

Life

by Hometown Australia

Winter 2024

Homes to Suit Your Downsizing Journey

Fall in love with the range of new home designs at Laurieton

Live the Lifestyle of Your Dreams

Discover your dream location in sunny Queensland

Busier Than Ever!

Keep up to date with Hometown's busy residents

Joint Managing Directors Message



Welcome to the winter edition of *Life* by Hometown Australia. In this edition we explore the different regions where you can find a Hometown Australia community, highlight new homes that are architecturally designed for optimal over 50s living, and keep up to date with how residents have been keeping busy through charity initiatives and Hometown Australia competitions.

We are pleased to announce the recent launch of the new clubhouse at The Pines community located in the Coffs Harbour region. As Hometown Australia endeavours to elevate the over 50s living experience at the Pines, we are thrilled to deliver the new community clubhouse, which has been designed to enhance the social and lifestyle benefits for residents. Along with the launch of the clubhouse is the announcement of new home designs and the release of the first 10 homes in stage one. You can learn more about the clubhouse and new home designs in the magazine.

At Hometown Australia, we take pride in providing affordable homes for those over 50* in lifestyle rich areas. In this edition, we explore the many regions across coastal, urban, and country locations where over 12,000 residents call home. Hometown Australia's land lease living model allows for the financial flexibility to live in dream locations at an affordable price. Residents can live a social and active lifestyle, enjoy the

community's amenities and take their pick of affordable new modern homes and preloved homes - all within financial reach.

When joining a Hometown Australia community, you can *feel* the sense of community. We are pleased to be able to share the wonderful charity initiatives that residents across the communities have been taking part in, along with in-community initiatives such as Mother's Day, ANAZAC Day and Easter. We hope you enjoy reading about the many great things that have taken place over the past couple of months.

Lastly, the residents' favourite, Hometown Australia State of Origin Bowling competition has officially kicked off with State Finals having taken place at the end of May. This year the Grand Final will be hosted by Queensland at our Edgewater community on the Sunshine Coast on Saturday, 15 June 2024. It is set to be a fantastic day on the green as residents come together in some healthy competition to take out the State of Origin title. We wish all residents involved the best of luck!

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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Modern Designs at The Pines

A state-of-the-art gymnasium, café style terrace, resident bar, and library – these are just some of the new amenities you will find in the clubhouse launching in the coming months at The Pines.

“The new clubhouse is centrally located within the community and is adjacent to our outdoor pool and café style alfresco area, complete with covered BBQ and full kitchen facilities.

The clubhouse features a library/craft room, separate gym, games area, kitchen and dining area and a variety of spaces to meet and socialise with other residents.”

Craig Bennett, Community Manager at The Pines.

Relaxed Coastal Living

Nestled amongst the beach and the bush you will find relaxed coastal living at The Pines, offering an enviable over 50s lifestyle. Located in Woolgoolga, 20 minutes north of Coffs Harbour and set alongside the Hearn Lake, the community offers the best of both worlds with access to secluded beaches and the lively culture that the Coffs Harbour region has to offer.

The Pines offers an array of amenities with residents being able to enjoy swimming laps in the pool, organising a game of tennis with neighbours or packing a picnic and exploring the surrounding natural beauty.

Stylish Homes Designs

In addition to the clubhouse The Pines have released the first 10 homes as part of the new development with the announcement of four innovative designs for optimal over 50s* living. Home designs include:





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. With the master and guest bedroom at the rear of the home you are able to retreat and enjoy a sense of privacy. Enjoy the luxuries of the master bedroom complete with a walk-in robe and ensuite bathroom along with a guest bedroom with built-in robe and access to the second bathroom.



The Heron

2 2 1 2

The perfect home for entertaining! It offers a modern kitchen with open plan living with the dining and living room flowing onto the large outdoor entertainment deck. Retreat to your master bedroom which features a built-in wardrobe and ensuite bathroom. Treat your guests to a spacious second bedroom with built-in wardrobe and separate bathroom. With the flexibility of a multi-purpose room and internal laundry, downsizers no longer need to compromise on space.

Live Where You Love

Sunny Queensland Hometown Locations

Life is about the simple moments: the feeling of the sun warming your skin, the sound of crashing waves, the invigoration of a fresh breeze. Get more of the moments that matter and move to a Hometown location in Queensland.

We know that many Aussies dream about retiring to warmer weather, which is why we have so many communities in the Sunshine State. Land lease living is more affordable than traditional homeownership, putting highly sought-after tourism locations within your budget. You could downsize to beautiful Hervey Bay or the stunning Sunshine Coast with enough money left over to fund the lifestyle you deserve.

Let's explore some of the incredible Queensland locations for your new home.

Brisbane

Perfect for those who prefer a metropolitan lifestyle, there's lots to love about Brisbane.

Enjoy all the fine dining restaurants and chic cafes, head into the city to watch the rugby or the theatre, or go for long walks in the gorgeous botanical gardens.

Our Redlands community in Birkdale gives you the perfect balance between urban living and a seachange. Just moments from the beach, there's a sea breeze in the air. The bayside location is only 30 minutes from the CBD, letting you go straight from a beach walk to a night on the town. Play some lawn bowls, grow some fresh veggies in the community garden, and enjoy the sunny days.

