

Spring 2025

Life

by Hometown Australia

Embracing the Good Life

Discover how Oasis Redhead could be the relaxed coastal lifestyle of your dreams

Blossom into Retirement

Explore the vibrant communities and stunning destinations perfect for spring living

Turning Pages into Friendships

Read how residents are forming new friendships through a love of literature

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES



Kevin Tucker



Stuart Strong

Joint Managing Directors Message

Welcome to the Spring edition of *Life by Hometown Australia*. In this edition we provide insights into Hometown Australia’s commitment to South Australia with the expansion project at Seachange, we explore stunning spring destinations that are home to some of Hometown Australia’s most vibrant communities, and we recap the fun from the State of Origin Bowling competition 2025.

Hometown Australia is pleased to share our commitment to South Australia through the expansion of the Seachange community in Goolwa on the Fleurieu Peninsula. Earlier this year, Hometown commenced the development of 181 brand-new homes and a wellness centre featuring an indoor heated pool, gym, pickleball courts, bowling green, and more. Demand for affordable over-50s living is rising across the region, and Hometown Australia’s innovative land lease model is helping to bridge the gap by offering accessible, high-quality homes within vibrant, lifestyle-focused communities.

We’re thrilled to announce the opening of the Parkside sales office at Yamba Fair Shopping Centre. An exciting milestone in bringing this vibrant community to life, the new space allows us to showcase the vision of Parkside Yamba and offer a first-hand look at the lifestyle it promises. We invite you to visit, explore home designs, view masterplans, and connect with our friendly team.

Lastly, in this edition we take a look at how residents have been forming new friendships over a shared passion for literature, a couple celebrate love at the Newport community, and we announce the winners of the State of Origin Bowling competition 2025!

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



06



10



12

Contents

- 04 Spring Into Retirement
- 06 Younger Retirees Attracted to Seachange Lifestyle
- 08 Coastal Living Redefined at Parkside, Yamba
- 10 Embrace the Good Life at Oasis, Redhead
- 12 Sunshine, Sportsmanship and Spirit at this Year’s State of Origin Bowling Grand Final
- 16 Turning Pages Into Friendships
- 18 Love Blooms at Newport
- 19 Meet Wendy Cochrane, Sales Manager at Parkside
- 20 A True Coastal Lifestyle at Beachfront
- 21 A Sanctuary Between the Country and the Sea at Glenfern
- 22 Hometown Australia: Who We Are
- 23 Refer a Friend

Spring Into Retirement

Spring in Australia offers mild weather, blooming gardens, and active wildlife—ideal for retirees to enjoy peaceful walks, gardening, or travel without the crowds. Discover Hometown Australia communities set in some of the country's most beautiful springtime locations.



Bridge Street, Toowoomba, QLD

Toowoomba's charming Queensland countryside comes alive in spring with mild temperatures, fresh air, and stunning floral displays. The city's iconic Carnival of Flowers, scenic parks, and relaxed pace make it perfect for enjoying nature and a peaceful lifestyle. Bridge Street community offers the best of both worlds—natural beauty and everyday convenience, with shops and essentials close by.

Residents enjoy a vibrant social life supported by a welcoming over-50s community, plus amenities like a swimming pool, tennis court, and lawn bowls green to stay active, connected, and make the most of each day. Explore Bridge Street [here](#).



Jacaranda Grove, Grafton, NSW

Grafton in New South Wales, is breathtaking in spring with streets awash in vibrant purple jacaranda blooms. Nestled on the scenic Clarence River, it's home to the iconic Jacaranda Festival, where locals gather for parades, markets, and spring celebrations. The fittingly named Jacaranda Grove community offers vibrant over-50s living with modern, low-maintenance homes and a warm, welcoming atmosphere.

Residents enjoy a range of amenities including a clubhouse, swimming pool, BBQ area, and an active social calendar, making it easy to stay physically and socially engaged while enjoying the beauty and tranquility of the natural surroundings. Discover Jacaranda Grove [here](#).



Rosetta, Victor Harbour, SA

Victor Harbor in South Australia is especially stunning in spring, with mild weather, blooming wildflowers, and gentle coastal breezes – ideal for outdoor living. From scenic coastal walks to the blooming Nangawooka Flora Reserve, it's a haven for nature lovers.

Nestled by the sea, the Rosetta community offers a blend of coastal charm and modern convenience. Residents can enjoy a relaxed lifestyle with access to a clubhouse, pool, gym, cinema, full calendar of events, and Encounter Bay just a short stroll away. Learn more about Rosetta [here](#).



Younger Retirees Attracted to Seachange Lifestyle

With stylish, affordable homes and a cutting-edge wellness centre on the way, it's easy to see why the Seachange community in Goolwa, South Australia, is quickly becoming a popular choice for younger retirees seeking a vibrant coastal lifestyle.

