

# Life

by Hometown Australia

Spring 2022

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## Discover the Magic of Grafton

Learn about the charming town of Grafton and why residents love living a relaxed country lifestyle

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## Find Your Dream Home

Explore the innovative home designs on offer across Hometown Australia's Communities

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## Keeping Busy!

Learn how residents have been keeping busy by taking part in Hometown Australia's competitions!

# Joint Managing Directors Message



Kevin Tucker

Stuart Strong

**Welcome to the spring edition of *Life by Hometown Australia*. In this edition we discover an array of innovative homes that have been designed specifically for over 50s ease of living, we gain great insights into why residents enjoy living in a Hometown Australia Community, and we recap on the many fantastic competitions that have taken place over the past months.**

In exciting news, Hometown Australia recently announced the acquisition of the Laurieton Community on the mid north coast of New South Wales. The acquisition complements our commitment to Port Macquarie as we expand the current portfolio to 910 home sites over five communities within the region. The well-established community includes 301 sites and offers an array of superb amenities including a gym & wellness centre, indoor and outdoor heated pools, and bowling green. We look forward to continuing to build a sense of community for residents.

Over the past couple of months, residents have been busy taking part in many of the Hometown Australia competitions. The competitions are designed to be inclusive and welcoming for residents to participate in. We have received wonderful feedback and look

forward in continuing to deliver competitions to our residents throughout the remainder of the year. In this edition we take a look at the recent competitions and congratulate the winners!

There are two competitions remaining for 2022 with the resident favourite Spring Garden Competition commencing this month. This year we call upon all green thumbs to create something special within their garden or to come together to design a garden within the community. In previous years we have received an overwhelming response with residents' registering their magnificent gardens – making the decision to choose a winner very difficult!

We look forward to sharing the winners of the Spring Garden Competition with you in the next edition of the magazine.

Kind regards,

*Kevin Tucker*     *Stuart Strong*

Kevin Tucker & Stuart Strong  
Joint Managing Directors



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# Enjoy a Relaxed Lifestyle Along the Coast of Coffs Harbour

The Coffs Harbour coast is known for its beautiful weather, tranquil rainforests and stretches of white sandy beaches, making it one of Australia's ideal holiday destinations. So, it is no wonder more over 50s are looking to downsize and enjoy relaxed living along the north coast of NSW.

Nestled amongst the beach and the bush you will find The Pines, a community offering an enviable over 50s lifestyle. Located in Woolgoolga, 20 minutes north of Coffs Harbour and set alongside the Hearnes Lake, the community offers the best of both worlds with access to secluded beaches and the lively culture that the Coffs Harbour region has 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 taking time out to relax in the spa. In addition to the current amenities, the development is planned to include a new community centre and additional amenities.

The new community centre will include an entertaining area, gym, activities room, and BBQ facilities for residents to enjoy. The community will

also be welcoming 47 new homes with designs to be released later in the year.

Residents can start their day by grabbing a coffee at their local spot and enjoying a walk across the shores of one of the nearby beaches. Grab your comfiest walking shoes, pack a picnic, and explore the beauty of the north coast with national parks such as the Sherwood Nature Reserve and Bindarri National Park a short drive away.

Water enthusiasts have endless opportunities to enjoy the region with fishing at Bongil Bongil National Park, your choice of visiting many of the pristine beaches, or taking in the view of the coastline across one of the 75 walking trails within the region.





One of the beautiful beaches in Coffs Harbour  
Photo credit : Australian Traveller

Within the picturesque community, downsizers have the opportunity to purchase new or pre-loved homes on the Land Lease Living model. This means residents own the dwelling and long-term lease the land on which it stands.

Financial benefits include:

- No stamp duty
- No council rates
- No exit fees or deferred management fees
- Retainment of 100% capital gains.

The Land Lease Living model makes it possible for those looking to downsize to access lifestyle rich areas and join lifestyle communities providing an exceptional over 50s living experience.



Poolside at The Pines



# The Magic of Grafton

Perfectly located in the heart of the north coast of New South Wales is the charming rural town of Grafton. Rich in history stemming back to 1849, Grafton can be characterised by its wide streets adorned by the famous purple Jacaranda trees, elegant Victorian buildings, lush parks, civic beauty, and prime location on the banks of the Clarence River. It is no surprise why residents at Jacaranda Grove call this beautiful town home.

“My husband and I have lived in Grafton for 57 years, so it made sense to make the move to Jacaranda Grove. We have been here for nearly nine years and haven’t regretted it once,” said Hazel Partridge, resident at Jacaranda Grove.