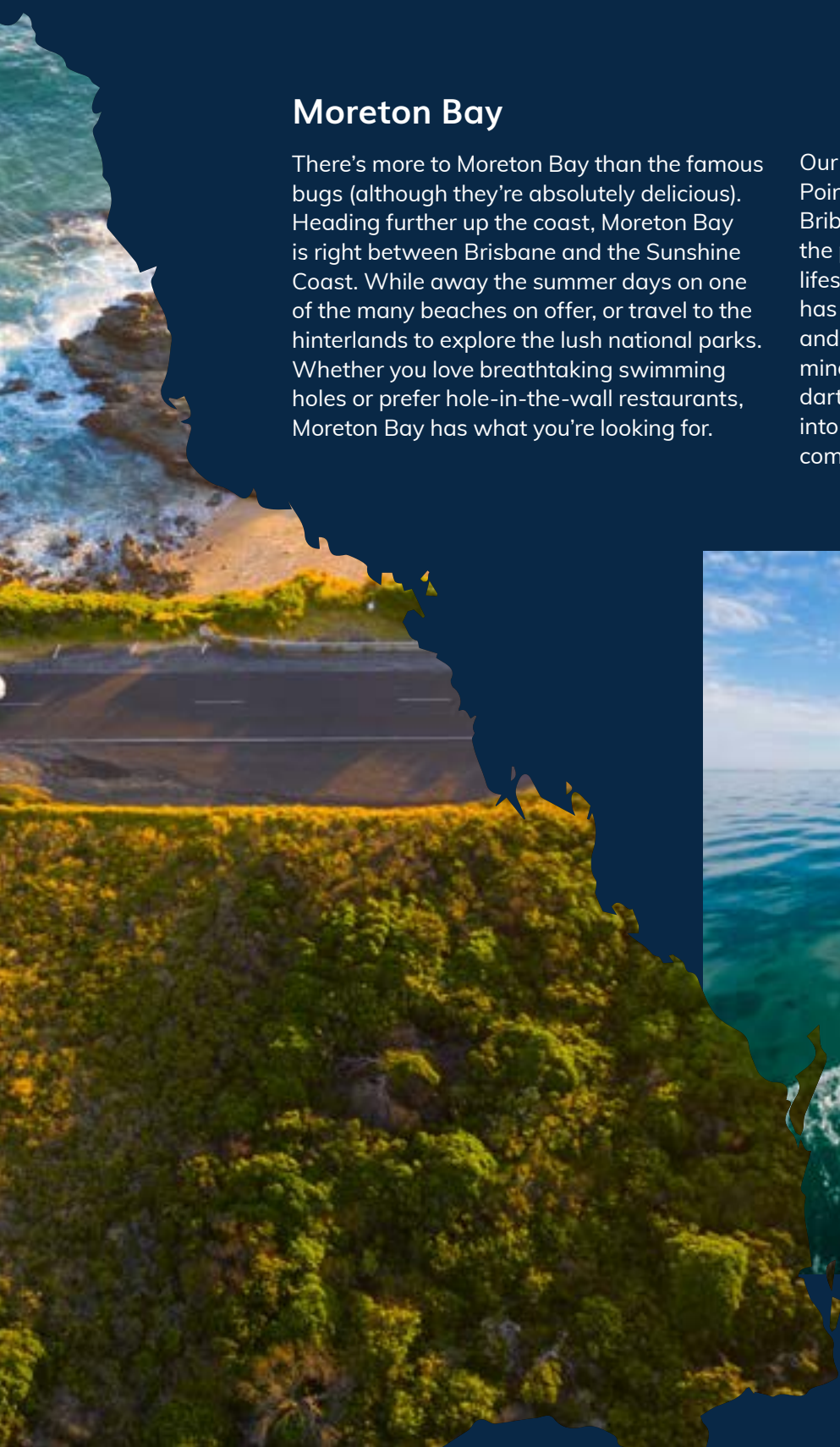


Life is about the simple moments: the feeling of the sun warming your skin, the sound of crashing waves, the invigoration of a fresh breeze.

Moreton Bay

There's more to Moreton Bay than the famous bugs (although they're absolutely delicious). Heading further up the coast, Moreton Bay is right between Brisbane and the Sunshine Coast. While away the summer days on one of the many beaches on offer, or travel to the hinterlands to explore the lush national parks. Whether you love breathtaking swimming holes or prefer hole-in-the-wall restaurants, Moreton Bay has what you're looking for.

Our Orianna community is in Sandstone Point, just a short drive from the famous Bribie Island on Moreton Bay. Discover the pristine beaches and laid-back island lifestyle. Closer to home, the community itself has a pool, gym, club house, bowling green, and much more. Make friends with like-minded residents and try your hand at some darts or billiards. When you're keen to head into town, a community bus makes your commute even easier.



Glass House Mountains

Pack up the car—we're heading north to discover the beauty of the Glass House Mountains. If you're looking for year-round warmer weather but are more of a nature lover than a beachcomber, a home in the Glass House Mountains might be right for you. Packed with foodie spots and spectacular waterholes, the star of the show has to be the walking trails. Providing unbelievable views, this region is ideal for hiking, walking, and taking in the scenery.

Our Twin Cedars community in Beerburrum is surrounded by stunning hinterlands, and is just a few minutes from the Glass House Mountains national park. Golf lovers will enjoy the local courses, while fans of fishing will be impressed by nearby Lake Baroon. Once you're done enjoying the great outdoors for the day, the amenities at Twin Cedars are ready to stimulate your mind. From a zen garden to a woodworking shed, there are so many hobbies you can take up or refine. On rainy days, the indoor gym and billiards room will help keep you active in comfort.