Seachange will welcome a new wellness centre featuring an indoor heated swimming pool, pickle ball court, bowling green, outdoor BBQ area, and gym. In addition to the exciting new amenities, the expansion will include a total of 181 new homes. With stage one already released, Kerry Lange, Sales Manager at Seachange shared the homes and wellness centre are providing to be popular among retirees in their 60s. "I am finding plenty of interest from more active retirees, who are keen to take advantage of the great new fitness and recreation facilities in the wellness centre," said Kerry.

Seachange's new homes include modern and stylish design options which reflect recent feedback received from downsizers. "The new home designs are fantastic for those who are looking for low maintenance living but still offer space to entertain and host guests. Designs include indoor-outdoor living, contemporary kitchens, master suites, a multi-purpose room, double garages, a covered alfresco area and more," said Kerry.

Seachange offers a low maintenance, flexible lifestyle with expressions of interest from couples and singles who are looking to downsize from their current three to four-bedroom homes, for a more affordable home offering less maintenance.

Stage 1 has sold out, with stage 2 homes now released. Two bedroom homes start from \$575,000 and three-bedroom homes are available from \$595,000. These prices compare favourably to Adelaide's May 2025 median house price of \$848,940, which represents an 8.3% increase over 12 months.

Seachange's unique land lease living model means buyers do not need to pay stamp duty, council rates or exit fees, and get to keep all capital gains. "By releasing home equity, new residents will be increasing their savings so they can enjoy a better retirement lifestyle, including more travel," said Kerry.



"There is strong demand for affordable housing in this part of the world due to the areas rising prices. We are helping downsizers to retire in this beautiful area, at a price point below the typical suburban home here on the peninsula, or in Adelaide," said Kerry.

You can view homes for sale at Seachange [here](#).

This article has been written in partnership with Downsizing.com.au

Avalon



The Avalon has a welcoming atmosphere with a modern kitchen and open living and dining areas flowing onto the large outdoor alfresco. Enjoy a luxurious master bedroom with ensuite and a large walk-in robe, guest bedroom with separate bathroom, and a multi-purpose room. Enjoy the ease of convenience with a double garage, separate laundry, and low maintenance gardens.

- Modern kitchen
- Open plan living and dining
- Master with WIR and ensuite
- Two guest bedrooms
- Second bathroom





Coastal Living Redefined at Parkside, Yamba

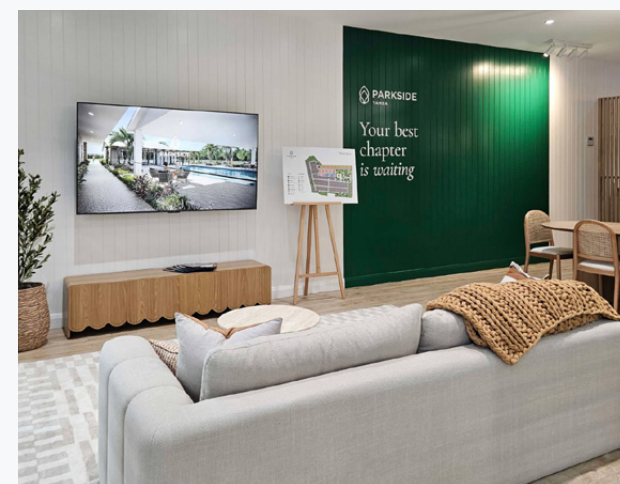
Welcome to Parkside Yamba, redefining coastal over 55s community living in the charming seaside town of Yamba in New South Wales. Parkside offers 136 architect-designed homes featuring premium finishes, low-maintenance layouts, and beautiful coastal styling. Resort-style amenities include a clubhouse, pool, gym, cinema, and landscaped communal areas, all designed to support an active and social lifestyle.

In exciting steps forward, the Parkside sales office has recently opened at Yamba Fair Shopping Centre. "We are so pleased to have opened the

doors to the Parkside sales office to be able to truly showcase how special the community is and help to paint a picture of what life could look like living in this beautiful, vibrant community," said Wendy Cochrane, Sales Manager at Parkside. Visit the sales office to explore home designs, view masterplans, and ask your questions face to face with the friendly team.

If you're over 55 and dreaming of relaxed coastal living with modern comfort, Parkside Yamba awaits.

Explore the range of homes for sale [here](#) starting from \$690,000.




Now open! Come down and say hi to our friendly sales team and discover what life at Parkside could look like.

Yamba Fair Shop 23
1-3 Treelands Drive, Yamba NSW

32 Parkside, Coral \$690,000




- Chef's kitchen
- Open-plan living and dining onto alfresco
- Spacious master suite
- Guest bedroom
- Outdoor alfresco

[View home](#) 

8 Parkside, Driftwood \$720,000



- Entertainers' kitchen with walk-in pantry
- Light and bright open design
- Expansive master suite
- Guest bedroom
- Outdoor alfresco

[View home](#) 

Embrace the Good Life at Oasis, Redhead



If you're over 50 and seeking a relaxed, coastal lifestyle, Oasis Redhead in the Hunter Region of NSW could be your perfect fit. This master-planned community is just steps from stunning Redhead Beach and offers a lifestyle designed for comfort, connection, and coastal charm.

