 2024

Countryside Living

Discover the magic of Toowoomba

Travelling the World

Learn how residents are enjoying a 'lock up and leave' lifestyle

Resort-Style Amenities

Take a look inside the newly launched clubhouses

Joint Managing Directors Message



Kevin Tucker



Stuart Strong

Welcome to the Autumn edition of *Life by Hometown Australia*. In this edition we take a look at the newly launched clubhouses at the Glenfern and Lakeland communities, speak with residents at The Retreat about their 'lock and leave' lifestyle, discover the charm of country-side living, and keep up to date on how residents have been staying busy.

In exciting news, Hometown Australia is pleased to share the recent acquisition of approximately 7.86 hectares of land in Kawungan, Hervey Bay, with a proposed development for an over 50s land lease community. The proposal includes state-of-the-art amenities and quality homes complementing Hometown Australia's commitment to delivering affordable land lease communities within the Fraser Coast LGA region. We look forward to the prospect of providing exceptional over 50s living experiences and affordable homes within the region. Hometown Australia looks forward to sharing further developments on the project in the future.

Residents, their family and friends, and the local community were recently invited to attend the grand opening of the highly anticipated clubhouse at Glenfern. The open day provided the opportunity for those attending to experience what life could look like living at Glenfern and be the first to view the new state-of-the-art clubhouse. It was a big

month of development with residents at Lakeland also welcoming the opening of the new community clubhouse. Lakeland is a vibrant community with a busy social calendar with the design of the clubhouse in support of the many activities and events enjoyed by residents. We look forward to sharing more about the clubhouse designs in this edition of the magazine.

Lastly, residents have been keeping busy with the first competition of the year concluding. Many communities enjoyed hosting Pub Games with activities including darts, pool and the resident favourite, trivia! As the first competition of the year comes to a close, residents are already getting their walking shoes on ready for the "Walk, Dance, Swim Across... the World Twice" competition to kick off at the start of March and the inaugural State of Origin Bowling competition preliminaries to commence in the coming months. Stay tuned!

We hope you enjoy this edition of *Life by Hometown Australia*.

Kind regards,

Kevin Tucker *Stuart Strong*

Kevin Tucker & Stuart Strong
Joint Managing Directors



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Three Reasons to Consider Downsizing to Toowoomba



Set in the beautiful countryside in Queensland you will find the charming city of Toowoomba. If you're considering downsizing and are looking for the perfect balance of urban convenience and the great outdoors, Toowoomba is definitely a city to consider. Here are three reasons why downsizers are loving Toowoomba.

1. The Best of Both Worlds

Toowoomba offers the best of both worlds - Feel connected to city living with public transport making it convenient to explore the city and enjoy the slower pace of life. Conveniently located near local shops and essentials services Toowoomba strikes the perfect balance of country living with access to modern amenities. Known for its colourful façade all year round, it is hard to believe Toowoomba is only a 90-minute drive from Brisbane. Recognised as Queensland's Garden City, Toowoomba is home to over 150 gardens and the annual Carnival of Flowers. Surrounded by National parks and lakes, staying active and enjoying the outdoors is easy with never ending options of how to spend your days. Pack a lunch to enjoy at Picnic Point Parklands, hike to the top of Table Top Mountain for breathtaking views of Lockyer Valley, or simply spend the day on the lake.

2. A Thriving Culture

Toowoomba is steeped in rich historical architecture with the city centre home to many beautiful art deco buildings, interactive museums and an art scene that showcases Toowoomba's heart and soul across the walls adorning the streets. The city is also a thriving food region with fresh produce and markets at the locals' fingertips! With a well-established food culture, the city has a plethora of cafes, bakeries, and restaurants to choose from.

3. Affordable Living

Compared to larger cities in Queensland, Toowoomba offers affordable housing in a vibrant city with beautiful surroundings. In 2023, [ABC.net.news](#) reported that the median house price in Toowoomba is \$522,000 compared to the nearby Brisbane market where the median house price is around \$975,000. It is no wonder many downsizers are drawn to the charm of Toowoomba and with Hometown Australia offering affordable homes below the [ABC.net.news](#) reported median house price, starting the next chapter in life is made easier. Hometown Australia offers two communities in Toowoomba, Bridge Street and Kingfisher Gardens, that are designed to elevate the over 50s living experience.

