

Unlock your
lifestyle of
a lifetime.

Lifestyle
BROOKFIELD
By Lifestyle Communities®



Introducing Lifestyle Brookfield



You'll feel right at home at Lifestyle Brookfield.

Surrounded by nature walking trails, whilst also being close to shops, transport and medical facilities, you'll live your best life here. The life you've always deserved awaits, nestled amongst the beauty of nature and offering wonderful opportunities for fun and friendship within a like-minded community.

Lifestyle Brookfield is located some 45km from Melbourne in the west.

We have beautiful 1 and 2 bedroom homes. If the community is currently sold out, you can join our 'cant wait' list!



Discover the Lifestyle Difference

Here at Lifestyle Communities®, we set ourselves apart by positioning ourselves as long-term manager rather than a property developer. Unlike property developers who build and move on, Lifestyle Communities® remains dedicated to our homeowners for the long haul. We are always reimagining how to provide a bigger life for our homeowners.

We apply a Deferred Management Fee (DMF) to ensure our commitment to the community and homeowners. Implementing the DMF guarantees that we at Lifestyle Communities® are equally invested in the community's well-being and continued desire to enhance the gardens and amenities.

Each community has a comprehensive 30-year plan, providing consistent refurbishment. The remarkable condition of our first community, Lifestyle Brookfield, is a testament to this approach's success. It still looks fantastic today!

As an ASX-listed company owned by prominent Australian Institutions, such as Aussie Super, we are committing to continuous reinvestment in our communities for the long-term benefit of our homeowners. Our focus remains laser-sharp on managing and looking after the communities. With our returns from charging a weekly site fee and the DMF, we do not generate cash profit from building communities.

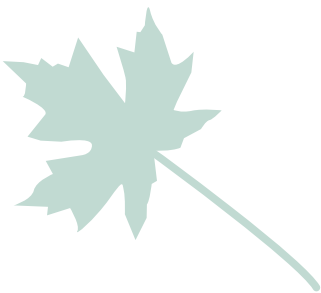


ALWAYS
REIMAGINING

A retreat to call your own

At Lifestyle Brookfield, you can spend your days soaking up the serene surroundings, or spruce up your daily grind with access to stunning amenities a short stroll from your front door.

Located at the heart of your community, the Clubhouse is architecturally designed with plenty of space for you to relax, socialise, recharge or re-energise. An extension of your own home, you'll have a host of lifestyle-enhancing amenities at your fingertips.



RELAX,
RECHARGE &
RE-ENERGISE



Community map

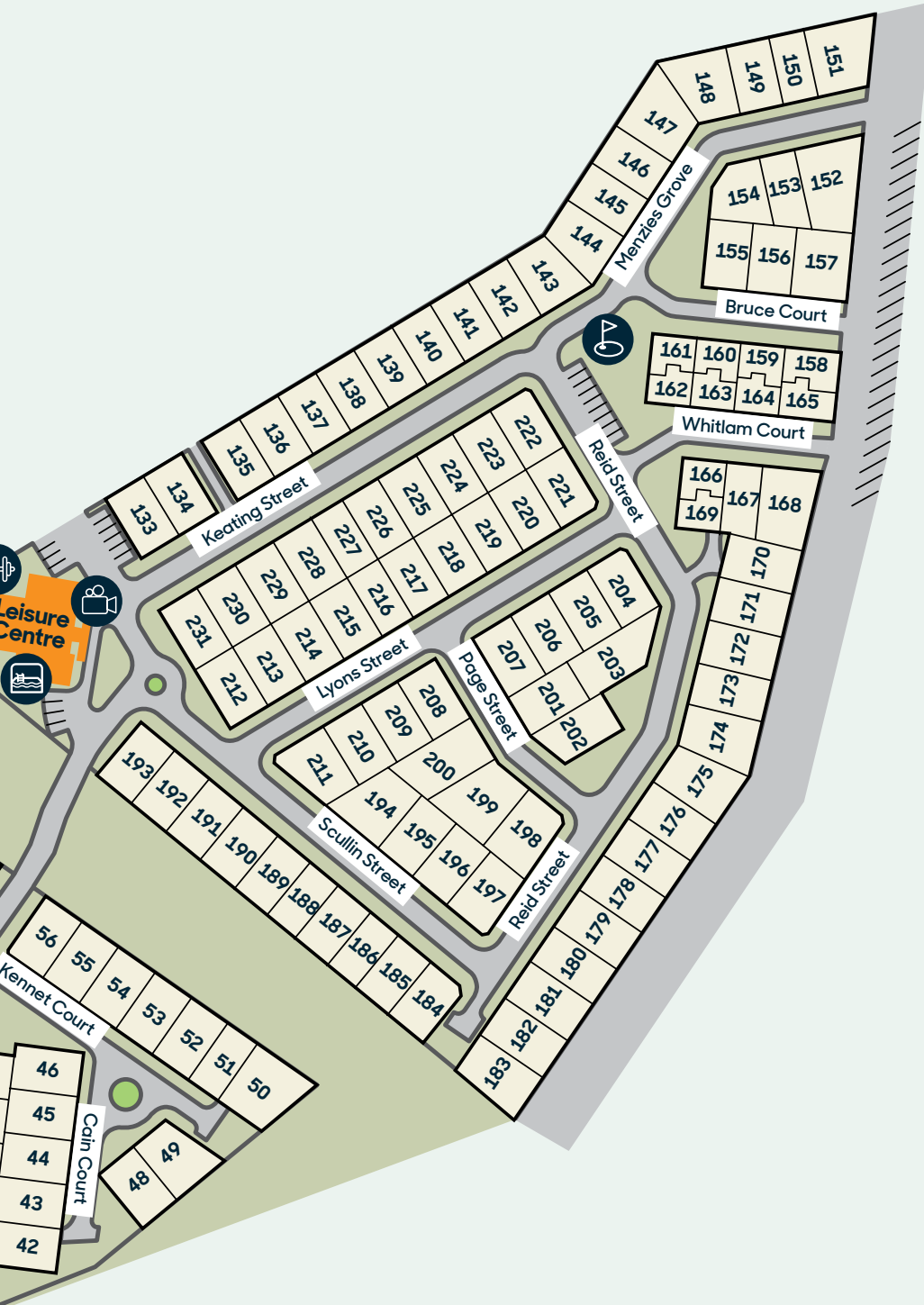
Amenities for you to enjoy:

