

Autumn 2025

Life

by Hometown Australia

Dreaming of Retirement by the Water

Discover the range of communities in sought-after locations on the Sunshine Coast and Port Macquarie.

Tailor-Made, Low Maintenance Living

Learn how the Byrnes are enjoying a 'lock & leave' lifestyle at Valhalla.

Exceeding Expectations

Hear how home designs are exceeding expectations at Glenfern.

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES



Kevin Tucker



Stuart Strong

Joint Managing Directors Message

Welcome to the Autumn edition of *Life* by Hometown Australia. In this edition we take a look at the quality home designs that are exceeding residents' expectations at Glenfern, learn how living in a land lease community can support the lifestyle of your dreams in your retirement years, and hear from residents about what they enjoy most living in a Hometown Australia community.

As Australia's largest operator of land lease living communities, Hometown Australia endeavours to provide affordable community living for those over 50 in some of the nation's most sought-after locations. The land lease living model makes it possible for over 50s to own a pre-loved or innovatively designed new home in their retirement years.

In this edition we speak with Glenfern resident, June, about her experience purchasing one of the new modern and quality homes at Glenfern in

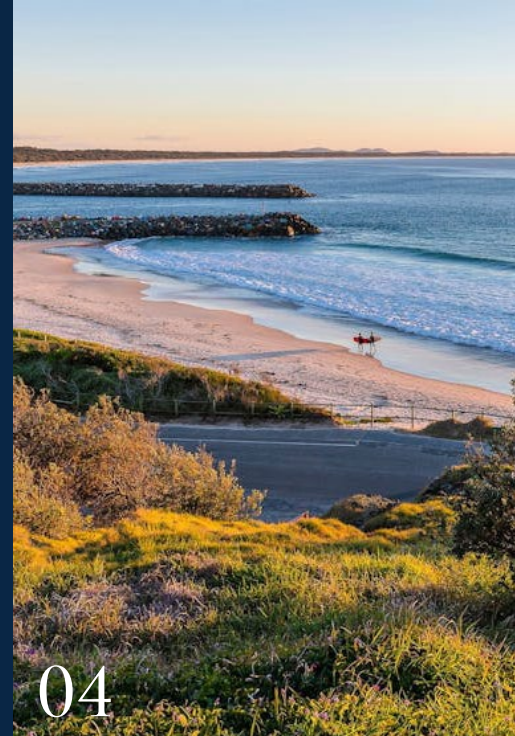
Port Macquarie and discuss how the thoughtfully designed homes suit a range of needs throughout the downsizing journey.

Hometown Australia is excited to host the first competition for 2025 with Pub Games starting this month. Residents are encouraged to register their interest to compete in a range of Pub Games, enjoy the camaraderie, and come together as a community. We share the busy Hometown Australia competition calendar with you, which aims to support connectivity and a sense of community for residents - 2025 is set to be a big year of residents' events and competitions!

We hope you enjoy this edition of *Life* by Hometown Australia.

Kevin Tucker Stuart Strong

Kevin Tucker and Stuart Strong
Joint Managing Directors
Hometown Australia



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Fun with the Grandkids in Port Macquarie

THINGS TO DO AND SEE

If you're looking to retire to a seaside haven but still want plenty of things to do with the grandkids when they visit, Port Macquarie and the beautiful surrounds has it all. Located on the mid-north coast of New South Wales, Port Macquarie is known for its stunning beaches, abundant wildlife and thriving food, shopping and fresh produce culture.

Let's take a look at the top five things to do when the grandkids visit.

Visit the [Port Macquarie website](#) for more about what to see and do in the region!



1

The Real Food Markets

Spend a Tuesday afternoon with the grandkids enjoying a home-made pie, sweet treat or kombucha at The Real Food Markets in the Glasshouse Forecourt.



2

Billabong Zoo

Visit this world-renowned koala breeding centre that cares for over 200 animals. You can hold, feed and see over 80 species of mammals, reptiles and birds. A winner with the grandkids!



