

Life

by Hometown Australia

Spring 2024

Explore the Magic of Toowoomba

Discover the vibrant
Hometown Australia
communities

Urban Living Without the Hustle and Bustle

Discover how many
downsizers are striking
the perfect balance

Spring Has Sprung Across the Communities

Learn how residents
are celebrating spring

Joint Managing Directors Message



Welcome to the spring edition of *Life by Hometown Australia*. In this edition it seemed fitting to explore the region of Toowoomba, also known as the 'Garden City' and the Hometown Australia communities in the area, we discover how it is possible to enjoy urban living with nature's surrounds in greater Brisbane, learn how residents in the communities are forging long lasting friendships, and we keep up to date on how residents have been keeping busy.

Recently, Glenfern opened its doors to the public who were invited to experience an evening in the clubhouse at the Winter Warmer Event. Attendees enjoyed meeting residents, explored all the community has to offer, and discovered the range of new, modern homes. Although a new community, Glenfern has already created a buzzing community atmosphere with a vibrant social calendar. In this edition we speak with residents, Ros and June, and learn how living within a community, surrounded by like-minded people has joined their paths and become lifelong friends.

At Hometown Australia, we endeavour to create enriching communities that offer homes across a broad price range through new homes and preloved homes. In this edition we are pleased to share with you the different locations of Hometown Australia communities throughout Australia with each lifestyle rich region offering affordable homes and secure

communities. For those who think they can only dream of a seachange or treechange – land lease living provides an opportunity for those over 50 to experience both financial and lifestyle freedom. In this edition we explore lifestyle rich areas from Chain Valley Bay to Coffs Harbor and up to greater Brisbane, where savvy downsizers are already enjoying their next chapter of life.

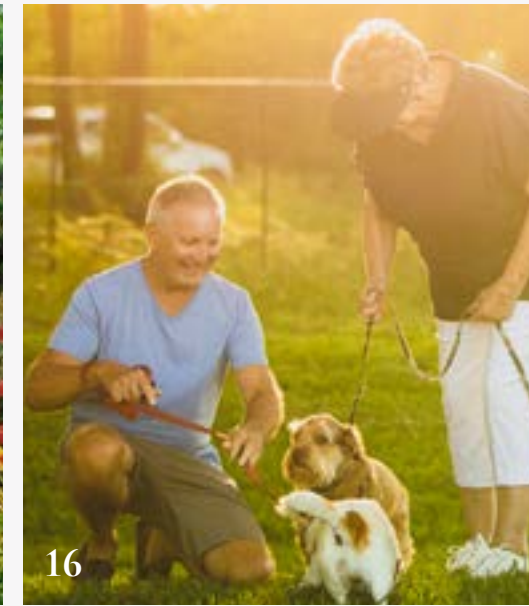
Spring is in the air! This means the Hometown Australia Spring Gardening competition has kicked off. Residents are already shaking off the dirt from their gardening tools and busily tending to their gardens. In this edition we take a look at the many beautiful community vegetable gardens that have been nurtured by residents with incredible results!

Lastly, the Hometown Australia State of Origin Competition Grand Final Day was held at the Edgewater community in Queensland. After three months of competition, six top bowlers from New South Wales and Queensland faced off in a thrilling Grand Final show down, showcasing their exceptional skills, determination, and sportsmanship. We look forward to sharing with you the winners and how the day unfolded in this edition. We would like to extend a special thank you to our sponsors and congratulate all residents who competed throughout the competition.

Kind regards,

Kevin Tucker *Stuart Strong*

Kevin Tucker & Stuart Strong
Joint Managing Directors



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Exploring the Magic of Toowoomba

For many Aussies over 50 a treechange is an exciting next chapter in life, but many aren't sure what their next step is in order to achieve this dream. The thought of a slower pace of life, financial freedom, living amongst nature, and becoming part of community living may sound too good to be true but the land lease living model could make your treechange dream a reality.

Surrounded by National Parks and lakes, staying active and enjoying the outdoors is easy with never ending options of how to spend your days.

Cue Toowoomba! Striking the perfect balance between country living with access to modern amenities, local shops, and essential services. It is hard to believe Toowoomba is only a 90-minute drive from Brisbane, be prepared to be transported to a world of colour as you travel through the countryside and experience the ever-changing colourful façade all year round. Fittingly named Queensland's Garden City, Toowoomba is surrounded by over 150 gardens and is home to 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 over Lockyer Valley, or simply spend the day on the lake.

Toowoomba is also home to a thriving culinary culture. As a local the fresh produce is at your fingertips with the well-established food culture hosting a plethora of cafes, bakeries, and restaurants. Steeped in rich historical architecture, the city's centre is 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.



Bridge Street

Bridge Street is a well-established community offering 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

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](#).

Chain Valley Bay: A Nature Lover's Dream!

