



Lifestyle  
Communities®

The image features a modern, curved building with large glass windows and a dark roofline. In the foreground, there is a swimming pool with a tiled edge and a concrete deck. The sky is clear blue, and there are some orange decorative lines in the upper right corner. The overall scene is bright and sunny.

# Your new way to live starts here

At Lifestyle Communities® we think the best way to live is with more time for yourself, more freedom to choose, and more of your kind of people around you. Which is why we've spent over 22 years helping downsizers swap maintenance for exactly that. For us, it's never just about the house. It's about everything that opens up once the keys are in your hand.



# Welcome to Lifestyle Communities<sup>®</sup> Deanside

Think less retirement village, more “why didn’t I do this sooner?” Lifestyle Communities Deanside is all about freedom, friendship and finding your rhythm again. Set opposite a peaceful park and just 35 kilometres from Melbourne’s CBD, this welcoming community blends calm open space with city convenience.

You’ll find neighbours who become mates and more ways to spend your time than there are hours in the day. Mowing the lawn is replaced with

morning walks, fixing gutters gives way to long lunches in town, and when you travel you can lock up and leave any worries behind. Work a little if you like, wander the world if you prefer, or simply stay close and enjoy the everyday. A coffee, a laugh, or a catch up that lasts longer than you planned.

With low-maintenance homes and a friendly community of like-minded people, you’ll have the freedom to make every day feel like a holiday.



# Elevate your everyday at the Clubhouse

The Clubhouse is the heartbeat of your community. It's a place that feels like a natural extension of your own home and life, with spaces to relax, catch up, or try something new, all just a short stroll from your front door.

Catch a film in the cinema (no need to argue over the remote), gather for pizza straight from the wood-fired oven, challenge a friend to a match on the bowling green, bocce court, croquet lawn or pickleball court. If creativity's more your pace, the Maker's Studio is the perfect spot to get hands-on. Pull up a chair in the cosy lounge for a quiet chat or join the crowd when the mood strikes.

At Deanside, downsizing doesn't mean doing less, it means enjoying more. More time, more friends, more moments that make you glad you made the move.

It's no surprise that up to half of our new homeowners come through word of mouth. Because once people experience the warmth, laughter and connection here, they can't help but share it.





# Your wellbeing sanctuary

You'll find everything you need in the Clubhouse to take care of your health and wellbeing. You'll have it all at your fingertips, whether you are training for a marathon or preventing the grandkids lapping you. For now!

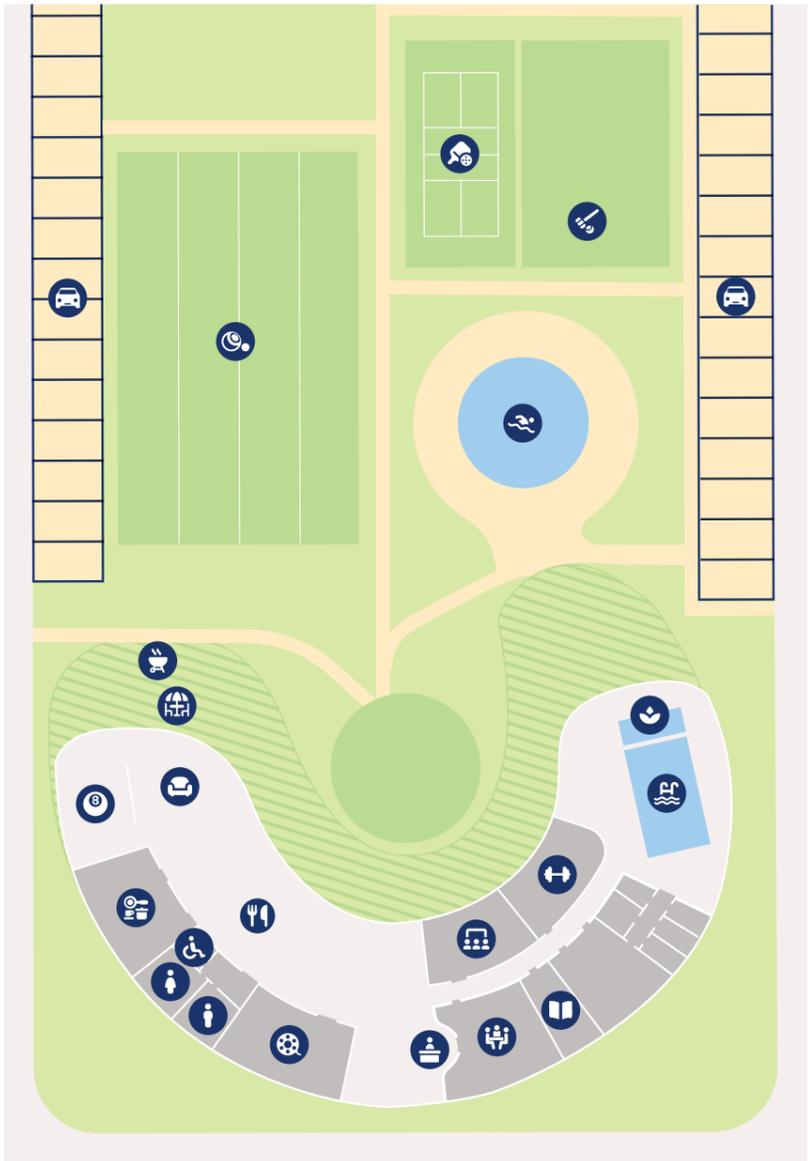
Start your morning with a swim, recharge with yoga in the gym, or work up a sweat with state-of-the-art equipment. And when it's time to relax, the spa makes it easy to switch off and recharge.