Fittingly named, Jacaranda Grove is a well-established community offering those over 50 a relaxed country lifestyle. “We had friends living in the community who would often have us over for dinner and tell us how great life is living at Jacaranda Grove. It took a little while for us to make the move but after our family had grown up, we decided the time was right for us. We wanted to be part of a

community and around company of a similar age,” said Hazel.

*“Jacaranda Grove has a nice sense of community, which is what its all about. That’s what we were missing before we made the move and now, we have new friends, we are part of a great community and we have a pretty good social life that we never had before which includes weekly BBQ catch ups with our friends within the community” said Hazel.*

Residents can enjoy keeping socially and physically active by swimming laps in the pool

or catching up with family and friends in the BBQ area.

In an exciting step forward, construction is now underway on the new community centre at Jacaranda Grove. The clubhouse will feature a country inspired interior where residents can enjoy their morning coffee in one of the alfresco areas with views of the pool, relax in one of the lounge areas with a book from the library, or meet up with neighbours for a sundowner drink at the bar. “We are all very excited about the new community centre. I was part of the social committee at the old centre, so I look forward to helping get the committee going again – that’s in the pipeline! It will be



Artist impression of the new clubhouse currently under development

great to have a larger library and more space for people to come together and enjoy. It will be great to have a place where residents can enjoy a cup of coffee, read a book, and catch up,” said Hazel.

Often referred to as the Jacaranda City, Grafton is home to over 1,400 Jacaranda trees and when in full bloom the streets are alive with the magic of with cascading purple blossoms. The Jacaranda trees are celebrated annually at the renowned Grafton Jacaranda Festival which is a 10-day festival honouring the towns glorious lilac trees with live music, art exhibitions, and markets. “When our children were younger, they would take part in marches in

the festival each year. Once the kids left home my husband and I would still enjoy going and having a Jacaranda ice cream which is a vanilla ice cream with a purple hue. The markets are wonderful with homemade pickles, jams, and different things. It’s great to go down and support,” said Hazel.

If you’re looking for a day of exploring there is no better place to start than experiencing the delights of the Clarence Valley and the nearby (approx. 40 minutes) coastal towns of Yamba, Woolli and Iluka. Enjoy a walk across the Grafton Bridge taking in the sights of the Clarence River and Susan Island, spend a day on the water

fishing, sailing, or swimming or keep to a land-based activity and explore the Yuraygir National Park or the Bom Bom State Forest bike trail.

“Grafton is a very old city rich in history and is surrounded by beautiful old homes which are being lovingly restored and hundred-year-old Jacaranda trees. It really has everything you need from beautiful drives to the beaches 40 minutes away, great picnic spots and every day needs in the shopping centres. There is always plenty to see and do in Grafton!” concluded Hazel.

*To learn more about Jacaranda Grove visit our website.*



BRIDGE STREET  
WILSONTON

Hometown Australia

# Discovering Toowoomba

**For many years, Queensland has been recognised as an idyllic location for retirees looking to downsize. When you consider the 'almost' all year-round sunny weather, relaxed lifestyle and affordable homes, Queensland can make for an appealing region to move to.**

In the latest figures by the Australian Bureau of Statistics (ABS), Queensland gained 9,800 people from net interstate migration over the December 2020 quarter, which is more than any other state

or territory in Australia. From these findings approximately 11% were aged 65 years or older. With some of the worlds most stunning beaches, a vast coastal line greeted by lush rainforests and beautiful outback countryside waiting to be explored - living a relaxed lifestyle in Queensland is made easy.

In 2020, Queensland's inland city of Toowoomba was named the second most popular retirement and downsizing destinations by an analysis undertaken by [Downsizing.com.au](https://Downsizing.com.au).







Often referred to as Queensland's Garden City, it is known for its colourful façade all year round and is home to over 150 public gardens. The region is a nature lovers dream surrounded by National Parks and lakes, it is rich in history, and true to its country style hospitality as a thriving food region with fresh produce and local markets.

It is here that you will find the charming Bridge Street Community. This well-established over 50s community is designed for a peaceful and active lifestyle with an array of amenities and a thriving social calendar.

Residents can take up a new hobby with many activities to choose from including darts, crafts,

billiards, line dancing, and cards or meet like-minded people at the monthly coffee and catch-up groups. Keep active by enjoying the amenities on offer such as the swimming pool, bowling green, croquet, and tennis court.