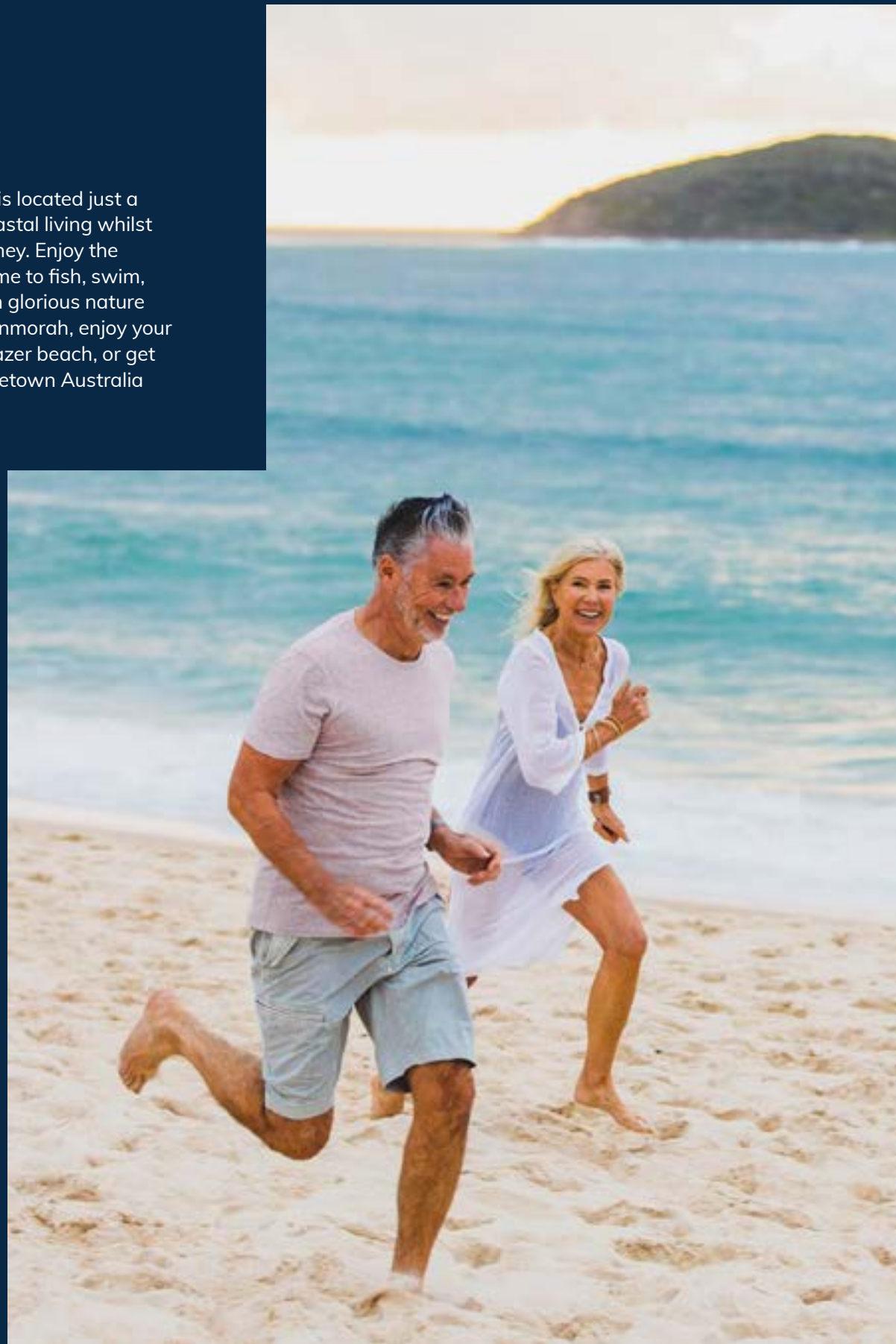
A quiet yet vibrant suburb on the Central Coast, Chain Valley Bay is located just a short drive away from Sydney providing the perfect balance of coastal living whilst still having the convenience of the Central Coast and broader Sydney. Enjoy the benefits of owning a low maintenance home allowing you more time to fish, swim, sail, hike or enjoy a few holes of golf! Chain Valley Bay is filled with glorious nature waiting to be explored from scenic walking paths around Lake Munmorah, enjoy your morning coffee whilst you walk along the shores of the pristine Frazer beach, or get lost in nature at Fraser National Park. Let's take a look at the Hometown Australia communities in the area:



Lakeside

Set amongst manicured grounds and perfectly positioned on the shores of Lake Macquarie, Lakeside is the epitome of a serene lifestyle. Start your day with your morning cup of coffee admiring the lakefront views from your garden or grab a takeaway from the local coffee shop and enjoy a coastal walk along one of the nearby beaches. Work on keeping physically active by swimming in the pool or taking a stroll through the beautiful gardens. With a lively social calendar there is always something happening in the clubhouse, or you can invite family and friends for a BBQ in the outdoor area. Your choice of water-based activities is endless – swim, surf and snorkel your way through the region. If you are looking to take things slower, pack a picnic and enjoy a scenic walking path at Lake Munmorah. You can read more about Lakeside on the website [here](#).

Dreaming of a sea change? With nature on your doorstep, endless blue waters and a diverse landscape at your fingertips, downsizing to Chain Valley Bay may be just what you're looking for!



Teraglin

Your very own waterfront paradise! Set on the shores of Lake Macquarie the community offers an active lifestyle with an array of amenities including a swimming pool, tennis court, indoor carpet bowls, and snooker. The clubhouse is a great place to meet like-minded people and discover a new skill with an active social calendar. Start your day by stretching your legs on a stroll on one of the many walking paths, take a dip in the pool, or cast a line off the jetty and enjoy a couple of hours fishing. There is always something to do within the community or exploring the beautiful surrounds. Frazer beach and Timber beach are only a short drive away or if you would prefer to find adventure on land Fraser National Park is perfect for camping and exploring. You can read more about Teraglin on the website [here](#).



Valhalla

Wake up to the sound of birds and enjoy a morning stroll in the beautifully manicured grounds of the Valhalla community. The community offers a vibrant, secure, and social setting for residents who can enjoy an active lifestyle by joining friends for a game of lawn bowls, trying your hand at croquet, picking fresh produce from the veggie garden or starting a new hobby in the men's shed. Surrounded by natural beauty, take the community bus and head out for a group adventure. Enjoy a walk around Lake Munmorah whilst taking in the serene waters, spend the day on the lake fishing, or enjoy a beach walk on one of the many beautiful beaches. Life can be as active or relaxing as you like! You can read more about Valhalla on the website [here](#).



The Charm of Grafton

Known as the heart of Clarence Valley, Grafton is rich in history and characterised by its wide streets adorned by the famous purple Jacaranda trees, elegant Victorian buildings, lush parks, civic beauty, and prime location on the banks of the Clarence River. It is no surprise why residents of the Jacaranda Grove community call this beautiful place home.



Often referred to as Jacaranda City, Grafton is home to over 1,400 Jacaranda trees and when in full bloom the streets are alive with the magic of cascading purple blossoms.

"My husband and I have lived in Grafton for 57 years, so it made sense to make the move to Jacaranda Grove. We have been here for nearly nine years and haven't regretted it once," said Hazel, resident at Jacaranda Grove. Fittingly named, Jacaranda Grove is a well-established community offering those over 50 a relaxed country lifestyle. "We had friends living in the community who would often have us over for dinner and tell us how great life is living at Jacaranda Grove. It took a little while for us to make the move but after our family had grown up, we decided the time was right for us. We wanted to be part of a community and around company of a similar age," said Hazel.

