

Life

by Hometown Australia

A Coastal Dream

Explore stylish new homes and exciting amenities at an enviable beachside address

Live Life Coastal

Discover why the Central Coast is the hidden gem for downsizers

Resident Catch Up

Stay up to date on how residents are keeping busy and enjoying the last of the warm weather!

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

Joint Managing Directors Message



Kevin Tucker



Stuart Strong

Welcome to the first edition of *Life by Hometown Australia 2026*. In this autumn edition we share a look at the exciting year ahead as Hometown expands into the Victorian market, introduces a new portfolio of modern and affordable home designs, and launches a vibrant calendar of resident events and competitions.

We extend a warm welcome to all of our new residents who have recently moved into their new homes. We look forward to supporting you as you settle in, make new friends, and enjoy everything community living has to offer.

This year, our focus remains firmly on delivering affordable, high-quality homes that enable Australians over 50* to live well, with comfort, connection, and peace of mind. Affordability is at the core of our ethos, and we continue to explore innovative ways to provide homes that are both accessible and thoughtfully designed.

For our existing communities, our commitment to you is as strong as ever. We are investing in improvements, listening closely to your feedback,

and ensuring our communities continue to be places you are proud to call home. As we expand and develop new communities, we will deliver quality innovative homes that are both accessible and thoughtfully designed, whilst remaining affordable for older Australians to downsize in comfort, security, and style.

For all our residents we have a big year of community activities and competitions ahead with the annual calendar kicking off with the State of Origin Bowling Competition in May. This year will bring more opportunities to become involved, have fun, and celebrate the incredible talent and spirit within our communities.

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

Kind regards,

Kevin Tucker *Stuart Strong*

Kevin Tucker & Stuart Strong
Joint Managing Directors



Contents

03	Life Awaits on the Central Coast
05	The Sea Change You've Been Looking For
07	A New Way of Living in Victoria
09	A Coastal Dream at Saltwood
11	Welcome Home: Celebrating New Residents and Wellness Centre at Seachange
13	Inspired Living in Coastal Yamba

15	What's Been Happening Around the Communities
17	Twinkling Triumphs: Christmas Lights Competition Winners Announced!
19	Relaxed Living Meets Coastal Ease at Glenfern
20	Elegant Designs on the Coast at Parkside

Life Awaits on the Central Coast

For many over-50s, the Central Coast is more than a beautiful destination - it's an inviting place to call home. With coastal charm, relaxed living and everyday conveniences close by, all just a short trip from Sydney and Newcastle, it's easy to see why retirees love it here. Let's take a look at why the Central Coast is a great place to hang your hat!



Coastal Beauty at your Doorstep

One of the Central Coast's greatest drawcards is its spectacular beaches. Home to more than 40 pristine stretches of sand, including favourites like Terrigal, Avoca, and Shelly Beach, the area is perfect for swimming, strolling, and soaking in the sea breeze.



Lakes, Water Ways & Peaceful Escapes

Beyond the coastline, the region features beautiful lakes and waterways such as Tuggerah Lake and Brisbane Water — ideal for fishing, kayaking, gentle bike rides, or simply enjoying the view.



Exploring the Great Outdoors

For those who enjoy staying active, the Central Coast offers walking and cycling tracks, from coastal boardwalks to peaceful bush trails woven through national parks like Bouddi and Brisbane Water National Park.

Hometown Australia's eight vibrant communities provide affordable, modern and preloved homes in friendly neighbourhood settings. You can discover the range of communities [here](#).



"We love living here at Valhalla! We enjoy being surrounded by a great group of people around our age."

Brian and Mandy, Valhalla residents



"My husband and I decided to move back to the Central Coast to be closer to family and that is when we found Terrigal Sands. It suited what we were looking for perfectly!"

Michael and Janice, Terrigal Sands residents



"There is so much to do within the community (at Tergalin) My favourite thing is the people, the connections I have made and I enjoy walking with friends regularly around the community to keep fit and socialise."

Kim, Teragalin Lakeshore resident



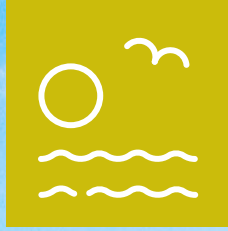
A Cafe Culture with Coastal Charm

The area is also known for its vibrant café culture and dining scene, with waterfront cafés, artisan bakeries, fresh seafood spots, and modern eateries spread across towns from Ettalong to Long Jetty and Avoca. Food lovers will find no shortage of flavour!