Learn more about Hometown Australia and the Land Lease Living mode [here](#).



Carnival of Flowers in Toowoomba town centre



BRIDGE STREET
WILSONTON



Bridge Street is a well-established community where residents can enjoy a peaceful lifestyle whilst keeping socially and physically active within the community. The community offers amenities such as a swimming pool, bowling green, croquet court, and clubhouse. There is always something to do at Bridge Street! Start your day with a quick dip in the pool before meeting up with neighbours for a round of lawn bowls. Join in one of the many activities held in the clubhouse such as darts, crafts, billiards, line dancing, or cards. Meet like-minded people at the monthly ladies and men's coffee group catch ups.

Learn more about Bridge Street and discover homes for sale on the website [here](#).



**KINGFISHER
GARDENS**
KEARNEYS SPRING



Nestled within the extensive parklands is **Kingfisher Gardens**, a community that offers a serene lifestyle with the ease of convenience without the hustle and bustle. Meet like-minded people in a similar cohort at the many activities and events hosted in the clubhouse and enjoy the amenities such as the indoor heated pool, bowling green and gym and wellness centre. Nature lovers will enjoy the location of the community which is set along extensive parklands with many walking and biking trails to choose from.

Explore Kingfisher Gardens and homes for sale on the website [here](#).



Home is a Feeling at Lakeside

Set amongst manicured grounds in Chain Valley Bay and perfectly positioned on the shores of Lake Macquarie, you will find the Lakeside community. A boutique community offering relaxed seaside living and a strong sense of community.

"Lakeside is a very special community. It is one of Hometown Australia's boutique communities where there is a strong sense of community and togetherness with residents looking out for one another. It's lovely to see residents out and about whether it's getting together to walk their dogs, having game night in the clubhouse, heading off together for the monthly luncheon at a local restaurant or popping over to help a neighbour with a job," said Richard Waller, Community Manager.

There are many benefits to living in a land lease community from making new friends with shared interests, to spending less time on home maintenance and more time on things that bring you joy. "Lakeside has a very social community who enjoy coming together in the clubhouse for cards, coffee, and Friday night drinks. It's a great way to meet like-minded people and stay socially active. There really is a lovely sense of comradery within the community with everyone looking out for one another," said Richard.





Lakeside offers a relaxed lifestyle with amenities for residents to enjoy such as a pool, clubhouse and BBQ facilities. Start your day with morning cup of coffee admiring the waterfront views, hit the pool for some leisurely laps or potter in the community vegetable garden. Meet up with friends for a BBQ or get your steps in with an evening walk around the beautiful gardens with your four-legged friends.

Coastal inspired home designs

Homes at Lakeside are fittingly as charming as the community itself! Designs are tailored for the best in over 50s living and complete with low maintenance gardens, allowing residents more time to do the things they love.

The perfect location in the heart of the Central Coast

With nature on your doorstep, living in Chain Valley Bay makes it easy to spend time outdoors and relax into seaside living. A quiet yet vibrant suburb on the Central Coast, Chain Valley Bay is located just a short drive away from Sydney. Immerse yourself in the natural beauty of the region with endless blue waters and diverse landscape.

“One of the great things about Lakeside its location. Being right on Lake Macquarie means you have your choice of water-based activities from swimming, surfing to snorkelling. Equally, if you’re looking for a more relaxed pace there are many beautiful places to explore where you can enjoy a picnic or take in the scenic walking paths,” concluded Richard.

Looking for a sea change? Learn more about Lakeside on our [website](#).





Retiring to a World of Travel with a 'Lock & Leave' Lifestyle

In over 50's communities around Australia, a growing number of residents are discovering the joys of a "lock-and-leave" lifestyle – downsizing to a comfortable, conveniently-sized home while taking off on exciting adventures around the country or overseas. This lifestyle offers a host of advantages, combining the benefits of home ownership with the excitement of exploration and travel.

Meet Garrick and Janise from The Retreat

Port Macquarie locals Garrick and Janise Evans are avid travelers who truly epitomise the appeal of a lock-and-leave lifestyle. Eleven years ago, they traded a larger property in Newcastle for a low-maintenance home in Hometown Australia's The Retreat community near Port Macquarie's picturesque Flynns Beach, and say they couldn't be happier with the choice.