Residents can keep active in the new community clubhouse by swimming laps in the pool, catching up with friends for a BBQ or at one of the many social events held inside the clubhouse. "Jacaranda Grove has a nice sense of community, which is what it's all about. That's what we were missing before we made the move and now, we have new friends and are part of a great community. We have a pretty good social life that we never had before which includes weekly BBQ catch ups with our friends within the community," said Hazel.

Often referred to as Jacaranda City, Grafton is home to over 1,400 Jacaranda trees and when in full bloom the streets are alive with the magic of cascading purple blossoms. The Jacaranda trees are celebrated annually at the renowned Grafton Jacaranda Festival

which is a 10-day festival honouring the towns glorious lilac trees with live music, art exhibitions and markets. "When our children were younger they would take part in marches in the festival each year. Once the kids left home my husband and I would still enjoy going and having a Jacaranda ice cream which is a vanilla ice cream with a purple hue. The markets are wonderful with home made pickles and jams. It's great to go down and support," said Hazel.

If you're looking for a day of exploring there is no better place to start than experiencing the delights of the Clarence Valley and the nearby (approx. 40 minutes) coastal towns of Yamba, Wooli and Iluka. Enjoy a walk across the Grafton Bridge taking in the sights of the Clarence River and Susan Island, spend a day on the water fishing, sailing, or swimming or keep to a land-based activity and explore the Yuraygir National Park or the Bom Bom State Forest bike trail.

"Grafton is a very old city rich in history and is surrounded by beautiful old homes which are being lovingly restored and hundred-year-old Jacaranda trees. It really has everything you need from beautiful drives to the beaches 40 minutes away, great picnic spots and every day needs in the shopping centres. There is always plenty to see and do in Grafton!" concluded Hazel.

To learn more about Jacaranda Grove and discover homes for sale visit the website [here](#).



Urban Living Without the *Hustle and Bustle*

With some of the best weather in the country, Brisbane, also known as the Sunshine State, is the place for people who want to experience 283 days of sunshine every year. In addition to the warmer weather, you can enjoy living close to everything!

Take advantage of the world-class museums, theatres and outdoor sporting activities, or venture to one of the nearby wine regions and enjoy an afternoon savouring wine and gourmet food. You are a stone throw away from some of Australia's best beaches, the idyllic islands are just moments from Brisbane's shores, and there is an abundance of natural beauty at your fingertips – all whilst having the urban conveniences in Brisbane.

Hometown Australia communities capture the essence of semi-rural living with the nearby surrounds of lakes and parks whilst still enjoying urban living. Brisbane is home to eight of Hometown Australia communities with each community offering different lifestyle aspects, amenities, affordable homes, and a sense of community. Let's explore there of Hometown Australia communities in the region:

Here's what our residents say...

"We moved to Ironbark three years ago and have never regretted it for one moment. Over the years we have met and made many friends in the community who are always there if we need a helping hand. We highly recommend Ironbark for anyone looking to move."



CATHY AND GRANT
RESIDENTS AT
IRONBARK

"My husband and I love the sense of community and that we all get on so well with each other. We play table tennis every morning in the community clubhouse, and I join in the Tai Chi classes, play indoor bowls, and love the line dancing classes!"



CHRISTINE
RESIDENT AT
BAYSIDE

"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. The gardens are beautiful, and I love having the freedom to grow my vegetables in my own little private veggie garden. I haven't had to buy a tomato in years!"



YVONNE
RESIDENT AT
REGAL WATERS



Ironbark

Located in the diverse natural landscape of Aspley in the northern suburbs of Brisbane the Ironbark community makes it easy to live the lifestyle you desire. In this socially active community, you can always find neighbours having a friendly game of lawn bowls, sharing a laugh in the clubhouse, throwing some snags on the communal BBQ, or swimming laps in one of the pools. Not only is the community teeming with amenities and a socially active calendar, but it is also conveniently located being a short travel from South Bank. Enjoy cultural and social experiences and have access to world-class museums and theatres. If you are looking for an escape you can visit one of the nearby idyllic islands, situated just moments from Brisbane's shore. You can learn more about Ironbark on the website [here](#).

Regal Waters

Nestled in Bethania, a quiet Brisbane suburb perched on the banks of Logan River is the Regal Waters community. A vibrant community with an active social calendar and a range of amenities. The community offers the perfect balance of an easy-going and social lifestyle. Enjoy your morning coffee at the in-community café before taking a stroll around the

beautiful community gardens, keep physically active in a game of croquet or lawn bowls with your neighbours – where drinks are often on the menu. If you would prefer to stay inside there is always an activity taking place in the clubhouse from quilting to jewellery making. Enjoy the convenience of modern amenities with the train station right across the road and easy access to all necessary services and shopping at Beenleigh and Loganholme. Logan Hospital is just 10 minutes away and Brisbane is only a 35-minute drive.

Bayside

Enjoy the best in relaxed urban living at Bayside! Centrally located in Tingalpa, an inner eastern Brisbane suburb, the community is superbly positioned. Enjoy the perfect balance of urban life with the modern convenience in Brisbane's CBD at arm's reach, as well as the beautiful natural offerings in nearby Moreton Bay. This well-established community has beautiful manicured grounds, a range of amenities and a buzzing social calendar. There is always something happening in the clubhouse from sundowner drinks to line dancing classes! Enjoy affordable homes, become part of a community, and strike the perfect balance of urban living without the hustle and bustle!

Exploring the Next Chapter of Life *at Glenfern*

Earlier this month, Glenfern opened its doors to the public who were invited to experience an evening at Glenfern at the Winter Warmer Event. Attendees enjoyed meeting residents, explored all the community has to offer, and discovered the range of modern and affordable new homes.

What better way to discover the next chapter of life than enjoying the warming atmosphere inside the stunning clubhouse at Glenfern, chatting with residents by the fireplace and hearing first-hand why they love living within the community.