Peace of Mind

The Central Coast offers fantastic shopping from coastal boutiques to major centres in Erina and Tuggerah. Enjoy peace of mind with strong access to medical care, including hospitals, specialists and well-connected health services in hubs like Gosford and Wyong.



The Sea Change You've Been Looking For

Lake Macquarie offers the sea change retirees and downsizers have been searching for with the combination of relaxed lakeside living, stunning beaches and endless outdoor activities. With affordable housing and easy access to both Newcastle and Sydney, it delivers a balanced, connected and peaceful lifestyle. Let's explore the vibrant Hometown Australia communities in the region.





Lake Macquarie, Morisset

Live a carefree life amongst the palm trees at the Lake Macquarie community! Start your day with a dip in the pool, join your neighbours for a BBQ lunch on the clubhouse deck, and enjoy being close to nearby shops and medical services.



Dune Rise, Belmont

Dune Rise offers charming over-50s coastal living with a range of amenities, vibrant social activities, and unbeatable access to Lake Macquarie and 9 Mile Beach. Enjoy an affordable, relaxed lifestyle in a friendly, well-established community.



Oasis, Redhead

Hometown's newest community – Oasis is positioned right on the sand dunes of Redhead Beach and offers an energised take on over 50s living. Currently under construction are resort-style amenities, brand new architecturally designed homes, and vibrant community living.



Ocean Breeze, Redhead

Relax and enjoy the ocean breeze! Live an enviable lifestyle on the stunning Nine Mile Beach at Ocean Breeze and enjoy all this well-established community has to offer. From a range of amenities within the community to walking paths down to the beach – life at Ocean Breeze will feel like a permanent holiday.



The Sanctuary, Redhead

Enjoy your own slice of coastal paradise at The Sanctuary. Water lovers will adore this community with its tranquil coastal charm set across 15 acres and within walking distance to the beach. Enjoy keeping socially and physically active in this close-knit community of friendly residents.



LUMORA

MERRIFIELD



A Lighter Way of Living in Victoria

Hometown Australia has expanded into Victoria with the launch of the Lumora over 55s lifestyle community.

"Hometown Australia is thrilled to be making our inaugural entry into the Victorian market with the launch of Lumora by Hometown Australia in North Melbourne's fastest-growing new city, Merrifield in Mickleham," said Kevin Tucker, Joint Managing Director at Hometown Australia.

Once complete, Lumora will offer a host of exceptional amenities and a range of affordable modern homes in a boutique

community setting. Residents will be able to enjoy a sophisticated lifestyle where city living becomes effortless, balanced and connected.

"With this new development, Hometown Australia brings our experience and expertise as one of the nation's leading developers and operators of land lease communities to transform the site into an exceptional over-55s* lifestyle community, by drawing on our success across New South Wales, Queensland, and South Australia," shared Mr Tucker.



We look forward to welcoming new residents to Lumora in 2026 and providing a modern and sophisticated lifestyle where city living feels effortless, balanced, and connected.

Kevin Tucker, Joint Managing Director
Hometown Australia

With civil works already largely complete, Hometown Australia has partnered with respected builder, BuildLab, to deliver a collection of stylish, affordable, and well-appointed homes. Homes will be available to purchase from April 2026 with the first residents being welcomed into the community later this year.

To learn more about Lumora visit the website [here](#).





SALTWOOD

LAKE MUNMORAH

Hometown Australia



A Coastal Dream at Saltwood

Welcome to Saltwood, where over-55s living gets a fresh, coastal twist on the Central Coast of NSW. Perfectly placed between Lake Munmorah and Lake Macquarie, this boutique community blends natural beauty with low-maintenance living, stylish new homes and exciting amenities.



Enjoy boutique living in a community of 58 homes and create a lifestyle you have always dreamt of! Wake up to the fresh coastal breeze and spend your days enjoying all that the location has to offer. Whether it's exploring the natural beauty of the nearby lakes and beaches, making new friends in a vibrant community, or simply embracing a low-maintenance way of living.

Feel like you are on holiday everyday at Saltwood with a range of amenities including a clubhouse, swimming pool, entertainment deck, BBQ facilities, and a gym - due for completion by the end of 2026.