Port Macquarie is one of the country's most popular and sought-after retirement destinations, with its perfect climate, beautiful beaches and lifestyle attractions. According to Garrick and Janise, "Newcastle was busy. Too busy! We always liked Port Macquarie and we came across The Retreat while driving around. The house was for sale, we rang up to enquire and that was it!" The couple raised a large family before retiring and say their five sons share a love of travel and exploration. "They've likely inherited their

wanderlust from Garrick, who was in the army for 20 years," Janise laughs.

As adults, the boys have settled in different parts of the country from Darwin and South Australia to the Hunter Valley in NSW. Rather than dwelling on the downsides of the distance between them, Garrick and Janise say it's an opportunity for regular travel, and it means they can combine their love of adventure with much-anticipated family time. "It's been great because now, in our retirement, it's given us places to go and things to do. Here at The Retreat, we have a three-bedroom place that caters for when our family comes to us," said Janise.

Adventures Around Australia and Asia

The couple often take off for months at a time by caravan, car or plane. Whether it's a road trip across Australia or excursions around Asia, they indulge their travel bug without worrying about being away from home for lengthy periods.





Garrick and Jenise Evans

“Our immediate neighbours are very good. They pick up parcels, come around and water the garden and check the fridge and freezer. The neighbour opposite mows our lawn. “

As of this year, the Evanses estimate that they’ve clocked up more than four trips around Australia. “A round trip to see the kids means that we go through South Australia up to Darwin and back down to the Hunter Valley, so that in itself takes us through a big part of the country,” said Garrick.

Travelling regularly means they’re familiar with the rhythm of long road trips and have found fellow travelers to be a great source of support. The couple discovered that Darwin was also a convenient place to “hop on a plane” and explore Asia. “It’s cheap to fly from there and see places like Singapore, Thailand or Bali,” they add.

The Beauty of a “Lock & Leave” Lifestyle

While regular travel can cause some people to worry about their homes security while away, the Evanses have never had an issue. Not only have they returned to find things as they left them, but they also have a safety net at The Retreat thanks to their fellow

residents. The tight-knit community and watchful eye of dedicated staff allow them to confidently lock their doors and set off on their adventures.

As Janise says, “We had only been at The Retreat for 3 or 4 months before we headed out for our first trip, and when we got back we had so many people walking past and saying we checked on your house! Our immediate neighbours are very good. They pick up parcels, come around and water the garden and check the fridge and freezer. The neighbour opposite mows our lawn. We can’t fault the community around us. We can honestly go out and know the place is going to be OK,” said Janise. The favour is returned when neighbours need a helping hand. “My friend around the corner will be going away soon and I’ll go around and check on her place for her,” Janise adds.

Garrick and Janise have made friends at The Retreat who share their passion for travel. “There are a handful of caravaners here and we know another couple around the corner who do regular trips. There’s also a group that love cruising and go away two or three times a year on cruise trips,” Garrick said.

Life Between Travels

Garrick and Janise say it’s been easy to enjoy life between their regular trips since there’s so much to do both within the community and around Port Macquarie. “I was on the social committee,” Janise says, “And I’m known as the dessert expert. At Christmas and New Year – all the functions – I do the desserts. Coming from a big family it’s something I know well. I also go to bingo and the craft group. And then there’s croquet and swimming and pool games. Something is going on all the time.” “We have a community veggie garden too,” Garrick adds.

“There’s also a lot of activity in Port Macquarie – sporting events, fun runs, bike rides, football. Every sport you can think of is here and with the university (Charles Sturt now has a campus in Port Macquarie) it’s growing bigger. One of the great things about the area now, especially for retirees, is that there’s a complete range of medical services. You don’t have to travel to see a specialist anymore,” said Janise.



The Retreat in Port Macquarie, NSW



“There’s a lot of activity in Port Macquarie – sporting events, fun runs, bike rides, football. Every sport you can think of is here. One of the great things about the area now, especially for retirees, is that there’s a complete range of medical services. You don’t have to travel to see a specialist anymore.”

The couple also appreciate that there are so many restaurants and cafes to choose from. “I’ve got a friend who lives over in Laurieton and we try and pick a new place every time she comes to visit. We haven’t doubled up yet!” said Janise.

Lock-and-leave lifestyle at The Retreat

The Retreat at Port Macquarie provides the ideal backdrop for the lock-and-leave lifestyle, offering a sanctuary where residents can enjoy the best of both worlds with life in a supportive community and fulfilment through travel.