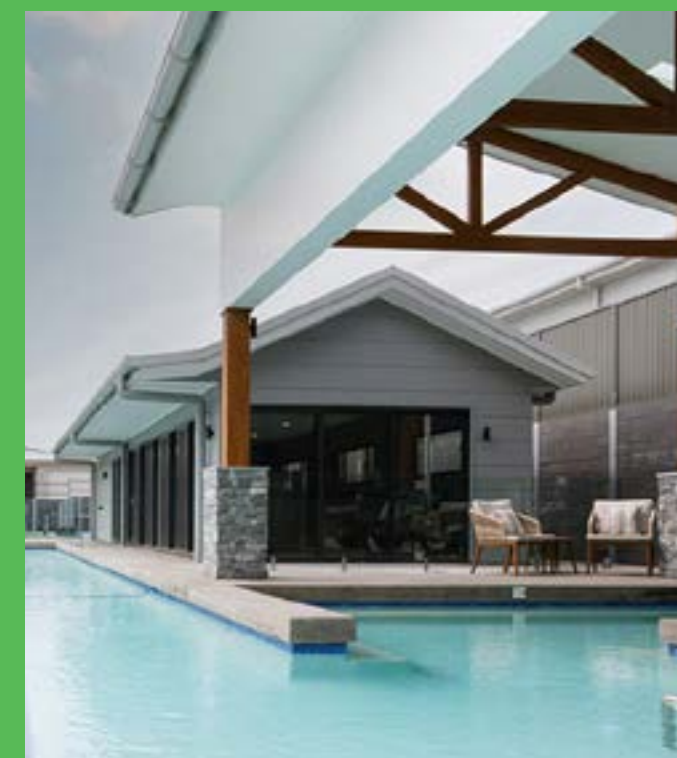
Designed to elevate the over 50s living experience, Glenfern hosts an array of exceptional amenities including a 25m lap pool, spa, gymnasium, bowling green, and pickleball court supporting an active and engaging lifestyle. Although a new community, Glenfern already has a buzzing social calendar with BBQs, dinners, movie nights in the cinema, and morning teas held at the community café, lovingly named Ferneys, organised by residents.



Attendees had the opportunity to explore the affordable modern homes available at Glenfern with a range of display homes showcasing the designs for different stages of the downsizing journey. A crowd favourite is the Blue Gum, perfect for those who enjoy entertaining with a modern kitchen overlooking the dining and living room, and sliding doors opening onto the outdoor alfresco area. Another favourite is the Watonga, offering a low maintenance lifestyle

without compromising on style or luxury! The design features a spacious master bedroom complete with a walk-in robe and ensuite, spare bedroom with separate bathroom and a private alfresco area at the front of the home capturing the northern sun.

You can learn more about Glenfern by visiting the community on the website [here](#).





Luxury Living at The Pines

Nestled amongst the beach and the bush you will find relaxed coastal living at The Pines offering an enviable over 50s lifestyle in Woolgoolga, 20 minutes north of Coffs Harbour. The Pines has recently released 10 new homes as part of the new development.

Homes are architecturally designed for the best in over 50s living complete with quality finishings and stylish features. "Residents can enjoy integrative living with an open plan kitchen, living and dining room opening onto the outdoor entertainment alfresco through glass sliding doors. Homes are designed to complement the weather in the Coffs Harbour region with skillion roofs and sky lights to enhance the natural light throughout the home," said Christopher Ryder, Sales Manager at The Pines.

"It's the small touches that make the new home designs special. Homes include spacious kitchens with stone bench tops, quality appliances, pendant lighting, light and bright interiors throughout and low maintenance gardens," said Christopher.

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The Pines offers relaxed coastal living where you have the freedom to unwind, socialise, or explore the natural surrounds of the community. Residents can enjoy the state-of-the-art amenities such as a swimming pool, tennis court, gym, and outdoor alfresco and BBQ area as part of the newly launched clubhouse.

Known for its beautiful weather and stretches of white sandy beaches, it's no wonder more over 50s are looking to downsize and enjoy relaxed living in the Coffs Harbour region. The Pines community makes it possible to enjoy affordable living in the region without the hefty price tag. "A lot of our clientele are those who are semi-retired or somewhere in between, who are looking for that 'lock and leave' lifestyle so they're able to have the freedom to travel. Land lease living makes this possible for many over 50s who are looking for that next step in life but who aren't ready to retire," concluded Christopher.

The Pines offers the best of both worlds with access to secluded beaches and the lively culture that the Coffs Harbour region has to offer. To learn more about The Pines and to discover your dream home visit the website [here](#).



Downsizing with Your Furry Friend

If you're ready to sell the family home, there's a good chance 'pet-friendly retirement villages' is sitting in your Google search history.



After living on 12 acres of land breeding horses, Bruce and his partner Karen decided it was time for a lifestyle change and moved to the Sunrise community in Port Stephens in December 2020. "I was born on 8,000 acres in Collarenebri, so community living with neighbours and no horses in my back yard after 72 years was a big change, however we were ready for a lifestyle where we had more time to relax and enjoy life rather than seven days of farm life," said Bruce.

Selling the family home often means freeing up some equity to use as a nest egg to fund your new lifestyle. Moving to a Hometown Australia community provides the opportunity to live a physically and socially active life, become part of a community, enjoy a low

maintenance lifestyle and enhance your quality of life - all without sacrificing the companionship of your pet.

Sunrise is home to an inclusive environment with a busy social committee organising events and games nights, making it easy to join in on community life. A social aspect Bruce enjoys most is the dog walking group that he and his fellow residents started. "We have been walking our dogs together for over 2 years now and it's great. You wake up with a purpose in life," said Bruce.

Hometown Australia know that pets bring joy and companionship with many residents in pet-friendly communities enjoying walking groups and park catch ups contributing to the sense of community. Many communities

have pet-friendly policies helping your four-legged friends feel right at home. With plenty of open spaces and walking paths, your pets will love exploring their new environment as much as you do. "I look forward to the company, having a chat between ourselves and other residents in the community. Sometimes the walk can take 20 minutes, sometimes an hour, depends on who we meet. We can solve the problems of the world in a 30-minute walk! Walking time starts at 8am at the park, and all three dogs remind you what the time is every day, we are very rarely late!" concluded Bruce.