Call it self-care, call it future-proofing. Enjoying the health and wellness hub, is a great way to live.





# Step inside your Clubhouse



- |                      |                 |                   |
|----------------------|-----------------|-------------------|
| Visitor parking      | Alfresco dining | Indoor pool       |
| Billiards            | Lounge          | Gym               |
| Kitchen              | Communal dining | Library           |
| Male amenities       | Cinema          | Multipurpose room |
| Female amenities     | Pickleball      | Office            |
| Accessible amenities | Croquet court   | Reception         |
| Lawn bowls           | Outdoor pool    |                   |
| BBQ                  | Spa             |                   |

# A home for living in

Your home is a place to relax, share good times with good friends, and enjoy the freedoms that downsizing brings.

Since 2008, we've partnered with Todd Devine Homes to create houses that balance smart design with lasting quality. Every detail is considered, from layouts that make life easier to finishes that spark pride every time you walk through the door.

Step inside and you'll find homes designed for the way you really live. Beautifully built kitchens, light-filled spaces that open to the outdoors, and thoughtful touches that make every day feel a little more special.

Add in stylish bathrooms, flexible bedroom options and plenty of space to unwind or entertain and you'll have a home that's ready for a full and joyful life.



## Deanside: Connected to everything, surrounded by calm

Perfectly placed opposite peaceful parklands, Lifestyle Communities Deanside offers a breath of fresh air just moments from everything you need.

You're close to Caroline Springs and Taylors Hill, with shopping, dining and healthcare all within a 10-minute drive. For larger trips, Watergardens and CS Square are nearby, while Rockbank and Caroline Springs train stations make the city just a short ride away. The Melton Highway and Western Freeway are easily accessible, and Melbourne Airport is under 30 minutes away.

When the weekend calls, head to Witchmount Estate for wine and wood-fired pizza, tee off at Melton Valley Golf Club, or stroll through Mount Cottrell Recreation Reserve and the Melton Botanic Gardens.

Deanside connects you to the best of Melbourne's west – all from a peaceful, park-side setting you'll love coming home to.



# Stress free living

Lifestyle Communities are designed around your peace of mind. With fulltime Lifestyle Managers to keep things sorted, so you can spend more time doing what you love. Add to that a community of neighbours who quickly become friends, and you've got a support network that's always close at hand.

Whether it's sharing a ride, lending a hand, or just checking in for a cuppa and a chat. Here, care and connection are staples of everyday life. We can't imagine a better way to live.



# Land your perfect spot

Whether you want street appeal, a quiet pocket, or to be close to the Clubhouse, there's a perfect site to suit.



- Smaller block size
- Standard block size
- Large block size
- Extra large block size

## Powered for the future

At Lifestyle Communities Deanside, every home is thoughtfully designed to be all-electric and energy-efficient – running smarter and cleaner to help reduce environmental impact and make everyday living that little bit easier.

## Cooking made easy

Cooking is a breeze with an electric oven and sleek induction cooktop. Instant heat, precise control and up to 70 percent more efficient than gas.

## Keep cool (and warm) and carry on

Electric split systems and ducted options keep things cool in summer and cosy in winter.

## Efficient water that's hot to trot

Electric heat pumps use up to 65 percent less energy than conventional systems, so you can feel good about every shower. Even the long ones.

## Clever transport. Smart living

Enjoy sustainable travel with the smart Volvo C40 or one of the community's numerous electric bikes.

## Stay effortlessly connected.

Every home is equipped with fibre-optic cabling, giving you the flexibility to choose your own provider and enjoy lightning-fast speeds for streaming, scrolling, or working from home. Less hassle, more comfort - your way.

# People are our purpose

For more than 22 years, Lifestyle Communities has been focused on one thing: creating upsized lives for modern downsizers.

Today more than 5,800 homeowners are part of our communities. They feel supported, connected and proud to call Lifestyle Communities® home, and continue to recommend us to their friends in consistently high numbers. Which says more than we ever could.

If this sounds like a great way to live, maybe it's time to make Lifestyle living yours.



Homeowners Mark and Sue from  
Lifestyle Communities® Riverfield



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 lifestyle communities

Way to *live*

*Lifestyle*  
Communities®

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