Hervey Bay

Dive into the exceptionally blue waters of Hervey Bay. Ideal for avid whale watchers, perfectly located for trips to K'gari (Fraser Island), and boasting a bustling cuisine culture, there's never a dull day in Hervey Bay. With beautiful beaches and lagoons around every corner, it's no surprise that many of our residents report having spent summer holidays in this sought-after spot.

Get the vacation feeling every day at our Hazelmere community in Eli Waters. Located by the water, the community has a relaxed atmosphere, while keeping you close to town. Make the most of the warm weather and swim laps in the pool or unwind in the spa. Ready to hit some balls? Hazelmere has a bowling green for sunny days and a pool table for the dreary ones. Plus, with a community library, you'll always have something new to read.

Sunshine Coast

An iconic holiday spot for a reason, our downsizers love the Sunshine Coast. Great for exploring, this region is famous for its natural wonders. From hiking trails and everglades to mountains and some of the best beaches in Australia, this area has so much to offer. Getting you close to Noosa without the hefty Noosa price tag, this region attracts anyone looking to lay on the beach or enjoy a cocktail with a view.

Our Maroochy Shores community provides resort-style living in the heart of Maroochydhore. With a tree-lined pool to cool off in, and plenty of lounges for sunseekers, Maroochy Shores delivers on style. Grill up a snag at the BBQ area and share some laughs with new friends at the community centre. Check out the weekly Maroochydhore markets and stock up on local produce — or just browse the jewellery and clothing on offer.

Based in Bli Bli, our Edgewater community is vibrant and social. Work up a sweat playing tennis with your new neighbours, or take it easy with a laid-back game of croquet. There are plenty of indoor amenities to love, too, including a wellness room, library, games room, and craft room. With regular functions and outings, Edgewater has a welcoming, friendly culture.

Whether you want a seachange or a treechange, Hometown has a stunning location for your next home. Thanks to our communities in premier regions, downsizing has never been more beautiful. With plenty of two-bedroom and multi-use room floorplans on offer, there's space for your friends and family to stay.

Head to our [website](#) to discover all of our Queensland communities, or [contact us](#) for more information.

*Make your favourite holiday
spot your new address*





The Good Life at Glenfern

Downsizing doesn't mean you need to compromise on space or quality,
especially when you're moving into a home specifically designed for the best in over 50s living.





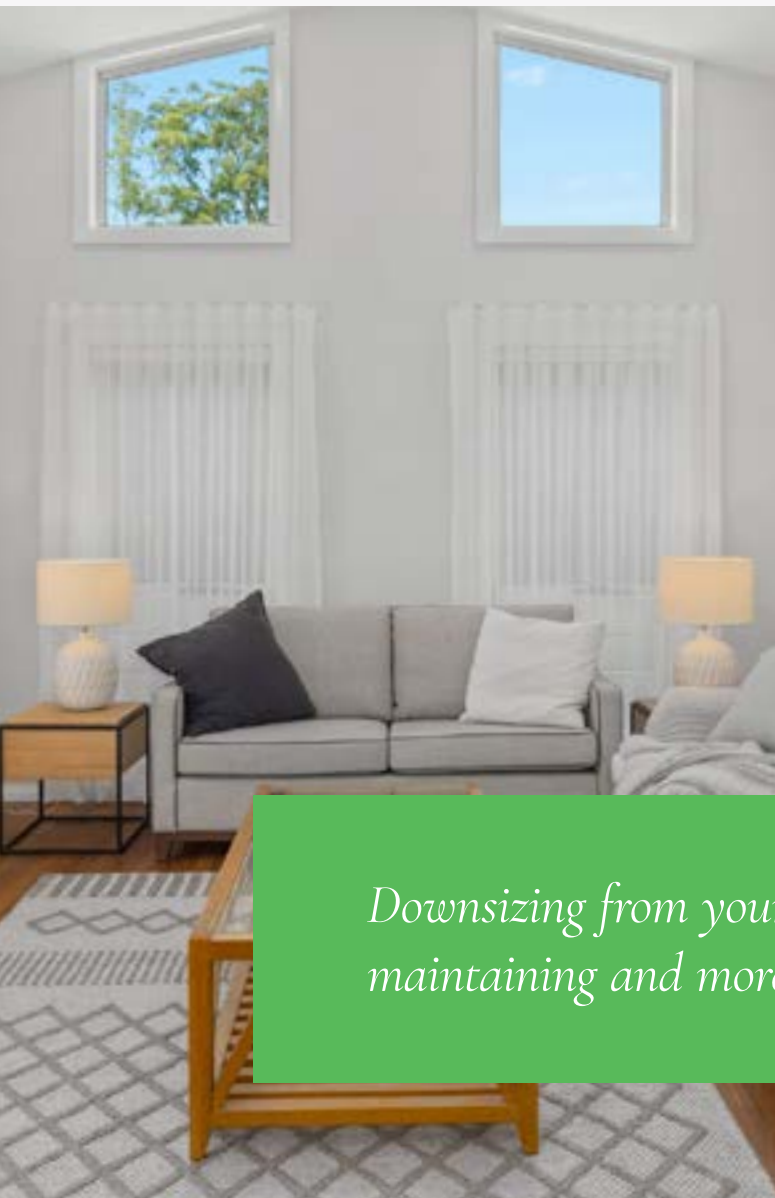
The one thing many over 50s have in common is the desire of a low maintenance lifestyle where they can stay connected but also enjoy the next chapter of life in a secure environment.