-  Workshop
-  Indoor Pool
-  Library
-  Gym
-  Billiard Table
-  Visitor Parking
-  Cinema
-  Electric Car Parking
-  Bowling Green
-  Putting Green
-  Croquet Court



Lifestyle Brookfield has been designed to allow for easy, friendly interactions with like-minded neighbours, so you'll never feel isolated.

Landscaped gardens make it a tranquil place to stop for a while and take in the scenery. The natural surrounds of the area will even have you reaching for your walking shoes, and we bet you'll wear a path between your own world class amenities and your gorgeous home.





LIFESTYLE BROOKFIELD IS
LOCATED 45KM FROM THE
MELBOURNE CBD.



A community, well connected



For those who enjoy shopping, it is only a hop, skip and jump to nearby Woodgrove shopping centre. The Lifestyle Brookfield community bus is available to transport you to your shopping expeditions and our friendly Lifestyle Managers can help get your purchases home safely.

Nearby tourist attractions include the Werribee Open Range Zoo, Melton Country Club and Melton Botanic Gardens which are perfect for a day out with family or friends. It's only 45km to Melbourne Airport,

you'll be able to travel within Australia and abroad with ease. It's only 11 minutes to the Galli Estate Winery and for those that love sport or the outdoors, there is the Melton Valley Golf Club and the You Yangs Regional Park.

Close to everything, there are abundant medical facilities and pharmacies, plus the Sunshine Hospital and the Werribee Mercy Hospital. You'll love being in this tight knit community with ease of access to everything it has to offer.



FROM FINANCIAL FREEDOM
TO ENJOYING HOLIDAY VIBES
EVERY DAY, THERE ARE MANY
BENEFITS OF MOVING TO
LIFESTYLE BROOKFIELD.



The upsides of *downsizing* to Lifestyle Brookfield



Move in while you're young enough to enjoy it

Unlike a retirement village, you can remain working full or part-time while living your lifestyle of a lifetime at Lifestyle Brookfield.



Be your own bank manager

You'll enjoy financial freedom when you free up the money locked in your existing home. In fact, the average downsizer unlocks over \$220,000 of equity*. Plus, zero stamp duty and no council rates will help you save some serious cash!



Holiday vibes all year round

With the Clubhouse, pool, cinema, gym, bowling green and so many other amenities at your fingertips, you'll enjoy feeling like you're on holiday, every day!



Weed no more!

Say goodbye to pesky plants and nature-strip upkeep. Our dedicated gardening team will take care of your front garden and all the common landscaped areas, keeping them looking lush all year round.



Peace of mind when it's travel time

Head off travelling, knowing that your home is safe and secure within a gated community. Plus, take extra comfort in knowing your Lifestyle Managers and neighbours are close by and keeping an eye on your home.



Bring your pets

Furry friends are every bit your family as the non-furry kind. That's why your pets are welcome to call Lifestyle Brookfield home too. How fur-nomenal!