3

Town Beach

A popular choice for families, Town Beach features a children's playground and park at the northern end. It's the perfect spot to enjoy fish and chips with views of the beach and river.



4

Whale of a Time!

The Port Macquarie coastline is known as the "whale superhighway" during May to November. Catch a view of these magnificent migrating animals at one of the many vantage points down the coast.



5

Willi Willi National Park

Pack a picnic and get ready to discover the magic of this ancient Gondwana rainforest, splash in the sparkling waterfall, and relax at one of the many picnic spots.



Nearby Communities

Explore the region [↗](#)



Enjoy Life by the Lake

Laurieton offers a relaxed lifestyle and peaceful positioning with Queens Lake on your doorstep and the North Brother Mountains as the backdrop. A short 25-minute drive from Port Macquarie, Laurieton has a range of superb amenities including a clubhouse, indoor and outdoor heated pools, gym, and bowling green.



Adventure on Your Doorstep

Taskers offers adventure literally right on your doorstep with its perfect position along the coast and at the mouth of the pristine Hastings River. Located in Port Macquarie town, enjoy the local cafes, beautiful gardens and a 'lock and leave' lifestyle.



Get More Out of Life!

Located right in the heart of Port Macquarie, Newport is a vibrant community offering plenty of social activities to keep you well connected. Enjoy first-rate amenities including a clubhouse, swimming pool and gym and the natural wonders of Port Macquarie on your doorstep.



Where Every Day Feels Like a Holiday

Lined with palm trees and set amongst Port Macquarie's beautiful waterways and national parks, it's easy to soak in the peaceful atmosphere at The Retreat. The community hosts a range of amenities including a clubhouse, swimming pool, bowling green and BBQ facilities, making it easy to stay socially active.



Private Bushland Sanctuary

Experience serenity and privacy at Glenfern. Located in Thrumster, a 10-minute drive to Port Macquarie. Glenfern has a stunning modern clubhouse and sensational amenities including a 25m lap pool, bowling green, pickle ball court, gymnasium, and cinema.



Explore the Sunshine Coast

WHERE EVERY DAY
FEELS LIKE A HOLIDAY



Are you longing for retirement by the water where sandy feet, beach thongs and plenty of outdoor living is the norm? The Sunshine Coast is known for its subtropical climate with warm weather almost every day of the year, an abundance of natural beauty waiting to be explored, and a relaxed laid-back lifestyle.

Hometown Australia makes it possible to live in vibrant communities in beachfront locations without the hefty price tag .



**MAROOCHY
SHORES**
MAROOCHYDORE

Set on the banks of Maroochy River and not far from the bustling town centre, Maroochy Shores has the best of both worlds with laid-back living and everyday conveniences at your fingertips.



Enjoy living near stunning beaches like Chamber Island, considered the 'hidden gem' of the sunshine coast, spend the day fishing on Maroochy River or visit the Maroochydores markets to buy local fresh fruit and vegetables.

[Learn more](#)



EDGEWATER
BLI BLI

Enjoy a life filled with social events, community bus outings, and a range of amenities to help keep you physically active at Edgewater. Located right on Maroochy River and surrounded by the glorious natural beauty of Bli Bli, enjoy a relaxed lifestyle at Edgewater.



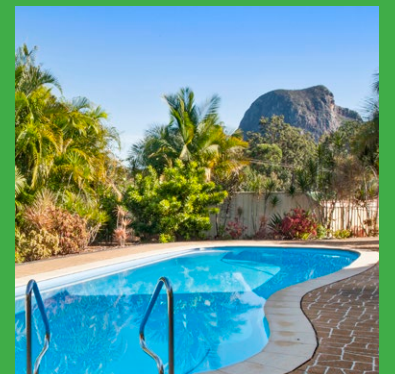
If you're looking for a day out, put on your comfiest shoes and take a leisurely walk through the Maroochydores Wetland Sanctuary or one of the tracks along the river. Choose a different beach every day with Cotton Tree, Alex Beach and Mooloolaba beach just 10 minutes away.