Enjoy a peaceful coastal lifestyle with easy access to everyday conveniences such as shopping centres and medical facilities in Lake Munmorah and the Central Coast town 40 minutes away and Newcastle CBD 50 minutes away.

Stage One home construction has commenced with six beautiful home designs launching soon.. Think light-filled spaces, open-plan layouts with striking raked ceilings, dreamy master suites and plenty of room for relaxed gatherings with family and friends, plus double garages. Every detail is designed for effortless comfort..

Email the team at SaltwoodSales@hometownaustralia.com.au to join the waitlist for exclusive updates and learn more about Saltwood on the website [here](#).



SEACHANGE
GOOLWA

Welcome Home: Celebrating New Residents and Wellness Centre at Seachange





Wellness, Connection and Community Come Together

Residents at the Seachange community in South Australia have been eagerly awaiting the opening of the new Wellness Centre! "We are looking forward to opening the doors to the Wellness Centre and welcoming residents into the space where they can watch a demonstration on how to play pickleball, lawn balls and join in an aqua aerobics class. It will be a lovely way to come together and celebrate the opening of the Wellness Centre," said Kevin Rogers, Community Manager, Seachange.

Bringing together fitness, connection and recreation in one beautifully designed space, the Wellness Centre will enrich the daily life for Seachange's residents. With an indoor heated swimming pool, modern gymnasium, pickleball court, lawn bowls green, undercover BBQ areas and inviting indoor lounges, it offers endless ways to stay active, social and inspired within the community.

"The new Wellness Centre is a highly anticipated addition to the community, offering warm, inviting spaces that encourage residents to stay active, connected and engaged. It provides more opportunities for retirees to move, socialise and enjoy a healthier, more vibrant lifestyle right at their doorstep," concluded Kevin.



A Warm Welcome to New Residents!

"We are thrilled to be welcoming new residents into our wonderful community. It is an exciting new chapter, and we are delighted for you to be part of Seachange!"

"This is a truly special community with warm neighbours, a relaxed lifestyle with many opportunities to connect, unwind, and enjoy each day just the way you choose. We wish you a smooth and happy start and a wonderful future in your new community,"

Kerry Lange, Sales Associate at Seachange.



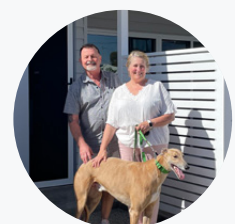
Welcome Carol and Ian



Welcome Christine and Ian



Welcome Jennifer



Welcome Fiona and John

Inspired Living in Coastal Yamba

Designed for the very best in over-55s living, Parkside is a boutique coastal community that blends architectural elegance with an enviable beachside address in the renowned surfing town of Yamba, New South Wales. Offering a curated collection of beautifully crafted homes, Parkside invites residents to elevate their lifestyle in a setting defined by comfort, quality and effortless living.



“Whether you’re fully retired or somewhere in between, Parkside delivers low-maintenance luxury just moments from the beach.”

Wendy Cochrane, Sales Manager
Parkside Over 55s Community

“The quality of the homes at Parkside is incredible, so it’s no surprise there are only six homes remaining in Stage One, with Stage Two now selling,” said Wendy Cochrane, Sales Manager at Parkside.

Just moments from the shoreline, each home is designed to embrace Yamba’s stunning natural surrounds and relaxed outdoor lifestyle. “Residents enjoy affordable luxury, with features such as 9-foot ceilings, modern kitchens with waterfall-edge benchtops, outdoor alfresco areas, seamless indoor–outdoor living and



beautifully appointed master suites with ensuites," Wendy added.

Enhancing the appeal of the homes is Parkside's intimate community atmosphere, complemented by open green spaces and a suite of amenities now under construction. Once complete, the community will feature a clubhouse, swimming pool, bowling green, gym, library and more.

With thoughtful layouts—including two bedrooms, two bathrooms, a study, double garages and low-maintenance landscaping—Parkside homes offer the perfect lock-and-leave lifestyle. "Whether you're fully retired or somewhere in between, Parkside delivers low-maintenance luxury just moments from the beach," concluded Wendy.

Register your interest in Stage Two homes and book a tour to discover the magic of the home designs by contacting Wendy Cochrane on wcochrane@hometownaustralia.com.au or (02) 6619 2044.



What's Been Happening Around the Communities



Summer Olympics at The Pines!