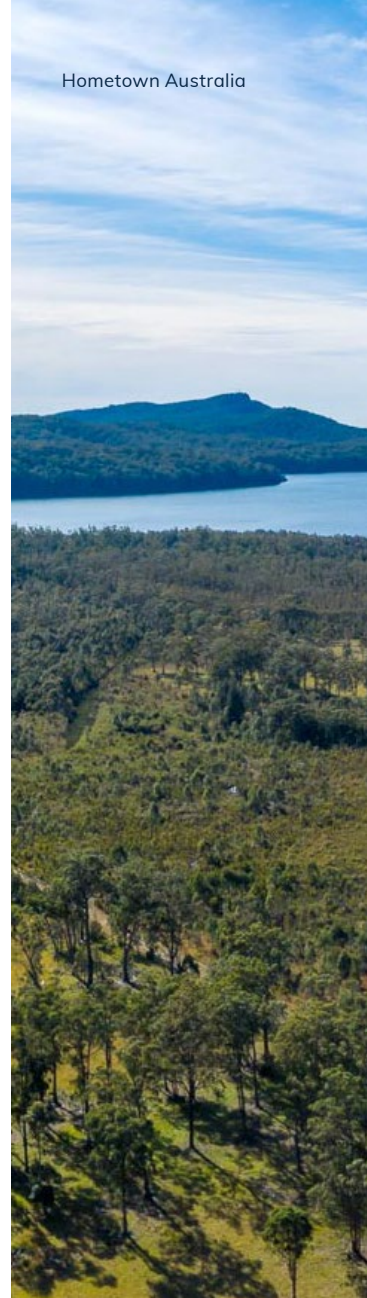
Conveniently located near local shops and essentials services and a 90-minute drive from Brisbane, the community strikes the perfect balance of country living with access to modern amenities.

*To learn more about the community please visit [Bridge Street](#) on our website.*



LAURIETON  
KEW

Hometown Australia



# Hometown Australia Welcomes Laurieton

**Hometown Australia is pleased to announce the recent acquisition of the Laurieton Community on the mid north coast of New South Wales, expanding the portfolio to five communities within the region.**

The acquisition complements Hometown Australia's commitment to the Port Macquarie region by adding to the existing portfolio of four assets including The Retreat, Newport, Taskers, and Hometown Australia's newest development, Glenfern. The recent acquisition will bring the total sites within the region to 910 homes including new developments.

Laurieton is a well-established community with 301 sites, set across beautiful, landscaped gardens, offering luxury amenities and quality modern homes for over 55s looking for a relaxed lifestyle. Living an active lifestyle at Laurieton is made easy with access to superb amenities such as the gym & wellness centre, indoor and outdoor heated pools, and bowling green.

The fully equipped clubhouse is the perfect place to meet like-minded people for a sundowner drink and join in on social activities. If you're looking to relax you can find a good book in the library, enjoy an afternoon in the crafts room or relax in the cinema. Meeting up with neighbours and friends is easy with the onsite residents' café and sports bar & grill.

Residents can enjoy relaxed living with the beautiful natural surrounds of the North Brother Mountain and Queens Lake, whilst being only 25 minutes away from the conveniences in Port Macquarie.

*To learn more visit Laurieton on our website.*



The community's beautiful bowling green



LAKELAND  
BUFF POINT



# Lakeland Welcomes New Clubhouse

**Hometown Australia is pleased to announce the approval for the development of the new clubhouse for residents at the Lakeland Community on the Central Coast of New South Wales.**

“The design of the clubhouse is special as it includes input we have received from residents since the early conception of the project, right through until now,” said David Lawton, Development Project Manager at Hometown Australia.

The Lakeland Resident Committee engaged with the Hometown Australia Development and Operations teams on behalf of all residents to obtain feedback and input into the design. “Hometown Australia endeavor to develop communities to further enhance the living experience for residents with their input being integral for the overall success of the development,” said Mr Lawton.

Residents will be able to enjoy the clubhouse all year round with the design including a new pool, covered outdoor alfresco deck with poolside views complete with outdoor dining, integrated bar, and

BBQ facilities. The perfect spot to host a get together with family and friends or enjoy a sundowner drink with your neighbours.

Taking a look inside the clubhouse residents will have their choice in areas to relax and socialise. Find a spot in one of the many lounge nooks, enjoy a friendly game of pool, or meet up with friends in the indoor casual dining area. The clubhouse will be complete with a commercial grade kitchen and integrated bar for residents to host social events, and keep active in the new gym. “In addition to the clubhouse, there will also be the development of new BBQ facilities and amenities along the waterfront for residents to enjoy. As the community is set across the Budgewoi Lake, we felt this is the perfect location to be able to provide further amenities for residents to be able to enjoy the natural surrounds,” said Mr Lawton.

Fittingly designed for its location, the clubhouse will be of a modern-coastal style with hints of Hamptons accents. The clubhouse will feature light and bright interiors with timber decking throughout, high ceilings, and open planned social areas.