[Learn more](#)



TWIN CEDARS
BEERBURRUM

Set away from the hustle and bustle, among the mountain surrounds of Beerburum, is Twin Cedars. This relaxing community's prime position is set to impress with views of Mount Tigbrogargan Glass House Mountains from the community BBQ areas.



Twin Cedars is teaming with amenities with a heated pool, community clubhouse, library, woodworking room, community vegetable garden, and well-maintained common grounds. A few minutes away is the Glass House Mountains National Park where you can enjoy a picnic and take in the sights.

[Learn more](#)



Tailor-Made Living

ENJOY A 'LOCK AND LEAVE' LIFESTYLE

Valhalla residents, Corinn and Denis, are among the growing number of downsizers who are exploring Australia's amazing coastline thanks to land lease living. As they approached retirement, they decided they were keen to move from Western Sydney to the NSW Central Coast.

"When we were living in Western Sydney, we used to enjoy regular camping trips to Lake Macquarie, so thought we may make the area our permanent home," said Corinn. In March 2016, the couple were able to fulfill their plan when they bought a two bedroom home at the Valhalla community, which is located just 450m from the lake in the suburb of Chain Valley Bay. The move also came with many other benefits, which has allowed Corinn and Denis to more regularly visit other coastal areas.

The more affordable land lease living model meant that Corinn and Denis were able to release equity when they sold their Western Sydney home. This, in turn, helped the couple pay off their mortgage and set aside funds to buy a better touring caravan and travel more often.

Denis was able to move to part-time work and then eventually retire, giving him more time to travel. At the same time, Corinn and Denis enjoy the fact that Valhalla is tailor-made for 'lock up and leave' travelling, thanks to its dedicated caravan parking area and safe and secure community. "It's now so much easier for us to lock the home, grab the van and hit the road, and also soak up a coastal lifestyle even when we are at home," said Corinn. "It's doubtful we would have been able to do any of this, if we hadn't moved into Valhalla."



“It's now so much easier for us to lock the home, grab the van and hit the road, and also soak up a coastal lifestyle even when we are at home.”

Corinn and Denis are now averaging four trips a year along the NSW coast and are considering venturing further afield to Queensland. When they are at home, the couple are enjoying the Valhalla lifestyle. The community has a wide range of amenities which allow residents to enjoy an active lifestyle, including a recreation room and library, swimming pools, golf practice nets, a hobby shed and courts for tennis, bocce, bowls and croquet.

Exceeding Expectations

GLENFERN'S QUALITY HOMES

“

We always had planned to downsize. We wanted to concentrate on lifestyle as opposed to being tied to a big home. The quality of the homes here exceed all our expectations.

June,
Resident at Glenfern

”



There are many reasons why over 50s consider a land lease community as a retirement option from financial considerations, living in a dream location to finding a more relaxed pace of life. For Glenfern resident, June and her husband, it was simply about concentrating on living life, rather than being tied down to their big family home.

Considered a private bushland retreat, Glenfern is located in Thrumster, a 10-minute drive from the vibrant town of Port Macquarie. "Coming from a country area, it felt like coming home with the trees and just the freshness," said June. The region is known

for its vibrant culture and beautiful surrounds making it a popular area for retirees.

A coastal lifestyle often comes with a large price tag however the land lease living model can make it possible to live in your desired location. Glenfern has a resort like feel offering over 50s an exceptional lifestyle with a range of amenities and affordable homes with modern, stylish and timeless designs.

You can find confidence in knowing there is a range of homes to suit the different stages of downsizing. "We always had planned to downsize. We had a big home... and a big garden. We wanted to concentrate on lifestyle as opposed to being tied to a big home," said

June. Throughout the range of designs, you will find beautiful kitchens with stone bench tops and quality appliances, spacious master bedrooms complete with ensuite, dormer windows harnessing natural light, open plan living, and outdoor alfresco areas perfect for entertaining. "The quality of their homes here exceeds all our expectations..." said June. Downsizing doesn't mean boring, it means choosing a design and finishes that align with what your next chapter of life looks like.