The Pines community in New South Wales recently hosted a vibrant Summer Olympics weekend, proudly organised by residents. Over the course of the weekend, the event featured creative games, friendly competition, and shared meals, activities included pickleball, golf challenges, pool events, and social catch ups.

"The weekend started with a Friday night kick-off in the community clubhouse where we enjoyed a home cooked meal together, decorated tee shirts and of course, had plenty of laughs. Saturday was a big day full of games, food, and friendly competition - the spirit was amazing from start to finish," shared resident, Karlee.

Residents embraced their creativity designing many of the events themselves including golf mat

challenges and turning the old tennis court into a pickleball court for the day. "There were morning matches of pickleball and golf to beat the heat and in the afternoon, we had fun in the pool with noodle races and volleyball, plus beanbag toss and quoits outside the clubhouse," said Karlee. There was time to recharge before the official award ceremony where participants took home gold, silver and bronze whilst others won beach baskets, and handcrafted wooden goods. "The real win was the laughter and togetherness," said Karlee.

The event highlighted the strong community spirit and connection and was held in heartfelt remembrance of late resident, Sandra. "A day she would have loved," said Karlee.

Ring the Bell for Cancer Survivors at Newport

Residents at the Newport community recently came together to support those within their community who have survived or are currently struggling with cancer. Resident, Bob, whose wife is currently battling cancer, handmade a bell for all to ring. "As you can imagine the event had many emotional moments for some residents and yet, they shared in their glory of survival. It was an inspiring event for those to continue the fight," said Heather, Community Manager.



A Day of Swimming, Comradery and Togetherness at Beachfront

Residents at the Beachfront community in New South Wales came together on Australia Day to enjoy each other's company over a picnic, swimming, games, and a sing along. "The whole community enjoyed themselves and what a great way to celebrate our great country. Living in Beachfront is something that is special," shared Annmaree, resident and President of the Social Club at Beachfront.

A Century of Ken and Laurel – Celebrating 100 Remarkable Years

The Rosetta Team and Hometown Australia staff were delighted to congratulate one of their residents on an extraordinary milestone with Ken, a cherished resident, recently turning 100 years old. Even more remarkable, and what makes this milestone even more special is his wife Laurel, another cherished resident, will also celebrate her 100th birthday later this year. "Together they represent an incredible 200 years of combined wisdom, love and life experience," said Lisa Fyfe, Community Manager at Rosetta.

This year also marks their 78th wedding anniversary! "Their deep affection and admiration for one another remains as strong today as it was the day they first met. For those who know them, their partnership is a beautiful example of commitment, kindness and enduring companionship. Their love story continues to inspire us," shared Lisa.



In July, Ken and Laurel will celebrate another beautiful milestone - 30 years of calling Rosetta home. "Over the decades they have touched the lives of residents, staff and visitors with their warmth, humour, and generosity of spirit," said Lisa.

"Congratulations Ken and Laurel. Your humility, gratitude and unwavering positivity continue to inspire everyone around you. We are honoured to have you in our community and are grateful for the joy and wisdom you have brought over the years," concluded Lisa.

Lively Celebration and Laughs at Glenfern

Residents, their families and friends came together at Glenfern to celebrate Australia Day in a fantastic day of lively celebration, featuring a variety of activities and shared enjoyment. "Everyone gathered to connect, savour delicious food, and participate in games and trivia, making for a memorable day," said Deania Petty, Community Manager.

The festivities kicked off with a boot throwing contest, sparking laughter and friendly competition. After much amusement and

enthusiastic participation resident, Ian took home the win! The event featured Australia Day themed trivia and a range of games such as table tennis, quoits, and additional rounds of boot throwing, encouraging everyone to join in the fun and test their skills. Guests enjoyed a traditional Australian lunch, which included BBQ sausages, fresh salads, pavlova, lamingtons, and Tim Tams.



"A heartfelt thank you goes to the organisers and the Social Community for their efforts in making Australia Day at Glenfern an enjoyable and successful occasion,"

Deanna Petty, Community Manager at Glenfern

COMING SOON

HOMETOWN AUSTRALIA
COMMUNITIES

STATE OF ORIGIN BOWLING



COMPETITION 2026



NEW SOUTH WALES VS. QUEENSLAND



Returns in May 2026!

The State of Origin Bowling Competition is back in 2026. Whether you are a regular bowler or enjoy socialising, this is your opportunity to represent your community in this years competition.