Whether you plan to take off around the country in a caravan or motorhome, set sail on the cruise of a lifetime or visit overseas destinations you’ve always dreamt of, making one of our communities your home base is a decision you won’t regret.

To learn more about what life could look like at The Retreat visit the community on the website [here](#).

This article has been written in partnership with [Downsizing.com.au](#).

Hometown Australia Adds to Hervey Bay Portfolio

Hometown Australia is pleased to share the recent acquisition of approximately 7.86 hectares of land in Kawungan, Hervey Bay.

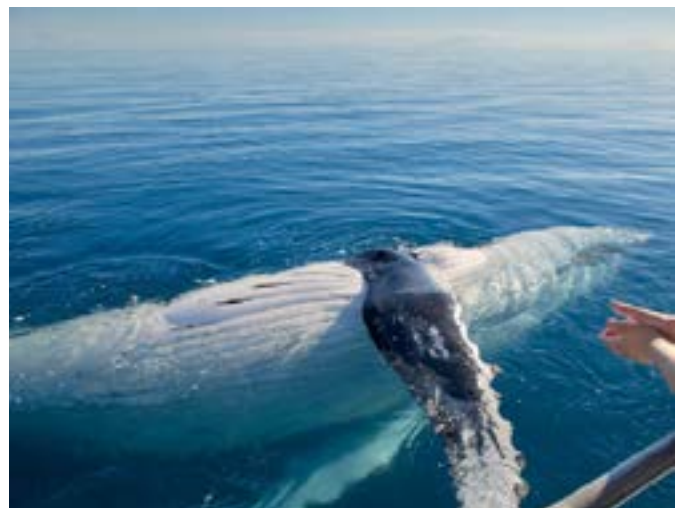




“Hometown Australia is excited about the prospect of providing high quality affordable housing and exceptional living experiences for those over 50 in the Fraser Coast LGA region,” said Kevin Tucker, Joint Managing Director at Hometown Australia.

The proposed development will include an over 50s land lease community complete with state-of-the-art amenities and quality homes complementing Hometown Australia’s commitment to delivering affordable land lease communities.

The Hervey Bay region is a popular coastal retirement destination with its warm climate and unique lifestyle offering.



The region has a thriving culture, access to hospitals, retail and entertainment activities alongside the natural wonders and pristine beaches.

Once developed, this will be Hometown Australia’s second community in the region next to Hazelmere, and the nineteenth community in Queensland. Hometown Australia look forward to sharing further developments on the project in the future.

Explore the many Hometown Australia communities on the website [here](#).

Glenfern Opens Doors to Highly Anticipated Clubhouse

A resort-style oasis featuring a 25m pool, bowling green, pickleball court, sports bar, cinema, and gym – these are just some of the beautiful amenities in the new recently launched state-of-the-clubhouse at Glenfern.

On Saturday, 10 February, Hometown Australia welcomed people into Glenfern to enjoy a BBQ, live entertainment and to be one of the first to view the highly anticipated clubhouse. "It was such a wonderful day inviting locals, current residents and their family and friends into the community to view the clubhouse and experience the lifestyle that Glenfern offers," said Deania Petty, Community Manager at Glenfern.

As you walk through the doors of the clubhouse you will feel a warm and inviting atmosphere designed for residents to come together in a space that offers indoor seating areas,

a fireplace perfect for winter evenings, outdoor deck with views overlooking the bowling green, or relax with friends and enjoy a movie in the cinema. "It's no surprise why many people over 50 are relocating to resort style communities when they offer a low maintenance lifestyle, wonderful amenities to keep physically and socially active, and provide the opportunity to meet like-minded people," concluded Deania.

To learn more about what life at Glenfern could look like, visit the community on our website.





Lakeland Welcomes New Clubhouse

The sun was shining over the Lakeland community as residents welcomed the opening of the new community clubhouse!





Set on the shores of the beautiful Budgewoi Lake on the Central Coast in New South Wales, Lakeland is a vibrant community with a busy social calendar of activities and events for residents. “The clubhouse is very special project to residents at the community. They have been involved with the design since the start of the project with many of their recommendations were into the design of the clubhouse,” said Mandy Pemberton, Community Manager at Lakeland.