Your visitors are welcome

It's your home, so of course your friends and family are welcome to visit and stay. Plus, they can enjoy the facilities with you.



The very best of neighbourhood living

Our communities are friendly, peaceful and people focused places to call home. Living at Lifestyle Brookfield means you'll enjoy the very best bits of neighbourhood living, along with other like-minded people.



Feel safe and sound

Enjoy the peace of mind that comes with living in a safe, secure and peaceful gated community.

*Based on historical data

The Buying Process

We want to get to know you!

Lifestyle Brookfield has properties that are listed for sale or soon to enter the market. Whether it's a cosy one bedroom home, perfectly suited to a single downsizer or a large two bedroom home for you to entertain the whole family, our community has homes to suit everyone and every budget.

1 Arrange a viewing

Arrange a viewing of your desired home with one of our friendly Lifestyle Consultants who will also give you a tour of the community and get to know your needs.

2 Secure your spot

When you find the home you want to buy and make an offer, we will put forward your offer to the vendor and work with both parties to help organise a successful outcome.

3 Offer and acceptance

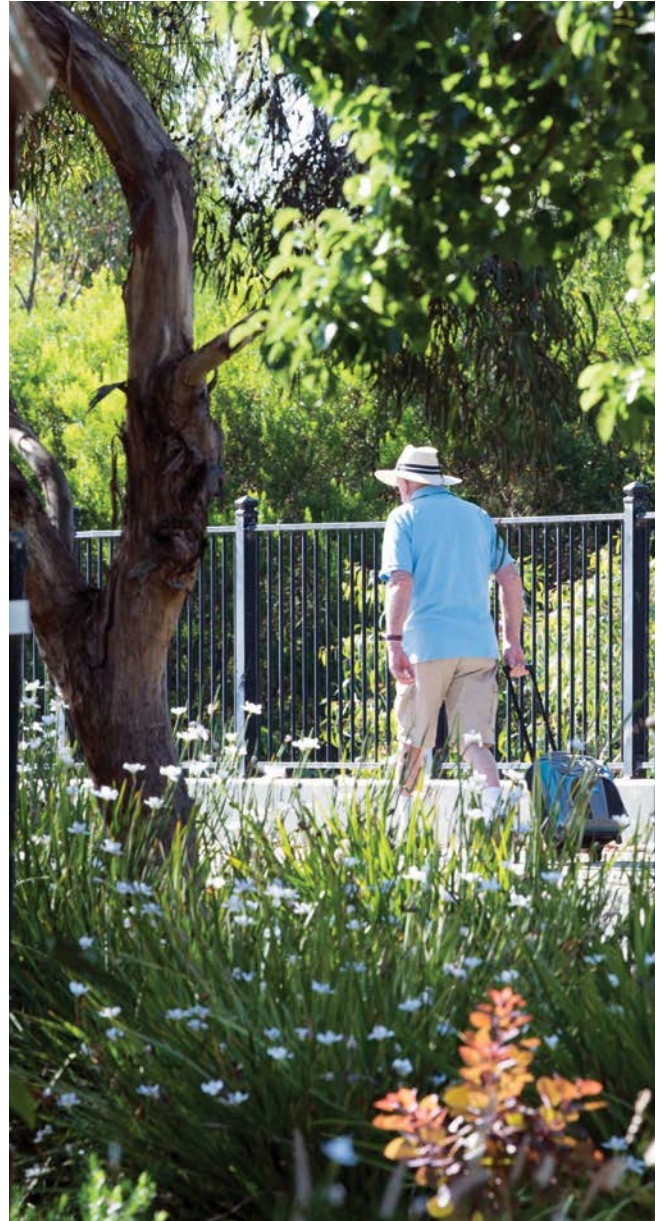
When your offer is accepted, a non-refundable deposit of \$2,000 is payable to secure your home.

4 Agreement read

Following payment of the initial \$2,000 deposit to secure your offer, you then have 21 days from the date of payment to discuss and sign your contract and pay a further \$3,000 agreement deposit. The total deposit paid of \$5,000 will be deducted from the sale of your home at settlement.

5 Move in day

We'll take you through the final legal process of taking ownership and paying the balance for your new home at Lifestyle Communities®. Then it's the big day! Rest assured we will be with you to assist at every step to help make the move as smooth as possible.



6 Settling you in

We will organise your Clubhouse induction, can help organise a gym induction and help you immerse yourself in all of the social and wellness activities on offer, if you choose to get involved.

For more information
please speak with your
Lifestyle Consultant.



When you want to leave

We're sad to see you go.