Beyond the lush gardens and walking paths, many Hometown Australia communities are in beautiful scenic areas with national parks or beaches that your dog

will love. When you're ready to exercise without your furry friend, the amenities of your community have a lot to offer. Each community offers different amenities from swimming pools and gyms to lawn bowls and clubhouses. Hometown Australia communities are situated in some of the most desirable locations in Australia. That "resort" feeling doesn't have to end when you leave your community. Many of the communities are in sought-after tourist locations with easy access to beautiful beaches and vibrant local attractions. Let's explore some options!

For surf beaches and a lively entertainment scene, look no further than Hometown Australia's pet-friendly communities on the Sunshine Coast. Unlike retirement villages, land lease living communities welcome full-time and part-time workers, as well as retirees. Maroochy Shores is vibrant, active, and surrounded by parks your dog will love.

If you're a NSW-native, or have family in Sydney, you might

be searching for pet-friendly communities in Port Macquarie. This coastal gem is exceptionally scenic, and ideal for an outdoor lifestyle. The Newport community has first-rate facilities and is near 17 fantastic beaches. Did somebody say 'fetch'?

Pet-friendly communities in Brisbane don't come better than

keeping your beloved pet by your side across the many pet-friendly communities available. Experience the benefits of our pet-friendly, resort-style communities and start your next chapter today!

Please note: Some rules may apply across the range of Hometown Australia pet-friendly communities.

With Hometown Australia, you can enjoy a simpler, more relaxed way of life while keeping your beloved pet by your side.

the eight different land-lease living communities in this popular spot, perfectly blending the thriving atmosphere of the city with the area's laid-back charm. With weather this good, you'll be able to walk the dog every day of the week.

Downsizing doesn't mean compromising. With Hometown Australia, you can enjoy a simpler, more relaxed way of life while





This unique club provides an opportunity to forge deep friendships and share experiences with like-minded women who understand the joys and challenges of this phase of life. The SLC makes sure that the single women of Orianna have a trusted network, and Linda loves to see members explore new hobbies together and try new spots in Sandstone Point's lively foodie scene.

With plenty of activities and clubs to join at Orianna, couples and singletons alike can easily be part of the action. Bringing back 'neighbourly' neighbours, everyone looks out for one another. Walking the dog around the beautifully landscaped streets, you'll wave hello to community members you've met at the clubhouse or stop and chat with new-found friends.

Beyond the security and community feeling, there are even more reasons to explore Orianna. The perfect place to experience life at a slower pace, the amenities at Orianna give a relaxed, resort-like feel to the community living. Swim laps all year round in the heated pool or work up a sweat in the gym. For those who like to stay active through team sports, the bowling green is a community favourite. On dreary days, the clubhouse is a perfect retreat. In here, you can relax in the games room, throwing darts or challenging a neighbour to a round of pool. Movie buffs will adore the cinema room, where you can pick out a classic to watch with friends, and thanks to the cosy library, you'll never be without something to read.

Learn more about Orianna by visiting the [website](#).



A Wonderful Sense of Community at Orianna

If you're looking for a home where you can wake up to a fresh ocean breeze each morning, the Orianna community in Sandstone Point is exactly what you're looking for.

Nestled in the heart of Moreton Bay, it's surrounded by stunning scenic beauty. But the beach isn't the only thing that residents love — it's the vibrant, inclusive community that makes Orianna an incredible place to live.

There's a wonderful sense of community at Orianna. Linda Pearce, a resident since 2022, loves bringing people together for events and activities. As part of the social team, Linda organises a group affectionately termed 'Single Ladies Coffee'. Each month, the single women of Orianna plan get-togethers in the local area. From chats over cappuccinos to discussions over dinner, Linda says the group fosters camaraderie, adventure, and support.





Creating Long Lasting *Friendships*

Meet Ros and June, two of the “early settlers” at the Glenfern community, designed for over 50s near Port Macquarie. After both moving into the community in 2023 – Ros solo and June with her husband Rob - they are enjoying their growing friendships in this welcoming tight-knit community and are eager to embrace the experiences their new home offers.

After her husband passed away in 2021, Ros gradually decided that moving was the right step for her. She realised it wasn't realistic to keep spending time and money maintaining her large home and garden. During a drive around the area with her son, Glenfern caught her attention, and after a bit of further research, it ticked all the boxes as her new place to call home.

“I'd contemplated what I'd like to do if I was on my own, and always believed a village resort would be the right place for me,” she says. “While I hadn't priced retirement living before, the affordability here was a real bonus. I thought I'd be lucky just to find a new home, but everything fell into place and was all perfect.”

Originally from North-West NSW, June and her husband Rob had been living in Port Macquarie for over a decade. “The property was just getting a little bit too much for us.

We saw some publicity about the Glenfern community and took a drive out here which started it all for us,” she explains. The couple looked at a few homes at Glenfern, but the one they initially chose wasn't quite right for the timing of their move. Then Sue, Glenfern's Sales Manager, rang them about another home that became available, and it proved to be perfect. “We were sold on it!” June says.

Having lived near the beach in Port Macquarie for over a decade June is a keen swimmer and watersports enthusiast, and she still swims regularly – in Glenfern's pool and at the beach. Set slightly inland at Thrumster, the security of the community and serenity of the neighbouring bushland reserve creates a peaceful oasis, with Port Macquarie and its beautiful beaches only a 10 minute drive away. June also mentions how special it is to be surrounded by unspoiled nature in this “koala belt” region of NSW. “The opportunities to hike around the trails and tracks are important for keeping fit and healthy at this age,” she adds.

June's husband Rob requires ongoing medical treatment and the couple is grateful for the top-notch medical facilities in Port Macquarie. “The hospital here is terrific and the clinic Rob goes to is comparable to the ones you'd find in any of your biggest centres. It means we don't have to travel, unlike a lot of people who live in regions or smaller towns,” she says.

Ros and June quickly became great friends. “June lives two doors up from me and even while I was moving in, I knew I was going

to like her. “We clicked and it was so nice to find a kindred spirit,” Ros says. June and Ros both enjoy getting together with other residents for activities and special events. A recent Mother's Day function was hugely successful, attracting near-perfect attendance with residents coming together in the clubhouse for a fun-filled high tea.