## Welcome to Lakeland

Located on the shores of the beautiful Budgewoi Lake on the Central Coast in New South Wales, Lakeland is a peaceful oasis set across 12 acres of lakefront land. Residents can continue to enjoy the many social activities held in the current clubhouse, relax with a good book from the library, catch up with friends for a BBQ, swim laps in the pool, or jump on the community bus for a group adventure.

Lakeland is ideally located near shopping centres and medical facilities, with the perfect balance of the outdoors being close to lakes and beaches. Lakeland has direct access of over 10kms of lake foreshore and walkways – perfect for nature lovers.

To learn more about what life could look like visit [Lakeland on our website](#).



Artist impression of the poolside at the new Lakeland clubhouse



Artist impression of the interior of the clubhouse



# Downsizing Explores Port Macquarie

**At the start of the year, Downsizing.com.au took on Port Macquarie to discover why so many over 50s are making a sea change to call the beautiful region home.**

In this four-part mini-series host, Bruce Samazan, speaks with Hometown Australia residents Annette and Geoff about what they enjoy most living in a lifestyle community, he gains an insight look into the new Glenfern Lifestyle Community and discovers the thriving region of Port Macquarie.

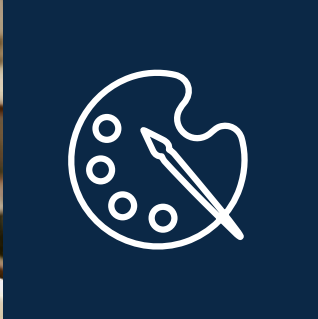
You can watch all four episodes on Downsizing.com.au website: [www.downsizing.com.au/regional-guides/nsw/port-macquarie-2444/](http://www.downsizing.com.au/regional-guides/nsw/port-macquarie-2444/)



# It's been a big few months of competitions for residents at Hometown Australia!

Let have a look at our winners...





# Winners Announced of the Art Competition

Residents across Hometown Australia's Communities have been busy embracing their inner creative as the much-loved art competition commenced in May. Residents were encouraged to submit their original piece of art in any shape or form from paintings, needlework, photography to sculptures, craft, and woodwork. The sky is the limit!

We received an overwhelming number of submissions and this year awarded first, second and third place. Please join us in congratulating the winners!

**First Place, Kevin  
from The Pines**  
Congratulations Kevin for placing first with your art submission of a hand carved, hollowed and painted didgeridoo.



**Second Place, Margaret  
from River Terraces**  
Congratulations Margaret for placing second with your art submission titled Friday Night Drinks.



**Third Place, Julie  
from Newport**  
Congratulations Julie for placing third for your art submission titled Rainy Day quilt which has been hand appliqued and machine quilted.



Congratulations to all of the individual Best Resident Art Winners within their respective communities and thank you to all who took part.





# WALK SWIM DANCE ACROSS



## Winners Announced

This March, residents were encouraged to take part in living an active and healthy lifestyle by forming a team within their community to take the same number of steps as the length of Australia from Perth to Sydney - 3,935kms. We received an overwhelming response from residents in the first year of the competition with residents exceeding the goal as a combined effort achieving a total of 34,145.81kms!

We are pleased to announce the winning team and runner up team are....

**Winners - The Sunrise Walking Group from the Sunrise Lifestyle Community**

The group completed a total of 7,738km (10,155,135 steps). Congratulations to the Sunrise Walking Group!

**Runner Up - The Grevillea Gallopers from the Grevillea Waters Community**

Congratulations to the The Grevillea Gallopers! The group completed a total of 7,461kms (9,791,572 steps). A wonderful effort following close behind first place.

Congratulations to all of the communities who took part in this year's competition. We look forward to running the competition again in 2023!

# A Day on the Green at Hometown Australia's State of Origin Grand Final Bowling Competition

**In a fantastic day of competitive bowls, residents from across Hometown Australia's Queensland and New South Wales communities came together for the State of Origin Grand Final Bowling Competition at the Sunrise Lifestyle Community on Saturday, 11 June 2022.**



Over the past three months, residents have been battling it out for a spot as a finalist at the Grand Final making their way through qualifying, preliminary, and state finals to guarantee their position in one of the three categories: men's pairs, ladies' pairs, and mixed pairs.

It was a clear and sunny day with a bit of wind proving challenging for the grand finalists however nothing could stop players from putting on a show! The day started with a special performance by the Sunrise choir and band singing the National Anthem. Amongst the 100 plus spectators was our special guest Sponsor MHIA – Land Lease Insurance Specialists, cheering on players who showcased a phenomenal two hours of bowling.