Hometown Australia provides a varied price range for homes starting from \$595,000 at Glenfern with all homes built on the promise of providing exceptional quality homes. "We just could not be happier," concluded June.





Four Benefits of Land Lease Living

Are you unsure if land lease living is for you?
Let's take a look at four benefits of land lease living:



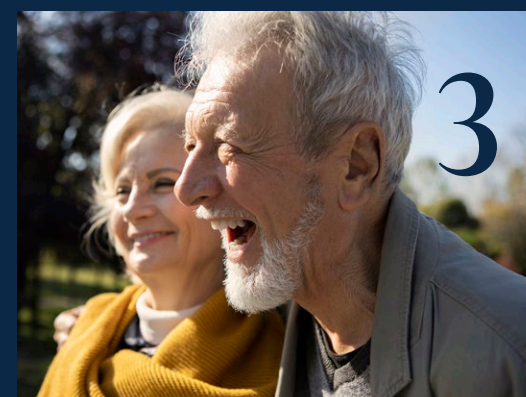
Your Dream Home is Within Your Reach

Fall in love again... with your dream home. With prices starting below median house prices across most regions, owning your own home in retirement can be made possible with the land lease living model. Lease the land and own a modern and stylish new home or a preloved home in one of Hometown Australia's communities.



Location, Location, Location!

Live in some of Australia's most desirable locations without the large price tags that can often be associated with them. From the glorious coastlines including Port Stephens, Port Macquarie and Woolgoolga in New South Wales, to the beautiful countryside of Toowoomba in Queensland, down to the magic of the Fleurieu Peninsula in South Australia.



Embracing an Independent Lifestyle

Hometown Australia's communities are designed for over 50s to enjoy living an independent lifestyle that is both physically and socially active. Each community provides its own range of amenities from swimming pools, tennis courts, gyms, bowling greens, pickle ball courts, and community clubhouses to name a few. Forming new friendships is made easy with communities having a vibrant and busy social calendar of events and activities.



Staying Savvy with Your Finances

There is a range of financial benefits when you move to a land lease community. Starting with the fact there is no stamp duty when you purchase your home (saving you thousands), no council rates, no exit fees, and you keep 100% of your capital gains when your house is sold. You may also be eligible for Government subsidies when you purchase a home in a Hometown Australia community.



A Year of Events and Competitions



FEBRUARY

Pub Games



MAY

Arts & Craft Competition



MAY/JUNE

State of Origin Bowling Competition



SEPTEMBER

Spring Gardening Competition



SEPTEMBER

Wellness Week and R U OK? Day



DECEMBER

Christmas Lights Competition

Building a Sense of Community

A core foundation at Hometown Australia is creating a sense of community and belonging for residents. To support this, Hometown Australia host a yearly calendar of events and competitions to provide a fun, creative, and inclusive space for residents to come together as a community. Take a look at some of the competitions that have taken place and the great participation by residents. Hometown Australia look forward to delivering another great year of competitions and events to residents!



ARTS & CRAFT COMPETITION

Each year, residents embrace their inner creative for the annual Art & Craft Competition. The judges are always blown away by the creativity and beauty of the pieces submitted for judging which have been created as original pieces of art by residents.

STATE OF ORIGIN BOWLING COMPETITION

In a fantastic display of competitive bowls, residents from across Hometown Australia's Queensland and New South Wales communities compete over three months, to be part of the Grand Final event where they battle it out on the green for the title of "State of Origin Winners." The competition showcases residents' exceptional skills, determination, sportsmanship, and community spirit.



SPRING GARDENING COMPETITION

The Spring Gardening Competition is a favourite throughout the communities, with residents planting, pruning and of course, having a great time in their gardens. There are many talented and dedicated gardeners making it an incredibly difficult task to pick the winners.