Glenfern has a wide assortment of ages in its resident community making it easy to meet like-minded people of a similar age demographic. “We've got under-60s right through to those in their eighties, who don't seem at all like they're 80-year-olds, actually! I'd say between 65 and 75 would be the average”, says Ros. She also adds that there's a combination of singles and couples, with some still working in interesting and fulfilling jobs like marine rescue and medical transportation.

“When I first moved in, many of the amenities were still in development, so watching everything come together has been amazing. The clubhouse, in particular, has turned out fabulous,” Ros adds. There are opportunities to mix and

mingle daily, with activities to suit both male and female residents. Residents can enjoy coffee or drinks at the stylish clubhouse, with views over the 25m pool and bowling green. There's also a pickleball court, sports bar, cinema, and gym.

June shares that “rollups” on the bowling green set alongside the clubhouse are proving popular, with more experienced bowlers generously sharing their know-how. “There's a weekly bowling group and a few residents here are talented bowlers. They're offering their expertise coaching some of the others that want to improve their skills, which is really great,” June says.

“We have a great community spirit I'd have to say, with lots of friendships forming. It's a perfect balance, if you just want your own space, you can close the door and people are mindful of that. It's a given that if somebody's front door is open, you can yell out or say hello. If not, you let people rest and enjoy their space,” June says. Overall, June believes the Glenfern community gives people in her age range a real sense of security and

safety. “It's about the future and knowing that if, at one point, you're on your own you have the peace of mind that there's a community that will give you support.”

At Glenfern, residents enjoy a premium lifestyle without the hefty price tag, along with the comfort and security of owning their home while leasing the land. Describing her new home, Ros says, “I love everything about it. The kitchen, dining and lounge room are all combined, which is great. The alfresco area opens right off the dining room, which is the perfect spot for catching the sun. It's just amazing.” June wholeheartedly agrees and mentions that Rob, a former builder, and her son, who has worked in carpentry, were “blown away” by the build quality of the homes.

The land lease living model allows more financial benefit to be able to free up funds, enabling residents to enjoy more of life's pleasures.

This article has been written in partnership with Downsizing.com.au.





Game On at the *State of Origin* *Grand Final Day 2024*

It was game on at this year's Grand Final for the Hometown Australia State of Origin Bowling Competition 2024! After three months of preliminary, qualifying and state final rounds, six top bowlers from New South Wales and Queensland faced off in a thrilling Grand Final show down, showcasing their exceptional skills, determination, and sportsmanship at the Edgewater community in Queensland.

This year saw the largest number of competitors vying for the chance to represent their state in the Grand Final. Queensland didn't disappoint hosting a spectacular three-day event with perfect weather. "Hometown Australia are proud to share the outstanding success of the annual State of Origin Bowling Competition 2024, a cherished event that continues to unite communities in celebration of local heritage and sportsmanship," said Peter Snook, QLD Area Manager.

Before the Big Day

The evening before the big day, finalists enjoyed a lively welcome party at the Maroochy Shores community setting the stage for a weekend filled with camaraderie and friendly competition. The travelling New South Wales competitors and the Queensland competitors mingled and were presented with their team shirts and name badges while enjoying a performance by the Maroochy Shores Ukelele club and a beautiful dinner by the Maroochy Shores Social Club.

Grand Final Day

This year's event broke records with unprecedented attendance and participation, drawing supporters not only from across the hosting state but also from interstate with the residents from the Sunrise community travelling to Queensland to support their team at the Grand Final Day. "We are immensely proud of the growth and spirit of the State of Origin Bowling Competition over the years. It's more than just a competition; it's a testament to our community's unity, spirit and passion," said Peter.

The sun was shining over the Edgewater community bowling green, with minimal wind and the community lake glistening in all its glory. The morning commenced with the presentation of team caps, guest speaker local councillor, Maria Suarez, gave the open speech followed by the Edgewater community choir performing the national anthem and then it was GAME ON!

In an intense competition the victory was awarded to New South Wales, winning across all categories and taking home the title of this year's State of Origin winners!



The results are in...



Men's Pairs

 **LORIKEET (NSW)**
ARRAWARRA

vs

 **ORIANNA (QLD)**
SANDSTONE POINT



Winners:

Colin D and Wayne P
from Lorikeet (NSW)

Runner-ups:

Tony H and John C
from Orianna (QLD)

Final Score

18 (NSW) – 9 (QLD)

Ladies Pairs

 **SUNRISE (NSW)**
PORT STEPHENS

vs

 **MAROOCHY SHORES (QLD)**
MAROOCHYDORE



Winners:

Cathy R and Allison C
from Sunrise (NSW)

Runner-ups:

Rosaline M and Karen J
from Maroochy Shores (NSW)

Final Score

14 (NSW) – 11 (QLD)

Mixed Pairs

 **SUNRISE (NSW)**
PORT STEPHENS

vs

 **EDGEWATER (QLD)**
BLI BLI



Winners:

Anne B and Keith B
from Sunrise (NSW)

Runner-ups:

John G and Margaret O
from Edgewater (QLD)

Final Score

20 (NSW) – 12 (QLD)

Player of the Day

The Player of the Day was awarded to Keith B from Sunrise receiving a prestigious trophy in recognition of his outstanding performance.

Spectators not only enjoyed the competition but also the day's festivities which included a variety of displays from surrounding Hometown Australia communities, the local fire brigade and rural fire brigade, the local bowls shop, Hearing Australia, Feel Better Living, food trucks and more! Attendees also enjoyed live entertainment by the Salvation Army Brass Band and the Edgewater community choir. The event included some wonderful door prizes resulting in \$625 being raised and donated to the Salvation Army Brass Band.

The celebrations continued into the evening with a closing dinner held at the Edgewater clubhouse where participants and supporters shared stories from the day and enjoyed performances by the Maroochy Shores Ukelele club. "The weekend concluded with a fond farewell breakfast, offering one last opportunity to savour the beauty of the Edgewater community and farewell new friendships," concluded Peter.

Hometown Australia would like to thank all residents who took part in this year's competition either as a participant or supporter. Hometown Australia look forward to hosting the State of Origin Bowling Competition in Queensland again in 2025!