The men's pairs saw David Murray and Ben Pratap from Green Wattle in Queensland take on Graham Walkom and Jack Turton from Sunrise in New South Wales. In a tight knit game, the Queensland team shined in the later stages showcasing exceptional bowling, with the New South Wales team fighting back hard but the win going to the Queensland team with the winning shots from David Murray. Congratulations to David and Ben from the Queensland team!



The ladies pairs saw Lyn Hassall and Cathy Alexander from Redlands in Queensland take on Jean Bullock and Cathy Roberts from Valhalla in New South Wales. In a nail-biting competition, the Queensland team jumped out with a small lead which was quickly pinned back by the New South Wales team around the halfway point. Queensland powered through in the later stages picking up several ends in a row securing them the victory. Congratulations to Lyn and Cathy from the Queensland team!



The mixed pairs saw Graham Ritchie and Marie Ritchie from Redbank in Queensland take on Bobby Driscoll and Maureen Candsell from Oaklands in New South Wales. The competition started off as a battle royal with both teams trading shots at each end. The New South Wales team picked up a few big numbers at the halfway point, powering them home for the win with Bobby dominating the rink with exceptional draw bowling! Congratulations to Bobby and Maureen from the New South Wales team!

As the competition came to a close, players and spectators enjoyed a beautiful lunch organised by the Sunrise Social Committee followed by an Awards Ceremony presenting our winners and runner ups, along with a special MHIA – Land Lease Insurance Specialists Best on Ground award.





Congratulations to QUEENSLAND for winning the overall Hometown Australia State of Origin Bowling Competition, 2 – 1. A big congratulations to all of our winners –

**Men’s Pairs**

Winners - David Murray and Ben Pratap from Green Wattle (QLD)

Runner ups - Graham Walkom and Jack Turton from Sunrise (NSW)

**Ladies Pairs**

Winners - Lyn Hassall and Cathy Alexander from Redlands (QLD)

Runner ups - Jean Bullock and Cathy Roberts from Valhalla (NSW)

**Mixed Pairs**

Winners – Bobby Driscoll and Maureen Candsell from Oaklands (NSW)

Runner ups - Graham Ritchie and Marie Ritchie from Redbank (QLD)

**MHIA – Land Lease Insurance Specialists Best on Ground award**

Winner: Bobby Driscoll from Oaklands in NSW

Congratulation to all of our winners and runner ups and to all residents who took part in the competition. We look forward to bringing the Hometown Australia State of Origin Bowling Competition back in 2023!





# Spring Garden Competition

**Attention green thumbs! The Hometown Australia Spring Garden Competition returns this September. We welcome all residents to join in on the fun and express yourself through your garden or a garden within your community.**

## **How to Enter**

Enter your garden by submitting a registration form to your Community Manager.

*Would you like to tell us about your garden? Perhaps you have a special flower or a unique garden sculpture? We would love to hear about it! Please include this as part of your application.*

Keep an eye out for registration forms coming soon. The Spring Competition will run from 1 September – 14 October 2022. Winners will be announced shortly after. Please contact your Community Manager for further information.



**Do you have Facebook?**

Be sure to follow Hometown Australia!



## CATEGORIES & PRIZES

**\$100**

### **Community Finalist Best Resident Garden**

Each Community will select a Best Resident Garden, with finalists being entered into the National Competition and awarded \$100

**\$200**

### **Winner of the National Competition, Best Resident Garden**

Each Community finalist will be entered into the National Competition with the overall winner awarded \$200

**\$300**

### **Winner of National Competition, Best Community Garden**

One lucky Community will be awarded the Best Community Garden and will receive \$300 to the community social fund



SUNRISE  
PORT STEPHENS

Hometown Australia

# An Afternoon of Fashion and Glitz for a Good Cause at Sunrise

Residents at the Sunrise Community in Port Stephens enjoyed an afternoon of fashion and glitz, all for a good cause!





In May, residents Brenda, Madeline and Deb from the Sunrise Social Committee hosted a fashionable afternoon to raise funds and support the Tomaree Cancer Support Group. The Tomaree Cancer Support Group provides support to those undergoing treatment for breast cancer in the Tomaree Peninsula area. Support includes driving patients to important medical appointments, face to face support, physiologist assistance, help with household duties, gardening, and even helping to arrange babysitters.

In 2014, Brenda was diagnosed with breast cancer. "I found tremendous support by the Tomaree Cancer Support Group who arranged for members to take me to medical appointments and sit with me while undergoing chemotherapy. I certainly could not have done without them. That is why I suggested to hold the fashion parade fundraiser for the group as they don't receive government funding and depend on donations," said Brenda event organiser from the Sunrise Social Committee.