Whether you're retired, semi-retired or somewhere in between, moving to a Hometown Australia community provides you access to superb amenities, social connections with like-minded people of similar cohort, and a sense of belonging within a community.

Perfectly positioned between the ocean and the beautiful bushlands in Port Macquarie is Glenfern, Hometown Australia's newest community purpose built to elevate the over 50s living experience.

With state-of-the art amenities including a stunning clubhouse complete with a 25m pool, spa, gymnasium, bowling green, pickle ball court, resident café and much more, there is always something to do to keep you physically and socially active.

Glenfern has recently released designs for the range of two-storey homes, architecturally designed for the best in over 50s living with the homes overlooking the secluded nature reserve. The two-storey homes,



Lighthouse and Headland, offer spacious open plan living with a gorgeous modern kitchen complete with an island bench overlooking the dining and living room with dedicated lift access from the entry to the upstairs bedrooms. Enjoy indoor and outdoor living with sliding doors opening out onto the covered alfresco deck. Perfect for entertaining! The Lighthouse design is a great option for those who still want to enjoy split level living with peace of mind knowing accessibility won't be an issue in the future.

Retreat to the master suite where you can watch the sunset over the natural bushlands from your private balcony. Enjoy the luxuries in life with the master bedroom complete with a walk-in robe and ensuite.

Downsizing from your family home means less maintaining and more time for doing the things you love.



Enjoy hosting guests with a second bedroom and separate bathroom, with some designs including a multi-purpose room allowing for flexible living. The homes are complete with a lift to take the worry out of accessibility in the future. With low maintenance landscapes you have more time to enjoy the community amenities and explore all that the glorious mid-north coast has to offer.

Downsizing from your family home means less maintaining and more time for doing the things you love. There are also many financial benefits moving into a Hometown Australia community under the land lease model. When join a land lease lifestyle you own your home but lease the land allowing the opportunity to purchase your dream home without stamp duty or council rates - putting more money back in your pocket. Discover the range of financial benefits [here](#).

Discover your dream home today at Glenfern! Visit the [website](#) or contact Sales Manager, Sue Shepherdson, (02) 7255 2900 or GlenfernSales@hometownaustralia.com.au.



Lighthouse

2 2.5 2

Enjoy sunsets over the natural bushland from your private master suite balcony, gracing the upper level of this architecturally designed two-level home that comes complete with lift access.

- Generous two-level design
- Alfresco entertaining area
- Double garage
- Lift for easy accessibility
- Extra powder room for guests