R U OK? DAY

Each year, Hometown Australia supports the R U OK? Day initiative with morning teas, BBQs and lunch events taking place throughout the communities. At the events, we encourage residents to ask neighbours, friends and family "R U OK?", and share resources on how to have these important conversations.



Hear From Residents

Making the move from your family home to a Hometown Australia community is a big decision across financial, lifestyle, and social aspects. Discover below why residents love being part of their community.



"We didn't expect life to begin again like it has! We enjoy all the social events held in our community centre, from playing darts and pool, to the Friday afternoon get togethers. The pool is a great way to be social and exercise at the same time. We are so grateful we made the move to Grevillea Waters."

Des and Glynis
Grevillea Waters, NSW



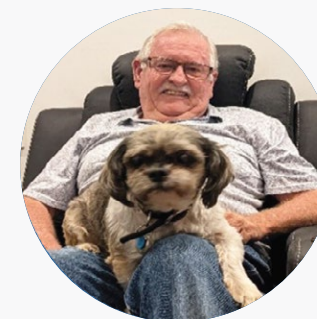
"It is a great way of life where we enjoy the facilities such as a heated indoor swimming pool (that can be used all year round), BBQ areas, tennis court, and community centre. Everyone we meet are all here for the same reason, to enjoy life!"

Ian and Coral
Cobb Haven, NSW



"We have lived in the community for five years and have enjoyed meeting friends that we socialise and get together often with. We enjoy playing bowls, darts, swimming and I often walk to the other ladies in the community for a catch up!"

Maree
The Springs, QLD



"We wanted to downsize and liked the idea of a secure 'lock up and go' community. We love the location here at Maroochy Shores and of course the lifestyle. The morning walks around our beautiful pond is always relaxing and greatly appreciated by our pup Charlie."

Ken
Maroochy Shores, QLD



"I decided to move to Edgewater four years ago after I lost my husband as I wanted to feel part of a community. 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."

Marilyn
Edgewater, NSW



"We are very active in community life, busier than ever! We have made some wonderful friends and feel 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."

Bev
Rosetta, SA

“

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.

”

Bev from Rosetta, SA





Your Own Waterfront Paradise at Oaklands

Oaklands is a friendly and well-established community with a range of amenities and active social calendar. Set alongside Lake Illawarra and with easy access to unspoiled beaches, enjoying the quintessential coast lifestyle is a breeze at Oaklands in Windang, NSW.



Custom Home, 227 Oaklands



Designed to maximise the coastal breeze and views from an elevated position this home offers peaceful and easy living. Experience the ultimate 'lock and leave' lifestyle with two bedrooms both with built-ins, a modern bathroom, open plan living and dining, beautiful kitchen with quality appliances, and covered car park.

- Modern kitchen with quality appliances
- Open plan living and dining area
- Two bedrooms with BIRs
- Covered car parking
- Air-conditioning

[View all homes for sale](#)



A Tranquil Lifestyle Awaits at The Springs

The Springs offers the perfect balance of countryside living with access to everything cosmopolitan Brisbane has to offer. Enjoy a range of amenities along with an active social calendar and the surrounding natural beauty of Greenbank in Queensland.



The Wallaby



Designed to maximise your lifestyle! The Wallaby includes a modern kitchen overlooking the dining and living areas. Indoor-outdoor living is made easy, with doors opening onto the large covered alfresco area. Retreat to the master bedroom complete with built-in robes and ensuite and enjoy the flexibility with a second bedroom with built-ins plus an additional multipurpose room.

- Modern kitchen with quality appliances
- Open plan living and dining room opening onto outdoor alfresco area
- Master bedroom with BIRs and ensuite
- Guest bedroom with separate bathroom
- Multipurpose room

[View all homes for sale](#)



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

We're experts in creating communities that elevate the over 50s* living experience. 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 amenities 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

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Referee's Details

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