Guests enjoyed a glass of champagne on arrival followed by an afternoon tea in the Sunrise

community centre. Collaborating with local business, Pizzaz Boutique, residents volunteered to model the best of evening and casual fashion with highlights being the vibrant pops of colour and beautiful transeasonal pieces.

There were many prizes up for grabs that were donated by residents and local businesses which were raffled off to lucky winners throughout the event. The afternoon was a huge success with a total of \$3,710 raised and donated to the Tomaree Breast Cancer Support Group.

*"Sara Smith, President of the Tomaree Cancer Support Group advised the funds raised from the event will be used for a special project which will be announced shortly. We are looking forward to hearing how the funds raised will help others within the community through their cancer journey," Brenda, Event Organiser from the Sunrise Social Committee*



**GREVILLEA WATERS**  
YAMBA

Hometown Australia



# Cancer Care Committee Raises a Whopping Amount to Support Local Cancer Care Treatment Units

**It has been a busy end to the fundraising year for the Cancer Care Committee at the Grevillea Waters Community on the north coast of New South Wales. For the second year, the committee raised funds for the Northern NSW Cancer Institute at Grafton and Lismore with funds directed to the Cancer Care Units to assist patients undergoing cancer treatment.**

“Last year a group of us were discussing local residents’ cancer

treatments which then lead to the forming of a committee. After some discussion, we decided to fundraise for cancer and wanted to stay local and help our Grevillea Waters community friends through their treatments,” said the Grevillea Waters Cancer Care Committee.

In 2021, the committee successfully raised \$4,365 for the Lismore Cancer Care Unit and in 2022 they decided to include the Grafton Hospital Cancer Care Unit as well. “The funds raised will go to the Cancer Care Units at both Lismore and

Grafton Hospital who we know use donations for buying things such as food and petrol vouchers, heat packs, and wigs for patients to assist with relieving financial stress so they can continue their treatment. Funds also go towards education for nurses who specialise in the field,” said the Cancer Care Committee.

Last month the community came together with over 140 residents showing their support by attending the Morning Tea Celebration Fundraiser for Cancer Care, which is the committee’s end of year





fundraiser held in the Grevillea Waters community centre. “We received an overwhelming amount of support from local businesses in Yamba who donated gift cards, goods and even cash donations. Residents also got behind the cause donating handmade prizes for the raffle,” said the Cancer Care Committee.

“Without the amazing support of the Grevillea Waters Social Committee, we may not have reached the level of success that we have. We are hoping to have bigger and better prizes for 2023 as the Morning Tea Celebration tickets are becoming a ‘hot’ item on the social calendar in Yamba!” said the Cancer Care Committee.

A massive congratulations to the committee donating a total of \$8,400 to the Cancer Care Units at Grafton and Lismore Hospital. “To all the Grevillea Waters residents who donated prizes and to all who attended and supported by purchasing raffle tickets, also to the ladies that helped in the kitchen and selling raffle tickets, the Cancer Care Committee is very thankful and hope to have your continued support in 2023,” said the Cancer Care Committee.

If you think the Cancer Care Committee will be slowing down, you can think again! The committee has just kicked off their fundraising efforts for 2023 with raffles being held on Friday nights within the community with prizes such as meat and seafood vouchers and fresh produce boxes. The committee is also busy planning events to be held throughout the year as they have set the goal to raise \$10,000 for the Cancer Care Units in 2023!



*“We hope if any of our community friends need to undergo cancer treatment, we have helped to make things just that little bit more bearable,” concluded the Cancer Care Committee.*

# Why Residents Enjoy Living in a Hometown Australia Community

Here at Hometown Australia, we endeavor to create the best in over 50s\* living experiences and provide a sense of community within our communities. Don't take our word for it! Read on to discover what residents enjoy most about living in our communities -





**Ann and Ron from Boronia Range in New South Wales**

We moved into the community three years ago after selling our family home. We were looking to downsize to a more manageable property. We like the security living in the community brings, we enjoy the many amenities and taking part in the social events.



**Ian and Coral from Cobb Haven in New South Wales**

We have lived in the community for just under two years and enjoy the many great things about Cobb Haven. It is a great way of life where we enjoy the facilities such as a heated indoor swimming pool (that can be used all year round), BBQ areas, tennis court, and community centre. Everyone we meet are all here for the same reason, to enjoy life!



**Jenny from Lakeland in New South Wales**

I have lived at Lakeland for five years now and I have been very happy from the day I arrived. I have not regretted the decision of moving into an over 50s community. The friendships forged amongst the other residents and the social activities the community offers make this a really great place to call home.