Designed to be enjoyed all year round, the newly completed clubhouse includes a swimming pool, covered outdoor alfresco deck complete with outdoor dining, integrated bar, and BBQ facilities. The modern coastal clubhouse provides plenty of indoor choices for residents to relax and socialise with reading nooks, indoor dining, and areas to host social events. “There are plenty of spots that are perfect for hosting family and friends or simply kick back and enjoy a sundowner drink,” said Mandy.

Welcome to Lakeland

Fittingly named Lakeland, the community is set across 12 acres of lakefront land on the shores of the Budgewoi Lake and offers a peaceful lifestyle. The community is ideally located near shopping centres and medical facilities, with the perfect balance of the outdoors being close to lakes and beaches - perfect for those wanting to escape the hustle and bustle whilst enjoying nature.

Final Homes for Sale in 2024

The final 10 homes are now selling at Lakeland, starting from \$395,000. Designed for optimal over 50s living, enjoy modern designs that include open plan kitchen, living and dining, outdoor alfresco areas and multi-purpose rooms perfect for flexible living.

To learn more about what life at Lakeland could look like, visit Lakeland on our [website](#).

What's Happening Around the Communities

Whopping Big Band

Banksia Waters

Residents at Banksia Waters were treated to a beautiful performance by the Whopping Big Band, a talented group of student musicians from across the Tweed Valley region. The band performed songs such as "My Funny Valentine" by Mitzi Green (original) and "It Don't Mean a Thing (If it Ain't Got that Swing)" by Ella Fitzgerald and Duke Ellington. There were tears of joy as residents reminisced to the music, lots of toe tapping and of course, dancing!



Award Winning Photography

Boronia Range

A very talented resident at Boronia Range has recently had their photo featured in the Albury Photography Group "Photos from Around the World" online publication! Garry from Boronia Range is a talented photographer who captured a beautiful photo of a rainbow lorikeet nestled in a tree at the community just outside his home. We hope to see more of Garry's photography in this years Hometown Australia Art Competition!



Adopt a Grandparent

Red Gum

The community management team at Red Gum recently partnered with a resident who works closely with the local Adopt a Grandparent Program. The team made and delivered presents to residents at Red Gum who have limited family to help spread the love during the Christmas holidays. Along with the presents came a very special message from the Grandchildren of new homeowners within the community.



Hear From Hometown Australia Residents



"It (living at Seachange) is refreshing and peaceful at the same time, giving each resident a sense of security as together our participation helps to maintain this beautiful sanctuary and helps those who might feel the world has become too fast, too insensitive, and too foreign."

Salvino and Robyn Provino, Seachange, South Australia

"I have lived in the community for over 11 years and I am very happy I made the decision to move. I can join in as many activities as I like as there are many on offer or I can simply sit back and relax."

Yvonne Breitreutz, Regal Waters, Queensland



"I moved into the community six years ago to live closer to my family in Tweeds Head. I enjoy feeling safe, I have great neighbours and the community is very welcoming. I enjoy the convenience of being close to the airport and access to the community bus. I love going to the 'coffee and chat' in our community centre every week."

Julia Cauchi, Banksia Waters, New South Wales



Hometown Australia Pub Games

Throughout the month of February residents came together to take part in the Hometown Australia community Pub Games! Take a look below to see how residents joined in on the fun!



Triple Threat at Seachange!

Over three afternoons, Seachange residents enjoyed fun filled afternoons of trivia, darts and pool followed by afternoon tea. With a fantastic turn out, 7 teams took part in trivia held by the Community Manager, answering questions from general knowledge, capital cities, sport to famous lines from movies. In the end The Brainwaves group took out the title as winners! In a friendly (yet competitive!) game of darts, Seachange resident Sheila won the ladies singles and Ben the men's singles. Lastly, the women's pool saw a fantastic competition between 8 ladies in both singles and doubles. The crowd were in hysterics during the singles with Joe the umpire saying "2 shots" (due to the ladies missing a ball or white ball in the pocket) more times than one could count! Resident Jeanette came through the singles as the winner. After a short break the ladies were back to face off in doubles with residents Carol and Jeanette (again!) taking the win. A big congratulations to Jeanette who has won three medals throughout the Pub Games competition – trivia, women's pool in singles and doubles.