Thank you to the State of Origin
Bowling 2024 Competition Sponsors:





What's Happening *Around the Communities*

Hometown Australia residents have been busy over the past couple of months with competitions, events and social activities taking place through the communities. Let's take a look at the many wonderful things taking place throughout the communities!

A Day on the Green at Bridge Street

Residents at Bridge Street came together to celebrate the re-opening of the lawn bowls green after the amenity was recently resurfaced. Residents enjoyed playing on the green and honoured the communities longest standing bowler, Winsome. "Winsome has been organising games and competitions since 2006 and is the young age of 99! We honoured Winsome with a certificate of appreciate and a rose made of lego (so this will last another 99 years), for all of the hard work and dedication she has given our community over the past 18 years," said Fiona Stevenson, Community Manager.

The Biggest Morning Tea at Sanctuary Lennox Head

Residents at Sanctuary Lennox Head came together to support Cancer Council NSW by hosting the Biggest Morning Tea at the community and raising an incredible \$1,593 for the cause. "It is compassionate and thoughtful people like our residents, who are helping make a real difference," said Jayne Thomas, Community Manager. It wouldn't be a morning tea without a bake off! Residents showcased their baking skills with delicious cakes and pastries taste tested by the judges. Resident, Fay, wowed the judges with her Lemon and Blueberry Loaf Cake which was later shared with all the residents. The event also included games such as Tea-Trivia and Word Search. "It was a wonderful morning, I think we all put on a couple of kilos from the bake off but all for a great cause!" concluded Jayne.

Breast Cancer Awareness at Banksia Waters

Earlier last month, Banksia Waters held a BreastScreen NSW presentation attended by a small group of ladies. Community Manager Linda did a wonderful job hosting the initiative within the community. One in seven women will develop breast cancer in their lifetime with a 98% survival rate if detected early. "We all went home much more informed and left feeling encouraged to spread the word about screening and the importance of early detection," said Linda.

Seachange Turns 21!

At the end of August, the Seachange community celebrated its 21st birthday with a wonderful party held in the community centre with over 110 residents in attendance. The community centre was decorated with balloons, flowers from the community garden, and of course, a 21st banner! In honour of the momentous occasion a special DVD of photos from past gatherings and celebrations was playing throughout the party and a key made by the Workshop Group was circulated for attendees to sign as a beautiful keepsake to mark the occasion. "We had a wonderful afternoon tea of sandwiches and pastries and of course the delicious birthday cake! One of our residents Vivienne won the door raffle, and her prize was the honour of cutting the cake whilst everyone sang Happy Birthday," said Kerry, Community Manager.

An Afternoon of Glamour at Newport

The ladies at the Newport community were treated to an afternoon of glamour with fashion designer, Margo Mott presenting her newest collection titled 'That's Me.' Over 63 residents attending the fashion show which featured a range of designs created for the woman who enjoys relaxed clothing. A special part of the fashion show was the opportunity for residents to purchase pieces and have them tailored to their individual needs – the perfect fit!



Spring Has Sprung

Across Hometown Australia Communities

The annual Spring Gardening Competition is back in 2024, and you know what that means – residents are in their gardens with their green thumbs ready! Spring is the optimal time to spend in the garden, enjoying fresh air and tending to your flower beds. Here are five top tips and tricks we have found to help you prepare your garden this Spring.



Brush Off the Dust on the Old Gardening Tools

1

It is a good idea to start with the basics and make sure your gardening tools are in good nick! Start by giving your tools a clean to rid of any bugs and disease – this will lower the risk of infection in your plants. Don't forget about a durable pair of gardening gloves. When you're working in your garden, it is important to protect your hands from any unwanted cuts and scrapes.

It's Time to Roll Up the Sleeves!

2

After a long winter, a good spring clean of your garden is in order. According to the Urban Cultivator flowers and other plants much prefer a tidy place to grow. Start by removing any dead leaves from the soils surface and from around your garden beds. Next you want to cut back any dried foliage and prune any summer-blooming trees and shrubs. The Urban Cultivator also suggests that if you have perennial plants it is a good idea to cut back the dead growth.

Soil Preparation is Key

3

According to Better Homes & Gardens, soil preparation is key to help plants thrive all year round. Composts, manures, or mulch are a great way to improve your soil before planting and is an easy way to help your garden look polished. Mulch also helps the soil to retain moisture for your plants and can even help to keep those pesky weeds down.

A Good Dose of Fertiliser

4

Before the growing seasons kicks off, Bunnings Greenlife Buyer, Katrina Gatt, suggests giving your garden a good once over with fertiliser. Katrina suggests using soluble fertilisers to any pre-planted veggies, using liquid fertiliser on potted plants and using specialist fertilisers for roses, citrus and orchards.



Broccoli, Carrots and Lettuce *Oh My!*

With leafy lettuce, bountiful broccoli and blossoming sunflowers, an abundance of herbs and most vegetables one could name – residents across Hometown Australia communities know what they're doing in the community veggie gardens!

Not only are the community veggie gardens a great way to sustain the community, many have also found it is a great way to enjoy some fresh air and create friendships through a common interest. Below are some of the thriving community veggie gardens amongst the Hometown Australia communities.



Saturday Morning Magic in the Laurieton Veggie Garden

Every Saturday morning, residents from the Laurieton community are able to enjoy the marvellous community veggie garden, thanks to a small group of residents who have dedicated their time to growing the garden. At the moment cabbage, broccoli, snow peas, lettuce and a variety of herbs are being tended to with wonderful results!



A Fruitful Harvest in 2025 at Seachange

With spring in the air and the change of seasons starting to take shape, residents who tend to the veggie garden at the Seachange community have been busy growing the last of their winter vegetables and preparing the garden beds for spring planting. "Our residents have great green thumbs! They have finished pruning the fruit trees in readiness for another fruitful harvest of apples and peaches in 2025. Residents also plan to plant zucchini, capsicum, lettuces, and tomatoes so they will be ready for their salads when the weather gets warmer!" said Kerry, Community Manager.