**Yvonne from Regal Waters in Queensland**

I have lived in the community for over 11 years and I am very happy I made the decision to move. I can join in as many activities as I like as there are many on offer or I can simply sit back and relax. The gardens are beautiful and I love having the freedom to grow my vegetables in my own little private veggie garden. I haven't had to buy a tomato in years!



**Marilyn from Edgewater in Queensland**

I decided to move to Edgewater four years ago after I lost my husband as I wanted to feel part of a community. I am Vice President of the Social Club and have been for a few years now, this is my second year coordinating the spring fair which is very well known in the area. I join in with happy hour every week, attend all the events in the village and do the "meet and greet" of new people. I really enjoy the camaraderie and the fact that everyone looks after each other.



**Bev from Rosetta in South Australia**

We have been living at Rosetta for four years now and really love it here. We are very active in community life, busier than ever! We have made some wonderful friends and very safe living here. It is an absolute pleasure to walk around the community, talk to friends and admire the beautiful gardens and walkways that people have made their own.

# Contemporary Living at Orianna

**Enjoy living in the dreamy location of Moreton Bay in Queensland, without the hefty price tag! Be greeted by the ocean sea breeze in the morning, surround yourself with nature, and enjoy being part of a secure community at Orianna.**

With modern amenities at your fingertips, you can enjoy daily swims in the heated pool, meet your neighbour for a social game of lawn bowls, or catch up with friends for a sundowner drink at the clubhouse. Homes are selling fast with only 5 homes now available in Stage 4B. Take a look at our new Orianna homes below!

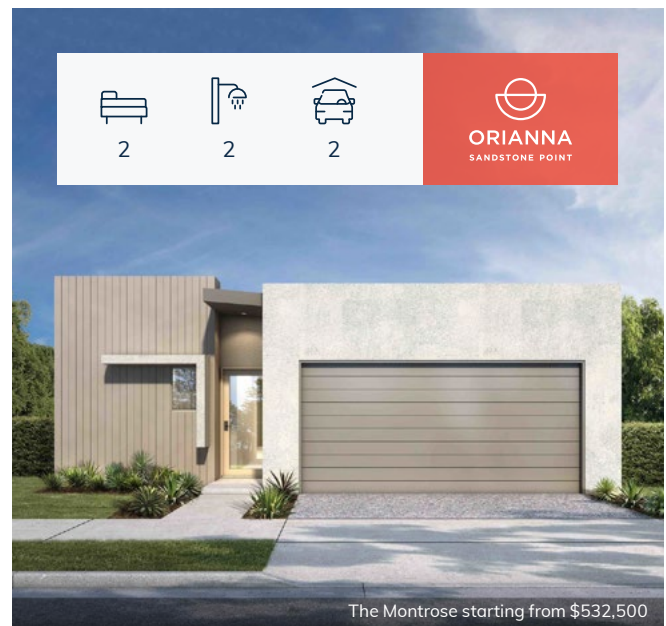
## The Montrose

Enjoy the style and sophistication of the Montrose home design. The Montrose is perfect for downsizers who are looking for contemporary living with the design offering a large modern kitchen with lots of storage, open plan dining and living with beautiful, raked ceilings that open onto a spacious outdoor alfresco patio.

The design features a master bedroom with walk through robe and ensuite bathroom, guest bedroom with built-in robe, a second bathroom, loads of linen storage, and a separate laundry room. Enjoy low maintenance living without compromising on the small things. The design includes a double lock up garage, landscaped gardens, and reverse cycle split system air-conditioning.

### Features

- Spacious master bedroom with walk thru robe and ensuite
- Guest bedroom with built-in robe
- Second bathroom
- Modern kitchen with stainless steel appliances
- Open plan living and dining with raked ceilings
- Spacious outdoor alfresco patio
- Linen storage and separate laundry room
- Reverse cycle split system air-conditioning
- Double lock up garage
- Landscaped gardens