State Final Day: **Saturday, 23 May 2026**

Grand Final Day: **Saturday, 13 June 2026 in New South Wales.**

How to Enter

Registrations will open on Monday, 23 March 2026. Submit your registration form to your Community Manager by Monday, 6 April 2026.

Preliminary Round will be held between Monday, 13 April and Sunday, 3 May 2026. Qualifying Round will be held week of Monday, 11 May 2026.

CATEGORIES

-  **Men's doubles**
-  **Women's doubles**
-  **Mixed doubles**



State Final Day:
Saturday, 23 May 2026

Grand Final Day:
**Saturday, 13 June 2026
in New South Wales.**

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES



Twinkling Triumphs

Christmas Lights Competition Winners Announced!

It's the most dazzling time of the year! The Hometown Australia Christmas Lights Competition 2025 brought festive magic to life as residents across our communities transformed homes, gardens, and shared spaces into spectacular displays. From whimsical designs to breathtaking creativity, the night skies sparkled with holiday spirit. After much anticipation, we're thrilled to announce the winners!



The Hometown Australia Christmas Lights Competition is proudly sponsored by MHIA Insurance.



National Best Community Christmas Lights Display: Congratulations to the Valhalla Community

Valhalla's Santa's Elves are masters of spreading joy and creating unique Christmas light displays for residents and their families to enjoy! This year the team used over 35,000 individual lights and over 1.2km of solar and powered lights to create unique twinkling displays throughout the community. Focusing on the entry to the community, this year's Santa's Elves created a spectacular Christmas wonderland bringing the Christmas spirit to life. Many families have said how they have enjoyed the displays with their families and especially their grandchildren.



National Best Resident Christmas Lights Display: Congratulations Alex from Glenfern

Glenfern resident, Alex, transformed their home into a festive display mixed with an Australian Christmas vibe! The festive display features Santa cruising in a red car with cheerful palm trees adding to the beachy twist. The front garden sparkles with warm fairy lights, a cheeky elf hiding and a glowing wreath. Finishing the display is a north pole express inspired train set featuring fun Christmas characters creating a perfect mix of holiday magic and summer fun.



Congratulations to all of the individual Best Resident Christmas Lights Display winners within their respective communities and thank you to all residents who took the time to enter the competition. Hometown Australia look forward to presenting the Christmas Lights Competition in 2026!



GLENFERN

THRUMSTER

Hometown Australia

Relaxed Living Meets Coastal Ease at Glenfern

Nestled among beautifully landscaped grounds and neighbouring the coast, find a sense of connection at Glenfern in Thrumster. With a range of resort-style amenities and stunning new home designs in a boutique neighbourhood setting - Glenfern redefines over 50s living.



128 Glenfern, *Blue Gum* | \$720,000

Step inside 128 Blue Gum and enjoy bright interiors, a modern kitchen, and open-plan living flowing to an alfresco. A spacious master with ensuite, guest room, study nook, low-maintenance gardens, and double garage complete this beautifully designed home for you.

The Blue Gum Features:

- Modern kitchen
- Open plan living and dining
- Stunning master with walk-in robe and ensuite
- Guest bedroom
- Double garage



PARKSIDE

YAMBA

Elegant Designs on the Coast at Parkside

Begin living your retirement dream at the boutique Parkside over-55s community, offering resort-style amenities, affordable modern homes, and a relaxed coastal lifestyle in Yamba - Parkside is designed for you.



Artist's renders

33 Parkside, *Sandpiper* | \$690,000

Discover contemporary living at 33 Sandpiper, featuring a chef's kitchen, open-plan living flowing to an alfresco deck, and a serene master suite. A guest room, multipurpose space, second bathroom, and double garage complete this low-maintenance home.

The Sandpiper Features:

- Chef's kitchen
- Open plan living and dining
- Oversized master with walk-in robe and ensuite
- Alfresco
- Double garage

Who We Are

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.



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

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.

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES



 REFER A FRIEND
\$500
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Start referring now
for your chance
to receive a \$500
EFTPOS gift card*

Refer a friend or family member who is not in our database, fill out your details and return your completed form to your nearest sales consultant.

If they successfully purchase a **new or pre loved home** you will be rewarded with an EFTPOS gift card valued up to \$500*.

www.hometownaustralia.com.au

*Terms and conditions apply, www.hometownaustralia.com.au/referafriend

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