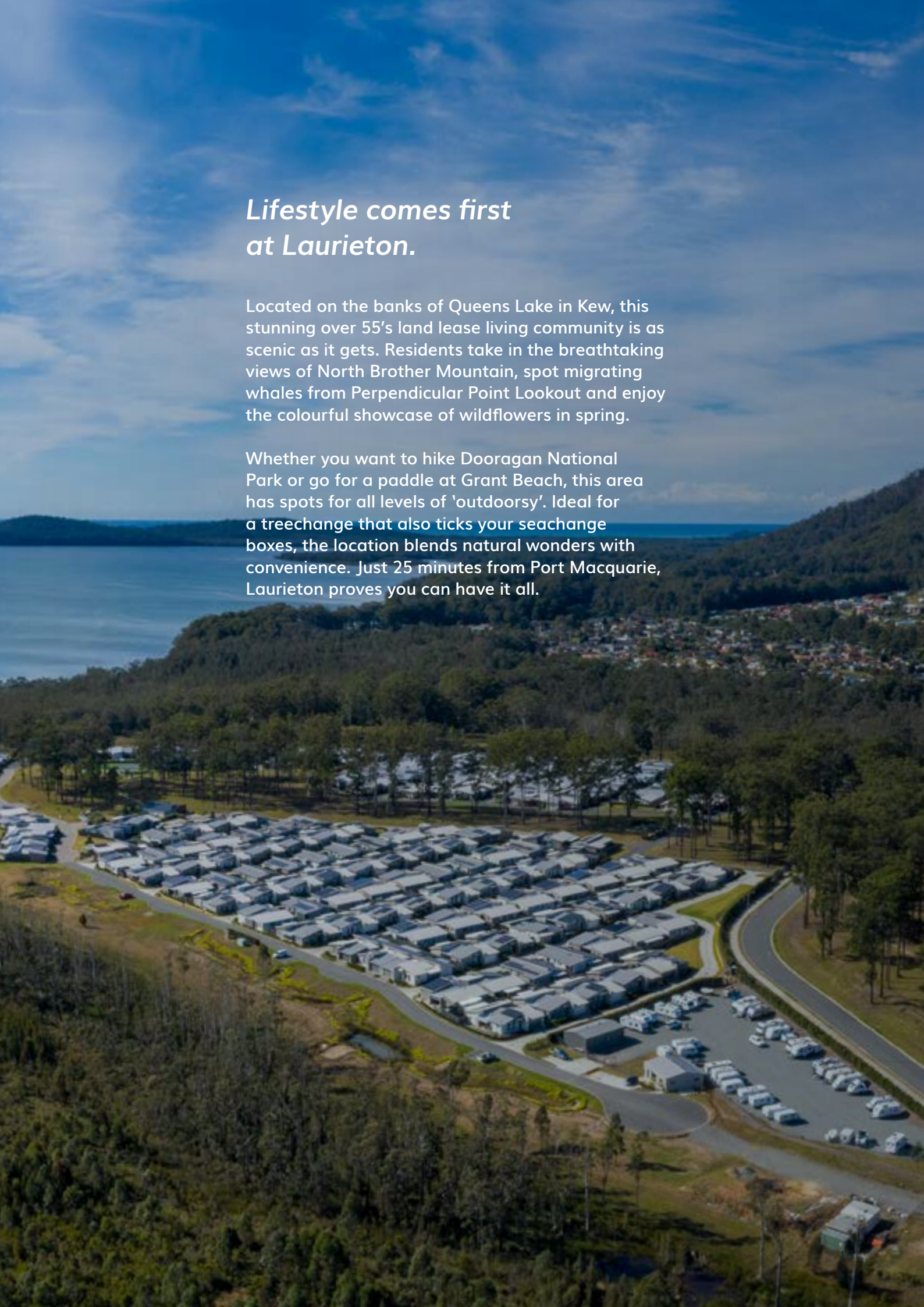




LAURIETON

KEW

Homes to Suit Your *Downsizing Journey*

An aerial photograph showing a large, organized caravan park with many white and grey motorhomes parked in neat rows. The park is situated on a grassy area with scattered trees. In the background, there's a dense forest of tall trees, and beyond that, a body of water (Queens Lake) under a blue sky with wispy clouds. The overall scene is peaceful and scenic.

Lifestyle comes first at Laurieton.

Located on the banks of Queens Lake in Kew, this stunning over 55's land lease living community is as scenic as it gets. Residents take in the breathtaking views of North Brother Mountain, spot migrating whales from Perpendicular Point Lookout and enjoy the colourful showcase of wildflowers in spring.

Whether you want to hike Dooragan National Park or go for a paddle at Grant Beach, this area has spots for all levels of 'outdoorsy'. Ideal for a treechange that also ticks your seachange boxes, the location blends natural wonders with convenience. Just 25 minutes from Port Macquarie, Laurieton proves you can have it all.



First class amenities meet quality modern homes at our Laurieton community. Visit the [website](#) to find out more.

An outdoor pool and a heated indoor pool make sure that you can get your laps in all year round, while a gym and wellness centre is the perfect place to work up a sweat. For those who like to stay active as part of a team, the bowling green is a great place to balance catching up with changing ends. On those wintery days, curl up with a good book by the fireplace in the library or put on a classic in the cinema room. With a craft room, a place to tinker with tools and

space to store your boat and caravan, all hobbies are welcomed at Laurieton.

With many different styles and sizes of properties on offer at Laurieton, you're sure to find the perfect house to turn into a home. Downsizing means something different to everyone, and we know that when it comes to floorplans, priorities will vary. Let's explore some favourites:



1 *Low Maintenance*

The Hunter

2 2 1 2

If you're tired of the constant gardening and general upkeep of the family home, The Hunter is your ideal downsizing match. Made with low maintenance in mind, this house is easy to lock and leave any time you want to go travelling. Offering a light and bright open floorplan, the private courtyard gives you outdoor space without the work.



2 *Entertainers' Delight*

The Hastings

2 2 1 2

If you're known as the host with the most, downsizing doesn't have to mean saying goodbye to entertaining! The Hastings is made for entertainers, featuring an open floor plan that flows from a spacious kitchen to a dining area and onto an alfresco space. The handy multi-use room gives you even more space for guests.



3 *Flying Solo*

The Brunswick

2 2 1 1

Perfect for single people, The Brunswick streamlines your downsizing experience by providing the rooms you need without wasting space. Offering light and airy interiors, this contemporary style makes a great refresh. Open plan kitchen and dining flow directly onto two private outdoor decks, great for having loved ones over for dinner.



4 *Spacious Flexibility*

The Macleay

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If you're downsizing from a big family home, chances are you'll be looking for an option that still keeps things spacious. The Macleay is a flexible option that cuts down on size without being a shock to the system. Featuring a large wrap-around kitchen with plenty of bench space, the open-plan dining area opens up to an outdoor courtyard through sliding doors.



Million Dollar Location

Located in the heart of Hallidays Point, the Beachfront community is just steps from stunning Red Head beach. The ebb and flow of the sea and the fresh air is a daily feature of this gorgeous beach community.

Exclusive to over 50's*, this land lease community attracts like-minded people that become cherished friends. With a vibrant and exciting culture, Beachfront is a safe and welcoming place to live. "I've made some really firm friendships. We tend to look out for one another; if someone is going away for a couple of days we'll notify each other and keep our eye out. It's old school neighbours, and it's lovely," said Michele.

The newly renovated warm and inviting clubhouse with an adjacent barbecue area is perfect for entertaining, Beachfront has all the amenities you need to stay social. With a pool and the ocean so near, there's plenty of ways to improve your freestyle. For those that love a putt, the neighbouring golf clubs will give you an ideal place to work on your handicap. Challenge your new neighbours to a round of doubles on the tennis court, or keep it lighthearted with a fun game of pickleball. There's never a dull day at Beachfront.

Hometown resident Michele Howard always dreamed of a seachange, but never thought that a home near the beach would be within her means.

Having looked into the surrounding Hallidays Point area, Michele found that it ticked all her boxes and had plenty of jobs that would allow her to continue working part time. Hometowns over 50's* lifestyle homes for sale are generally more affordable than traditional homes in the same highly sought-after locations. They also help you completely avoid stamp duty and council rates, helping your budget stretch further. You may also be eligible for government subsidies that add a little more flexibility to your bottom line.