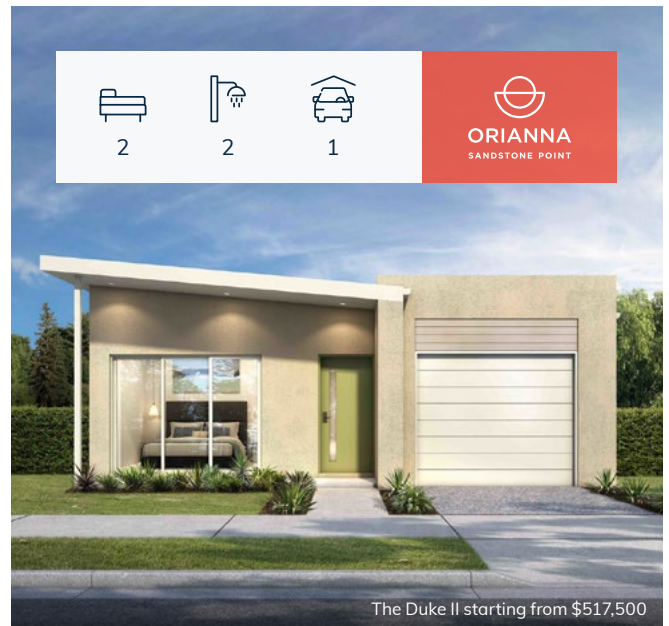
## The Duke II

The Duke II is a popular design with the home being architecturally designed for the ease of over 50s living. Enjoy the open plan kitchen, living and dining room perfect for entertaining or host your guests outside on your large private outdoor alfresco patio.

Enjoy the luxuries of a large master bedroom at the back of the home complete with a walk-in robe and ensuite with dual vanity and its own access to the outdoor alfresco patio. Guests will feel a sense of privacy with the second bedroom positioned at the front of the home with access to the front patio. Experience the ease of low maintenance living with landscaped gardens and lock up garage.

### Features

- Modern kitchen with stainless steel appliances
- Open plan living and dining with raked ceilings
- Large outdoor alfresco patio
- Spacious master bedroom with walk-in robe and ensuite
- Guest bedroom with built-in robe
- Front patio
- Second bathroom and separate laundry room
- Reverse cycle split system air-conditioning
- Spacious single garage
- Landscaped gardens



To learn more about the community and to discover the full range of homes please visit Orianna on the website or contact Sharon Lye, Sales Manager on (07) 2104 7381.



# Newly Released Innovative Home Designs at Glenfern

**The stunning new Glenfern development is well underway with construction of the amenities and the release of new home designs offering a new way of over 50s living.**

Glenfern will host an array superb amenities including a 25m lap pool, gym & wellness centre, resident café, cinema, and lawn bowling green.

The highly anticipated clubhouse will undergo construction later in the year.

In an exciting step forward Hometown Australia has released two new innovative home designs adding to the already eight designs on offer. The homes are designed to take advantage of the northern aspect by welcoming the natural sunlight whilst offering well thought layouts to meet the individual needs of homeowners.



## The Flynn

The Flynn is perfect for those looking to downsize to a low maintenance home. The design offers a modern kitchen flowing seamlessly onto the living and dining areas. Enjoy the natural surrounding wildlife on your outdoor alfresco deck - a perfect place to enjoy your morning cup of coffee. Retreat to the spacious master bedroom complete with walk-in robe and ensuite and guest bedroom with built-in robe and separate bathroom. Enjoy flexible living with a study nook, internal laundry, and double car garage.

### Features

- Spacious master bedroom with walk-in robe and ensuite
- Guest bedroom with built-in robe and separate bathroom
- Large modern kitchen overlooking the dining and living room
- Outdoor alfresco deck
- Study nook
- Double car garage



## The Waniora

Do you enjoy entertaining? The Waniora is ideal for those looking to downsize but still have the space to entertain. The design includes a spacious kitchen with quality appliances and walk-in pantry making it perfect for family gatherings to help out in the kitchen! The open plan living and dining offers a welcoming and inclusive atmosphere which opens out onto the outdoor alfresco area. Enjoy the luxury of a spacious master bedroom complete with a walk-in robe and ensuite bathroom. Guests will enjoy their own privacy in the guest bedroom complete with separate bathroom.

### Features

- Spacious master bedroom with walk-in robe and ensuite
- Guest bedroom with built-in robe and separate bathroom
- Large modern kitchen overlooking the dining and living room
- Outdoor alfresco deck
- Study nook
- Double car garage

# At Hometown Australia we strive to provide home owners with a secure and inspiring lifestyle.

**We're experts in creating lifestyle communities for the over 50s\*. 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 amenity 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.






**REFER A FRIEND**  
**\$500**  
**EFTPOS GIFTCARD**

Start referring now  
 for your chance  
 to receive a \$500  
 EFTPOS gift card\*

Refer a friend or family member who is not in our database, fill out your details and return your completed form to your nearest sales consultant.

If they successfully purchase a **new or pre loved home** you will be rewarded with an EFTPOS gift card valued up to \$500\*.

[www.hometownaustralia.com.au](http://www.hometownaustralia.com.au)

\*Terms and conditions apply, [www.hometownaustralia.com.au/referafriend](http://www.hometownaustralia.com.au/referafriend)

**Your Details**

Referrer Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**Referee's Details**

Referee's Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

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