The Inaugural Pub Games at Laurieton

In an evening of pizza, drinks and friendly competition, Pub Games has become an annual event that residents look forward to every year! There were six teams taking part – The Resort Rogues, Sandleberries, Waggers, BCF R's, Excalibur and The Misfits – participating in darts, pool and trivia as an overall tournament.

The evening started with knockout rounds of darts in a game of 'Hound and Hare' and then moving on to pool with the community's version of 'Killer/

Kelly' pool. In this version of pool, it was team versus team, where every player draws a number keeping that number to themselves with the winner being the last ball standing on the table. A fun (and frustrating for some!) way to play as sometimes the best players can be knocked out before even having a shot! The evening finished with the Community Manager acting as quiz master in speed trivia. Teams had 1 minute to answer questions with categories across general, geography, science, and 'useless but interesting facts.' It was the Resort Rogues who took out the title of the overall Pub Games winners for 2024!

Howdy Partner! A Country and Western Theme Pub Games for Newport

Newport residents enjoyed a country and western themed trivia night as part of the community Pub Games with Community Manager, Heather, acting as Quiz Master. Newport resident, Bruce, provided tunes as the DJ for the event with the evening ending with residents kicking up their heels on the dancefloor!



Christmas Lights Competition 2023



In December 2023 residents once again displayed their festive spirit by participating in the Hometown Australia Christmas Lights Competition. Across 56 communities, residents lit up the night sky with whimsical light displays across their homes bringing a piece of magic to their community.

The team at Hometown Australia were dazzled by the many nominations with a difficult decision a head of them. After much consideration, Hometown Australia were pleased to announce the winners for the National Best Resident Christmas Lights Display and National Best Community Christmas Lights Display!

National Best Resident Christmas Lights Display

Congratulations Greg and Barbara from the Sanctuary community in Lennox Head, New South Wales!

Greg and Barbara created a Christmas wonderland with their incredible display in their front garden. Known within the community as the 'lighting maestros,' Greg and Barbara adorned their home

with twinkling lights, shining stars, glistening Christmas trees, snowmen, reindeers and of course, Santa himself was jingling his way to Christmas carols!

Congratulations to the Seachange community in Goolwa, South Australia

Residents at Seachange had been extremely busy throughout the year making and painting Christmas decorations to dress the community for the December Christmas Lights Competition. Throughout the community there were ten hand crafted and painted displays from reindeers, festive koalas, a native display, Christmas train, and the community Christmas tree which had been handmade by residents by using recycled timber. Well done to the residents at Seachange!



Register your interest...

WALK SWIM DANCE ACROSS THE WORLD TWICE

In 2023, community teams moved over 40,000kms equaling the distance around the world. In 2024, we are setting the goal to double that target and walk around the world TWICE - 80,150kms!

Each community will nominate a team and exercise of choice, with the aim to create as many steps as possible! On a fortnightly basis your Community Manager will convert the teams exercise into steps using the platform, MoveSpring. The converted steps will be lodged on the community tracking poster, with a morning tea held each month to support the community team in achieving their goal.

How to Enter

Take part in living an active and healthy lifestyle and register your interest in joining your community team by submitting a registration form to your Community Manager. Registration forms can be found in the community office. Registrations close Friday, 23 February 2024. Your Community Manager will confirm the team and activity of choice.

The competition commences Monday, 4 March 2024 and concludes Monday, 3 June 2024.



Do you have Facebook?

Be sure to follow Hometown Australia!

hometownaustralia.com.au

PRIZES

\$300

First Place

The team who is awarded first place will receive \$300 to the community social fund.

\$200

Second Place

The team who is awarded second place will receive \$200 to the community social fund.

\$100

Third Place

The team who is awarded third place will receive \$100 to the community social fund.



A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES



Charming Countryside Living

Nestled amongst the Queensland countryside you will find the charming city of Toowoomba. Steeped in rich historical architecture, a thriving food region and beautiful natural surrounds. Toowoomba strikes the perfect balance of country living with access to modern amenities.




**KINGFISHER
GARDENS**
KEARNEYS SPRING



8 Kingfisher Gardens, QLD

This preloved southern facing home is quietly positioned within the community offering a well designed kitchen, a master bedroom and guest bedroom with built-in robes, bathroom, and separate laundry room. Enjoy your morning coffee in the side courtyard or bird watch from back garden.