For Michele, it was a no-brainer to sell her home and move to the Beachfront community, leaving her a nest egg for retirement in the future. "The banks aren't really interested in single woman over 60, and I was working part time", said Michelle. "But when I looked into this, I was able to discharge my mortgage and live on the beach."



"I had been to the Beachfront community and I'd had a look around, and I really thought it was out of my reach until I did some investigation and found out it was actually well within my reach"



Life feels like a holiday when you move to a Hometown community. Letting you relocate in style to some of the best beaches in Australia, our communities can give you that vacation vibe every day.

Visit the [website](#) to find out how Hometown's land lease living model can make a seachange affordable.

"The attraction for me has always been the beach — and now I live on the beach, and not for a million bucks."



Navigating the Differences:

Land Lease Communities *vs* Traditional Home Ownership

**Have a few too many spare bedrooms?
Feeling overwhelmed by the cost and time
spent maintaining the family home?**

It's understandable that as you're entering the next phase of your life, you're thinking about downsizing. Whether your children have grown up and moved out, or you're just over the never-ending gardening, lower-maintenance homes are the perfect next step.

If you're weighing up between Hometown's over 50s* lifestyle homes versus downsizing through traditional homeownership, we're here to help. In this blog, we'll explain what a land lease community is, and compare the pros and cons of land leasing versus traditional

homeownership. Everything you need to make an informed decision awaits!

What is a Land Lease Community?

In essence, land leasing is where you buy a home and lease the land it sits on, as part of a Residential Site Agreement. When you sign the Residential Site Agreement, you lease the land and get access to all of the community amenities. Perfect for downsizing or a lifestyle change, a land lease community is a group of land-leased homes that share community amenities like pools, gyms and more. Hometown's land lease communities are made up of like-minded people over the age of 50*, providing wonderful opportunities for socialising and amenities to support a physically active lifestyle.

First and foremost, Hometown's land lease communities are not retirement villages. With this distinction in mind, you might be wondering what makes land lease a better option than traditional homeownership. Let's get into the unique benefits of land leasing living:



No Stamp Duty

When you buy a home from Hometown as part of land lease living, there's no stamp duty payable. This is usually a big boost to your purchasing budget, giving you more money to spend on the lifestyle you seek. This is a big difference from traditional homeownership. The Property Council of Australia suggests you can spend up to \$75,000 in stamp duty and other costs when you downsize your home through traditional land and property purchasing.



No Council Rates

Since you don't own the land your Hometown home sits on, you naturally aren't responsible for any land-based costs — like council rates. Cutting down on this yearly expense, you'll have more money to spend on travel, dining, entertainment and more. Council rates are increasing all the time, with the average residential rates in NSW increasing between 6.35% and 45.78% in one year. Depending on your property value, a land lease home might save you thousands of dollars each year.



Eligibility for Government Subsidy

While you do own your home when you buy from Hometown, the fact that you're living in a 'moveable home' and leasing the land means you're actually still 'renting' in the eyes of the government. If you receive any government pension, you may be eligible for rental assistance, which may be paid towards the cost of your site fees. Traditional homeownership doesn't grant you any form of rental subsidy, making you responsible for more of your costs.



No Ongoing Fees

When you move into a Hometown land lease community, you'll pay a site fee per annum. This can be offset through Government subsidies, reducing the hit to your budget. Downsizing into an apartment, townhouse or unit the traditional way incurs all sorts of ongoing fees. Owners corporation and strata fees are between \$2,000 and \$4,000 per year, and aren't eligible for subsidies. If you're keen on an apartment- or townhouse-sized home, land leasing living can give you the downsize you want without the strata fees.

Finding Love at Sunrise

It isn't every day you hear about finding love later in life, but for Sunrise residents, Bruce and Rhonda, meeting within the community opened an opportunity to share their life stories and create a bond based on shared experiences. Now, the newlyweds are happily living their dream life together at the Sunrise community.



At the start of March, Bruce and Rhonda married in a beautiful and intimate ceremony at Little Beach on the picturesque coast of Port Stephens in NSW. "We both believe in sliding doors and that fate had brought us together. Marriage is a commitment that we both wanted, and we feel very lucky that we were able to celebrate the day with our Sunrise family," said Bruce and Rhonda.

Bruce and Rhonda candidly shared their journey about moving to the Sunrise community, after both having lost their life partners under tragic circumstances.

Bruce's Story

"In 2019, life was going along splendidly. I had been married for 43 years to my childhood sweetheart who I had known since I was 4 years old, life was good. In

June 2019, my wife was diagnosed with Stage 4 Bone Cancer and our lives changed forever. Following a short and harrowing period, the love of my life passed away in August 2019 and my world fell apart," Bruce shared. The following year, Bruce saw the Sunrise development underway and decided to learn more about the community. After visiting the site Bruce took a leap of faith and put his home on the market. "I was living amongst friends, but I felt totally isolated. I was living in my own home, and I hated being there, I was so lonely," said Bruce. Dreaming of a better future, Bruce paid the deposit on his new home at Sunrise. Unfortunately, Bruce was unable to sell his home and decided not to move forward with his move to Sunrise. "Sadly, the housing market was soft, and my property failed to sell, so I had

to let the Sunrise home go. I was heartbroken," said Bruce.

