

Lifestyle Communities®



 Phillip Island

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® Phillip Island

Think less retirement village, more “why didn’t I do this sooner?” Lifestyle Communities Phillip Island is where freedom, friendship and coastal calm come together. It’s a place where the sound of the ocean reminds you to slow down, where neighbours become mates, and where every day feels just a little lighter.

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 by the beach, 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 deluxe cinema (no need to argue over the remote), challenge a friend in the well-equipped games room or perfect your swing in the golf simulator. When the sun sets, the lounge is the perfect spot to share a drink and a laugh.

At Phillip Island, 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.

Stay active in the state-of-the-art gym, unwind in the spa or infrared sauna, or join a yoga or pilates

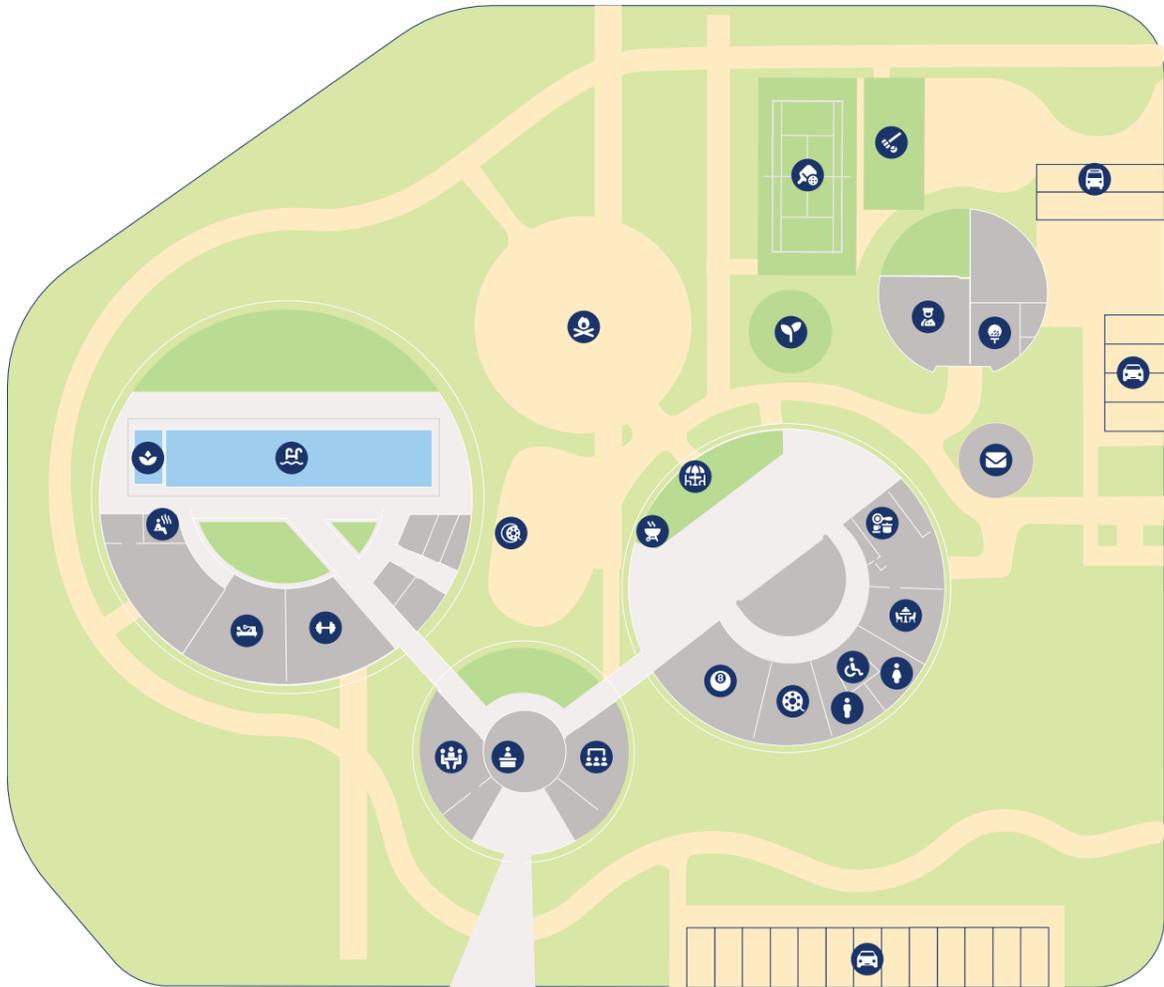
class to stretch, move and reset. Every space has been designed to help you feel your best, body and mind.

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





Step inside your Clubhouse



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|  Indoor pool |  Pickleball |  Kitchen |
|  Spa |  Croquet court |  Mailbox |
|  Infrared sauna |  Community garden |  Golf simulator |
|  Reformer pilates |  BBQ |  Culinary Kitchen |
|  Gym |  Alfresco dining |  Shuttle bus parking |
|  Fire pit |  Games room |  Visitor parking |
|  Outdoor cinema |  Cinema | |
|  Office |  Male amenities | |
|  Reception |  Female amenities | |
|  Flexi hub |  Disabled amenities | |

A home for living in

Your home is a place to relax, share good times with good friends, and enjoy the freedom 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.