Features

- Master bedroom and guest bedroom with built-in robes
- Large kitchen with ample storage and large tabletops
- Bathroom with separate internal laundry room
- Low maintenance landscaped garden
- Double carport



2



1.5



1

67 Bridge Street, QLD

A charming gem! This preloved home offers open plan living, dining and kitchen opening out onto the front patio. Master bedroom and guest bedroom with built-in robes, large bathroom and separate internal laundry. Enjoy a morning stretch in your private back garden or your afternoon cuppa on your front patio.

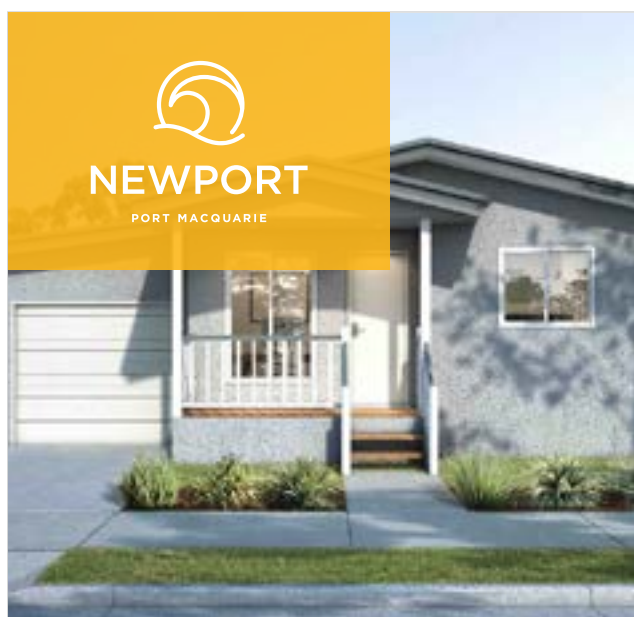
Features

- Open plan living, dining and kitchen
- Master bedroom and guest bedroom with built-in robes
- Bathroom with separate internal laundry room
- Front patio
- Private back garden
- Enclosed carport



Get More Out of Life at Newport!

Located in the thriving coastal town of Port Macquarie, Newport offers the ultimate in over 50s lifestyle living. Meet like-minded people by joining the many activities and social events held at the clubhouse, keep active by swimming laps in the pool and enjoy an outing on the community bus. Affordable living is made possible with a selection of both new and preloved homes on offer at Newport.



176 Newport, NSW

This modern home offers the perfect blend of comfort, convenience, and low-maintenance living!

Features

- Spacious kitchen with modern appliances
- Master bedroom and guest bedroom with built-in robes
- Bathroom with separate internal laundry room
- Larger outdoor alfresco area perfect for entertaining
- Low maintenance landscaped garden





"A have lived at Newport for the past four years after deciding to locate here due to the proximity of the hospital, shopping centre and being close to town. I keep socially active within the community by organising and running social and fundraising events, as well as attending other events held in the clubhouse. I also like to keep physically active by walking, swimming, playing bowls, table tennis and darts with neighbours and friends."

John Norton, resident at Newport.




NEWPORT
PORT MACQUARIE



181 Newport, NSW

Be welcomed into this home with a veranda wrapping around the entry - the perfect spot for afternoon drinks – and enjoy the modern luxuries of this low maintenance home.

Features

- Open plan living, dining and kitchen
- Modern kitchen
- Master bedroom with ensuite
- Guest bedroom with ensuite
- Separate internal laundry room
- Front patio

At Hometown Australia we strive to provide home owners with a secure and inspiring lifestyle.

We're experts in creating communities that elevate the over 50s* living experience. Our communities are vibrant, affordable and teeming with sought-after amenities. Over 10,000 Australians call a Hometown Land Lease community home.

You'll find our communities throughout Australia, with each location close to essential amenities and services and handpicked for its natural surroundings or urban vibe. Our Land Lease communities provide true value for money, without the high entry and exit fees often associated with other retirement living options.

Choose from quality homes, built new or pre-loved, carefully designed to suit your needs and your budget. Our active, amenity rich communities are waiting to welcome you into an exciting new way of living.



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

We believe you should get 100% of your capital gain as a cash profit when you sell your home. In many other retirement living options, your agreement may force you to share your capital gains with the community manager. Living in a Hometown Land Lease Living community means that more money stays in your pocket.



Retain capital gains

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



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.

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