Lake Macquarie Veggie Garden in Full Bloom All-Year Round

The Lake Macquarie veggie garden is a beautifully maintained garden that is in harvest all year round thanks to the strategic planting of resident, Roy, who looks after the community veggie garden. "Roy has the best green thumb and does a wonderful job at looking after the garden" said Jodi, Community Manager. Currently the garden is hosting an array of cabbages, carrots, rhubarb, Asian greens, celery, and herbs.





Mastering the Art of Simple Cooking

with Jacko from Sunrise

At the Sunrise community in Port Stephens Bruce 'Jacko' Jackson is renowned for his exceptional cooking talent and his ability to share his passion with his fellow neighbors and friends. Hometown Australia asked Jacko if he could share his favourite dish as a special feature for this edition of Life by Hometown Australia.

Welcome! My name is Bruce 'Jacko' Jackson and I live with my wife, Ronnie, at the wonderful Sunrise community in beautiful Port Stephens. I am a retired chef, and I still enjoy cooking as much as I ever have. I feel blessed to have made cooking and hospitality as a major part of my working life.

The single most asked question from people, when we are discussing cooking, is “what is your favourite dish?” There is never a simple answer as, like most people, my favorite dish constantly changes! It is my belief that food is not just for sustenance. Dining is an event that should be enjoyed as much as any entertainment event, with eating being a social event that can be enjoyed in a wide variety of locations and situations.

Now, having said all of that, I have a bit of a passion to show people how simple cooking can be if you learn a few basic techniques. For the vast majority of dishes, no special cooking equipment or fancy skills are needed. The best tool for domestic cooking is your own imagination! My current favorite dish resulted from a recent trip that Ronnie and I took to Thailand for our honeymoon. We visited Ronnie's brother who lives in the north of Thailand. There I came across

a local dish called Khao Soi and it rocketed up my favorites chart with a bullet.

Khao Soi has its roots in Chinese cooking and the modern dish has evolved to be a much-loved meal in the northern region of Thailand. Below is my version of the dish that can be easily prepared at home with readily available items and some kitchen staple foods. If you happen to be from northern Thailand, I hope that my version doesn't cause you to want to strangle me, I am merely a humble cook having a go!

Khao Soi is a noodle-based soup made with red curry paste, coconut milk and chicken stock. The ingredients for Khao Soi are very flexible as it often is in Asian cooking. It doesn't matter which protein you choose - beef, pork, chicken, and seafood all work wonderfully with this dish. My preference is for prawns. I just love prawns! The amount of red curry paste is variable depending how hot you would like the dish to be. An assortment of vegetables can be used. The standards are carrot, onion, broccoli, capsicum, and spring onions and the ratio of the veggies is up to your personal taste. Asian greens like bok choy and choy sum work really well!

Khao Soi

Ingredients

- 250g peeled green prawns (or protein of your preference)
- 1 tablespoon red curry paste (medium heat)
- 1 can coconut milk
- 500ml chicken stock
- 300g egg noodles (Hokkien Noodles are great)
- 2 carrots
- 1 broccoli
- 1 onion
- 1 capsicum
- ½ cup chopped spring onion
- ½ cup chopped bok choy or choy sum
- Neutral oil for frying

Method

Step 1/ Pour 1 glass of wine, any will do. It's not for the dish, it is for you to drink while cooking!

Step 2/ To prepare for the cooking, chop all the vegetables into any shape that you like. As the vegetables need to be stir fried, the size of the veggie should be guided by your preference for crunch. Prepare the prawns or thinly slice the protein of your choice.

Step 3/ Prepare your noodles as per the packet directions.

Step 4/ In a large saucepan, heat a couple of tablespoons of the frying oil until it just starts to smoke. *Sip on your glass of wine.

Step 5/ Fry the prawns, or your choice of thinly cut protein that you are using, until just cooked. Remove the prawns and set aside, cover to keep warm. Add oil to the pan and then add the red curry paste, fry it on a medium heat, being careful to not burn the paste.

Step 6/ Add the veggies and stir to coat all of them with the paste. No need to be too fussy, you are just trying to quickly warm them. *Sip your wine. Return the prawns to the saucepan and add the coconut milk and chicken stock. Bring it to the boil quickly for one minute and you are done!

Step 7/ To serve, place some of the noodles in a large soup bowl and ladle the soup, prawns and veggies over the noodles. If you want to get a bit cheffy, slice some spring onion on an angle and sprinkle over the soup. Drink the last bit of your wine and enjoy!

Remember the process is what makes the dish, it is your imagination that makes it yours. Be inventive. Enjoy!

Please note: The above serves two and amounts are approximate and can be adjusted to suit your palate.



Choosing Your Dream Home

at Glenfern, Thrumster

Find Your Serenity

at The Pines, Woolgoolga



Blue Gum

2  2  1  2 

Step into this light filled, open plan design and feel right at home! Blue Gum offers the best in low maintenance living without compromising on luxury.

- Master bedroom with walk-in robe and oversized ensuite bathroom
- Guest bedroom with built-in robe and separate bathroom
- Large kitchen with island bench and quality appliances
- Open plan living and dining room opening onto outdoor alfresco



Watonga

2  2  1  2 

The perfect home for those who love to entertain! The Watonga hosts a welcoming atmosphere with its open plan design, flowing onto the north facing outdoor alfresco area.

- Modern kitchen complete with island bench and quality appliances
- Spacious master bedroom with walk-in robe and ensuite bathroom
- Guest bedroom with built-in robe and separate bathroom



The Heron

2  2  1  2 

The perfect home for entertaining! The Heron offers a modern kitchen with open plan living with the dining and living room flowing onto the large outdoor entertainment deck.

- Bright and spacious open plan living featuring a large modern kitchen
- Master bedroom with built-in wardrobe and ensuite bathroom
- Guest bedroom with built-in robe and separate bathroom



The Lyrebird

2  2  2 

The Lyrebird offers a stylish interior design and is perfect for those looking for a low maintenance home with modern features. Enjoy entertaining on the front terrace which flows effortlessly onto the open plan living, dining, and kitchen area.

- Modern kitchen with quality appliances
- Master bedroom complete with walk-in robe and ensuite bathroom
- Guest bedroom with built-in robe and separate bathroom

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.



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or a preloved home at any of the **below five communities** to receive \$500:

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