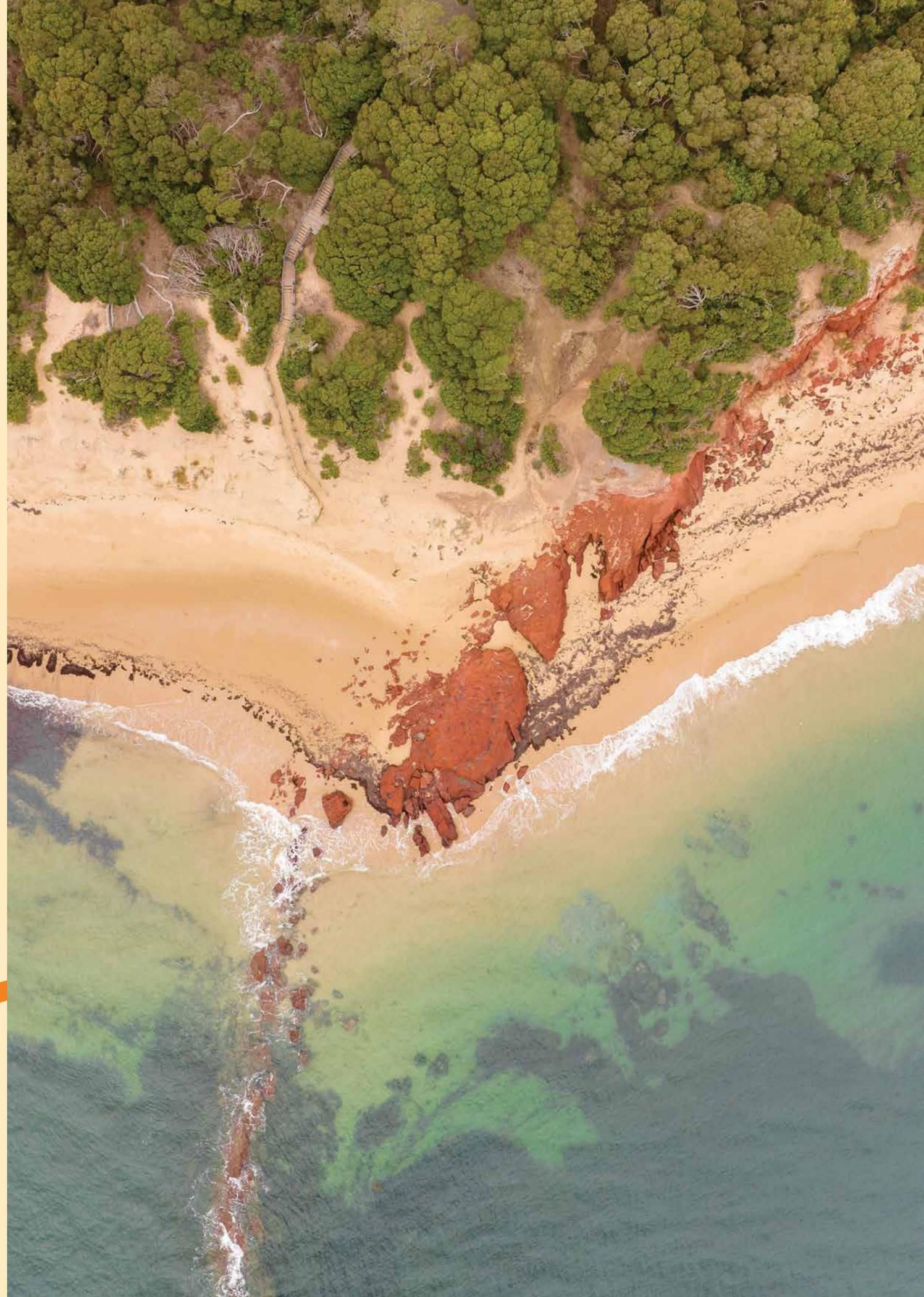
Phillip Island: A great way to live

There's something special about island life, a mix of calm and energy that's hard to find anywhere else.

From Cowes Beach and the local jetty to hidden coves and coastal walks, Lifestyle Communities Phillip Island puts you close to everything that makes this place unique. Cafés, wineries, and markets are just minutes away, and when you're ready for a little adventure, the penguins, wildlife parks and walking trails are right on your doorstep.

Prefer to take it easy? Enjoy a round at the Red Rocks Golf Club, explore the shops in Cowes, or relax and take in the ocean air. It's all part of living in a place where the pace slows down, the people smile more, and the view never gets old.

That's the beauty of island living and it's waiting for you here.



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.



- **A1 Lots**
12.65m wide x 18.0m long
- **B Lots**
10.0m wide x 18.0m long
- **A2 Lots**
13.65m wide x 18.0m long
- **D Lots**
12.65m wide x 10.75m long
- **A3 Lots**
14.65m wide x 18.0m long

Powered for the future

At Lifestyle Communities Phillip Island, 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.

Upgrade your energy efficiency

Choose to add under-floor insulation and double-glazed windows to make your home more comfortable year-round and improve overall energy performance.

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 connected

High speed fibre internet comes standard, so streaming, scrolling or working from home all runs fast and smooth.

Less hassle, lower bills, more comfort. Sounds like a great 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.



Homeowners Mark and Sue from
Lifestyle Communities® Riverfield



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 lifestyle communities

Way to *live*

Lifestyle
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