In a great turn of events the following year, Bruce's real estate agent reached out to see if he was still interested in selling his home. "I was wary selling as I did not want the disappointment if it failed to sell again but I was still very attracted to Sunrise. I contacted the sales team to see if there were any homes available and to my great delight, there was! I moved into the community in April 2021 and have enjoyed my time living at Sunrise and being part of the community spirit," said Bruce.

Rhonda's Story

"My husband and I were living in Orange, NSW and had always dreamed of a sea-change! In 2010 we decided to move to a suburb in Port Stephens called

Lemon Tree Passage to fulfill our dreams. Living there gave us the opportunity to expand our horizons in so many community interests and activities. We joined walking and dancing groups and became embedded in a wonderful community,” said Rhonda. In 2018, Rhonda’s husband developed several health issues with one requiring a quadruple bypass. “Following the procedure, it became clear that maintaining our beautiful and extensive gardens was problematic and we needed to plan for a more suitable lifestyle,” said Rhonda. After visiting friends who had recently moved to Sunrise, Rhonda and her husband fell in love with the community and found the lifestyle to be a better fit than moving to a retirement village. “We moved into the community in December 2021 to start our new beginning. Within 6 weeks of moving into our dream home, my husband, while potting plants, developed Legionella Longbeachea and devastatingly, he passed away from complications of the condition in February 2022,” shared Rhonda.

The Next Chapter

“Living at Sunrise proved to be not only a great place to live, but a caring community as well. It is always a major point of general discussion that when someone needs a hand, the community provides support in any capacity,” said Bruce and Rhonda. With that said, the Sunrise Men’s Shed were

in that we understood what each other were going through,” said Bruce.

“Many hours were spent talking and crying resulting in us getting an in depth understanding of each other. This understanding resulted in a strong common bond that became a friendship and later, a relationship,” shared the couple.

“We both believe in sliding doors and that fate had brought us together.”

asked to assist Rhonda in helping sort out her garage and garden shed. Cue Bruce!

“Sorting out the tools and equipment was a simple task where we systematically worked through what was in front of us. As part of this process, we began to share our stories and realised that there was comfort and support for both of us as we had shared similar experiences and

Bruce and Rhonda are both active members of the Sunrise community taking part in the music group, crafts, the Men’s Shed, exercise and social groups. “The support of our relationship by the Sunrise community was astounding. Our relationship was welcomed, and it made us so proud to be part of the Sunrise family. We have now settled into the dream lifestyle that we both jointly had dreamed of,” concluded Bruce and Rhonda.



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!



Easter

A Hopping Good Time at Red Gum

Residents at the Red Gum community were treated to an Easter delight over the long weekend! "Red Gum had a great Easter break, we decorated the office and placed out some yummy easter eggs for homeowners to gift to their families. We even hand painted some signs and made our very own Red Gum Easter garden," said Renee Bettles, Community Manager.

An Easter Delight at Seachange

Residents at Seachange were treated to a beautiful Easter morning tea held by management. With hot cross buns and chocolate eggs galore, 80 residents came down and enjoy a fun filled morning.

ANZAC Day

A Poppy Assembly Line in Honour of ANZAC Day

A group of talented residents at Nepean Shores were busy throughout the month of April knitting, crocheting, and preparing Poppy's that were displayed at the ANZAC Day service held at the community. "Throughout the month we shared in many lovely afternoons, cups of tea and laughter as the group busily created a thoughtful display in honour of ANZAC Day," said Tina Andreanis, Community Manager.

15 Year ANZAC Day Tradition at Red Gum

Residents at Red Gum continued their traditional of over 15 plus years, holding an ANZAC Day service followed by a community breakfast. This year, 104 residents attend the commemorative service followed by a 'Gun Fire' breakfast organised by residents from the communities Friends of the Village group. "ANZAC Day has an exceptional meaning to me. I have been attending services with my Dad since I was a young girl. What our residents do here at Red Gum is so special. The sharing of personal stories and sentiment is the best of ceremonies I have been to over the years. To be able to attend this years' service with my Dad and fellow staff was a memory for the books," said Renee Bettles, Community Manager.



Maroochy Shores Memorial Service

There was not a dry eye at the Maroochy Shores ANZAC Day Memorial Service. The social club was busy cooking up a storm to provide breakfast to attendees and the knitting club provided hand crochet poppies for residents to display on their chest. "It was a beautiful and moving ceremony," said Tamara Jackson, Community Manager.



"ANZAC Day has an exceptional meaning to me. What our residents do here at Red Gum is so special."



Valhalla Commemorate ANZAC Day in Registered War Memorial Garden

Residents at Valhalla honoured ANZAC Day with both a dawn service and lunch service in the registered war memorial garden in the community which is managed by residents. After the services residents came together in the community centre to enjoy a breakfast and lunch alongside an ANZAC Day display.



Residents at Nepean Shores have been busy taking part in this year's **Westcare Winter Blitz**. Residents have done a wonderful job contributing to the donation of 120 items that have been lovingly made or purchased to the appeal.

The Pink Bin initiative a Huge Success at Heritage!

Heritage resident, Jean, recently saw an article about a local teenager, Keira Knight, and was drawn to her story. Keira and her Mum, Tanya, are the founders of The Pink Bin initiative. After Keira learnt about her Nanna Rita's childhood growing up in a tent and how the everyday necessity, shampoo was such a privilege, The Pink Bin initiative was born. Sixteen-year-old Keira supplies pink bins to businesses to donate men's and women's toiletries that are then distributed to those in need. After learning about the Pink Bin initiative, Jean contacted Keira and had a pink bin delivered to the community. "The community Social Club donated funds to get the ball rolling and the quantity of donations received from residents has been amazing!" said Rhonda, resident at Heritage.

