

# Lifestyle Communities®



# 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® Kaduna Park

Think less retirement village, more “why didn’t I do this sooner?” Kaduna Park is all about peaceful, connected living. Enjoy a welcoming community, spacious green surrounds, and easy access to local shops, parks, and everyday essentials.

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), challenge a friend to a game of billiards in the games room, or swap recipes in the community kitchen while something sizzles on the BBQ. Pull up a chair in the cosy lounge for a quiet chat or join the crowd when the mood strikes.

At Kaduna Park, 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, from leisurely outdoor activities to energising workouts.

Start your morning with a swim, a friendly game of pickleball, or work up a sweat in the gym. And when it's time to relax, unwind by the fireplace in the lounge.

Call it self-care, call it future-proofing. Enjoying all the community has to offer is a great way to live.





# Step inside your Clubhouse



- Parking
- Electric car
- Community bus
- Indoor pool
- Spa
- Bowling green
- Outdoor cinema
- Gym
- Male amenities
- Female amenities
- Accessible amenities
- Lounge
- Alfresco dining
- Dining
- Reception
- Kitchen
- Cinema
- Office
- Pickleball court
- Croquet court
- BBQ area
- Billiards
- Multipurpose room
- Library
- Dog run\*
- Makers studio\*
- Workshop\*

\*Amenities external to Clubhouse precinct



# A home for living in

Your home is made for more than just looking good – it's made for living well. It's a place to relax, share good times with friends, and enjoy the freedom downsizing brings.

Since 2008, we've partnered with Todd Devine Homes to create houses that balance 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.

Inside, you'll find light-filled spaces, kitchens that sit at the heart of the home, and plenty of room to relax or entertain. With modern bathrooms, flexible bedroom options and seamless indoor-outdoor living, you'll have a home that feels just right for you.



## Laid-back living, perfectly placed

Lifestyle Communities® Kaduna Park is a relaxed, welcoming community in the heart of Melbourne's thriving south-east. Perfectly positioned between the city, the coast and surrounding green spaces, it offers the ideal balance of convenience and lifestyle.

Local shopping centres, medical facilities and public transport are all within easy reach, while nearby parks and recreational areas provide plenty of options to enjoy the outdoors.

With major roads connecting you to the city, beaches, and surrounding townships, Kaduna Park makes it easy to explore everything the south-east has to offer, combining a peaceful setting with exceptional accessibility.



# 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.





# 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.





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 lifestyle communities

Way to *live*

*Lifestyle*  
Communities®