- 1 Come on in and request a home appraisal – speak with your Lifestyle Consultant or Lifestyle Manager. You can also sell your home with a real estate agent, the choice is yours.
- 2 Your Consultant will provide you with detailed information on the selling process, current market trends, tailored property recommendations and marketing options to achieve the successful sale of your home.
- 3 An appraisal will be prepared, and once agreed upon, the next steps are planned (presentation, decluttering, home refurbishments prior to going to market).
- 4 Included in the Vendor Marketing Package – professional photography and videography of your home occurs.
- 5 Brochures and website listings are created. This includes listings on Facebook, realestate.com.au, downsizing.com.au, domain.com.au and villages.com.au.
- 6 You are now up in lights! Your consultant will be looking to source buyers from far and wide including database leads, external advertising, digital platforms, mail outs and events.
- 7 We'll keep you in the loop with buyer feedback given post each inspection until its time to get a little excited – **we have an offer!**
- 8 Usually your buyer is selling their home in the local suburbs, so we'll be there to guide you along this journey until the offer becomes unconditional!
- 9 Time to celebrate and get ready to depart.
- 10 We can assist with departure cleaning, with courtesy general freshen clean included. If you'd like to leave all the hard work to us, we'll arrange a quote for you and get the full cleaning done – one less thing for you to worry about!
- 11 Settlement day arrives, you've shifted out and your buyers are here to move on in. **Congratulations and thanks for entrusting us to help you with this stage of your journey!**

The average time taken from listing to selling:

2 weeks

Preparation for Sale

60/70 days

Average Selling Period

90 days

Average Conditional Period

"Participating in **wellness activities** has allowed me to meet people in the community quickly. Meeting those with similar interests."

JENNY & STEVE

Homeowners at Lifestyle Brookfield





CLUBHOUSE
EST. 2005

Introducing

Club Lifestyle

It's more than just a perk
– it's a lifestyle choice!

Our Gift To You

Immerse yourself in the magic of Club Lifestyle, an exclusive gift for our Lifestyle Communities® homeowners. Nestled in the picturesque Bellarine Peninsula, it's an opportunity to enjoy holidays every year, and the best part is that it's on us!

Holiday Your Way

At Club Lifestyle, the word 'holiday' means endless possibilities. You can stay in a cosy villa, bring your caravan down and enjoy one of our premium powered caravan sites, or embark on a carefree road trip in one of our fully equipped motorhomes.





The Bellarine Peninsula

Unlimited Activities

Experience the Bellarine Peninsula, one of Victoria's premier holiday destinations, offering stunning sea views, farmlands, and Victorian charm. From gourmet delights to winery tours, it's a place where relaxation meets adventure.

The Villas

Unlimited Serenity

Our one and two bedroom villas offer a stylish coastal retreat with premium amenities. They have fully equipped kitchens, open-plan living, and luxurious bedding – everything you need for an ultimate luxury escape.

The Motorhomes

Unlimited Freedom

Hit the road with our state-of-the-art motorhomes. More than just vehicles, they're vessels of freedom with double beds, fully equipped kitchens, and all the comforts you need to explore the open road in style.

Your Own Caravan Site

Unlimited Star Gazing

For caravan enthusiasts, our powered sites offer more than just parking. Experience the beauty of nature on your private patch of grass – perfect for happy hours, quiet moments, and connecting with fellow holidaymakers.

Camp Kitchen

Unlimited Stories Unfold

Step into the heart of Club Lifestyle, our Camp Kitchen. Where shared stories, newfound friendships, and delicious aromas create unforgettable memories. This is the place where your holiday adventures come to life.



Unlimited Adventures. Unlimited Fun. Unlimited Memories.

Empowering possibilities

For over two decades, Lifestyle Communities® has championed bigger lives for our Victorian Homeowners.

20⁺

Lifestyle Communities®

3,000⁺

Homes Settled

4,000⁺

Happy Homeowners

23⁺

Pools with 2,350⁺ square metres of tiles

17⁺

Private cinemas with

476⁺

Seats

2,726⁺

Square metres of Tennis Courts



774⁺

Square metres of Bowling Greens

A cohort of like-minded retired, semi-retired and working downsizers who belong to a generation that's seen more change than ever before; and possibly any to come.

We're incredibly proud of our story so far, and we'd love you to be a part of it.

We've planted over 156,000⁺ plants and almost 6,000⁺ trees just to name a few...





Whatever lifestyle you're dreaming of,
let Lifestyle Brookfield bring it to life!

1300 50 55 60

lifestylebrookfield.com.au

111 - 139 Coburns Rd, Brookfield VIC 3338

Lifestyle[®]
COMMUNITIES

Life.
Unlimited.