Jean has since purchased a pink bin for the community with residents excited to continue to support the wonderful cause. "Jean has worked tirelessly these last few weeks. If we had a community award she would deserve to win it. The world needs more Jeans in it!" concluded Rhonda.

Celebrating Mum at Glenfern

Residents at Glenfern came together in the newly launched clubhouse to celebrate Mother's Day with a beautiful high tea. Resident, Judith, provided a personalised touch for each guest creating individual, hand painted place cards for each attendee. Residents enjoyed indulging in a delicious high tea filled with laughter, conversation, and good company.

WALK SWIM DANCE ACROSS THE WORLD



The Hometown Australia Walk, Swim, Dance.... Across the World Twice Competition will be concluding shortly. Over the past 3 months residents across our communities have joined the competition by forming exercise groups to achieve the target of achieving the same number of steps converted into kilometres, equalling the distance of the world TWICE – 80,150kms!

The competition supports residents in living an active, social, and healthy lifestyle all whilst competing to take out the title as the Hometown Australia winners.

We look forward to sharing the winners with you in the next edition of the magazine!

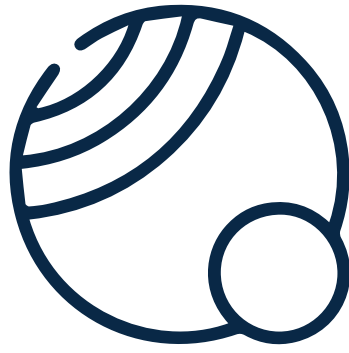


“The competition has been such a wonderful way for residents to come together and participate in physical activity whilst staying social. The Saunterers (walking group at the Seachange community) has done an amazing job achieving over 5 million steps!”

Kerry Lange, Community Manager at Seachange.



STATE OF ORIGIN BOWLING



The Hometown Australia State of Origin Bowling competition 2024 is officially underway with residents recently taking play in the State Finals to determine who will represent New South Wales and Queensland in the Grand Final event, being held at the Edgewater community on the Sunshine Coast in Queensland on Saturday, 15 June 2024.

Residents across the New South Wales and Queensland communities came together to play in the preliminary rounds and qualifying rounds at the start of May, with winners proceeding to the State Finals held last week.

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



AJP Plumbing & Gas
Solutions made simple



“There has been an unprecedented number of entries for this year’s State of Origin Bowling competition. Communities across NSW and QLD are currently busy playing off against each other vying to win their games and ultimately a spot to represent their community at the Grand Final which will be played on 15 June on the beautiful Sunshine Coast”

Peter Snook, Area Manager and Event Manager of the State of Origin Bowling Competition



The Red Gum bowlers at the QLD preliminary day



Hosted by the Edgewater community, the Grand Final event is set to be a big day filled with competition, camaraderie, laughs and friendships! Grand finalists will battle it out across men's pairs, ladies pairs and mixed pairs to take out the title of Hometown Australia State of Origin Winners.

Good luck to all residents taking part! We look forward to sharing the winners with you in the next edition of the magazine.

Pictured: Residents from the surrounding Port Stephens communities came out to participate and support in the preliminary rounds. A bit of wet weather couldn't dampen the spirit of competition with players returning to the green later that week to compete once the weather had cleared!

Beachfront Living Without the Hefty Price Tag



The Pearl

2 2 1 1

The Pearl, where custom design meets modern luxury. This exquisite home features a master bedroom sanctuary with a walk-through wardrobe and ensuite bathroom, alongside a multi-purpose room with built-in cabinetry and a comfortable guest bedroom.

- Master bedroom with walk-through wardrobe and ensuite
- Modern kitchen with quality stainless steel appliances
- Guest bedroom plus additional multi-purpose room
- Low maintenance landscaped gardens

“We love everything about our life at Beachfront! We love our neighbours who are awesome, the beach, the fact it is dog friendly, and it being in our ideal location. Beachfront is what we had been dreaming of!”

Fran and Tony, residents at Beachfront



The Pacific

2 2 1 2

Step into The Pacific, where coastal luxury meets popular design. The master bedroom features a walk-in robe and ensuite bathroom, providing a sanctuary of relaxation. Accommodating guests is effortless with guest bedroom and an additional spacious multi-purpose room.

- Modern kitchen with quality stainless steel appliances
- Open plan living and dining room
- Master bedroom with walk-in robe and ensuite
- Guest bedroom plus additional multi-purpose room

Find Your Dream Home *at Glenfern*



Site 70 - Flynn

2  2  1  2 

Perfect for those looking to downsize to a low maintenance home but still have the opportunity to entertain! The design offers a large modern kitchen that flows seamlessly onto the living room, dining, and outdoor alfresco area creating a sense of indoor and outdoor living. The bedrooms are positioned at the back of the home for privacy, with the master bedroom features a large walk-in robe and ensuite bathroom.

- Master bedroom with walk-in robe and 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



Site 107 - Maria

2  2  1  2 

A beautiful home offering a stylish design! Enjoy relaxed living in a warm and bright space with a spacious open plan kitchen, dining and living room flowing onto the outdoor alfresco deck – perfect for entertaining. This design includes a modern kitchen complete with an island bench and stone bench tops offering integrated living at its finest.

- Modern kitchen complete with island bench and quality appliances
- Open plan living and dining room
- Master bedroom 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.