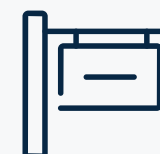


Led by seasoned Sales Manager Catherine Booker, who brings over 25 years of experience in land lease communities across the Hunter region. Catherine's deep understanding of what retirees and downsizers are truly seeking has made her an invaluable guide for those making the big decision to move to Oasis.

"From our first conversation to move-in day, I'm there every step of the way. Seeing new residents settled, happy, and often saying, 'I should have done this years ago!' is when I know we've done our job right"

Catherine Booker

Sales Manager at Oasis, Redhead



What makes Oasis stand out among other over 50s communities in the region? The answer lies in its unbeatable location and resort-style amenities.

Oasis is surrounded by natural beauty with a short walk to the golden sands of Redhead Beach, yet close to all the conveniences of modern living. Once complete amenities will include a clubhouse, outdoor pool, gym, sauna, spa, tennis court, and more. "Oasis has been thoughtfully designed to feel like a year-round holiday," said Catherine.

With nine different floor plans to choose from starting from \$865,000, there's something to suit every lifestyle. "Our most popular design, the Nine Mile, is perfect for downsizers who want a low-maintenance lifestyle without sacrificing space or comfort," said Catherine.

Brand-new homes are available now offering a prime opportunity to secure your place in this thriving seaside community. To find out more or book a tour visit Redhead on the website [here](#).

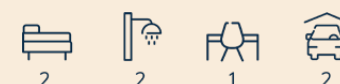
Nine Mile



A popular design amongst downsizers, the Nine-Mile is a spacious home perfect for entertaining with a modern kitchen overlooking the indoor-outdoor living areas, master suite, guest bedroom, and separate bathroom. Downsize without compromising on space!

- Entertainers kitchen
- Open plan living and dining
- Master suite
- Guest bedroom with separate bathroom
- Covered alfresco area

Fernleigh



The Fernleigh is a downsizers dream! Enjoy flexible living, large open plan spaces and modern luxuries. This home is perfect for when family visit with open-plan living, gourmet kitchen, guest bedroom, and a spacious alfresco perfect for balmy nights.

- Modern kitchen
- Generous living spaces
- Master with ensuite
- Guest bedroom with option for a third
- Alfresco

Sunshine, Sportsmanship & Spirit at this Years State of Origin Bowling Grand Final

Focus, skills and concentration under the sunny skies during the grand final event



Perfect weather set the scene for the 2025 Hometown Australia State of Origin Bowling Competition Grand Final, and what a day it was! Held under clear skies and golden sunshine, the event drew a big crowd, with plenty of laughter and friendly rivalry on the green.

Although the NSW floods posed last-minute challenges for some southern supporters - it didn't dampen the spirit. A full house turned up for the pre-match dinner, and the cheering crowd brought vibrant energy to the day's matches at this much-loved event.

The Maroochy Shores community held the Friday night pre-match dinner, which was a hit with players and supporters alike with the pre-dinner event allowing the opportunity for the players from each state to mingle and setting the tone for a weekend of camaraderie.

A warm embrace and friendly conversation between NSW and QLD players during the State of Origin Bowling match

Grand Final Day

The day began with a laid-back "heart-starter" breakfast, giving players and supporters time to chat and enjoy a roll-up before the official 9am start. The games were staggered throughout the day in a relaxed, friendly format with the Ladies Pairs opening the competition followed by Men's Pairs, and the deciding match being the Mixed Pairs, with NSW ultimately clinching the win. Spectators and players enjoyed food from a local food truck and coffee van keeping everyone well-fed and refreshed.



Grand Final Results

The competition was fierce, friendly, and full of team spirit! Congratulations to the winners and thank you to everyone involved:

Ladies Pairs

Winners: Tracey & Allison (Sunrise, NSW)
Runners-Up: Karyn & Trish (Green Wattle, QLD)
Final Score:
NSW 17 – QLD 11

Men's Pairs

Winners: John & William (Red Gum, QLD)
Runners-Up: Ted & Geoff (Sea Winds, NSW)
Final Score:
QLD 16 – NSW 10

Mixed Pairs

Winners: Jill & Brenton (The Pines, NSW)
Runners-Up: Maureen & John (Red Gum, QLD)
Final Score:
NSW 20 – QLD 6



Team NSW proudly accepting the 2025 title of State of Origin Bowling winners. L-R: Tracey, Geoff, Jill, Allison, Brenton, and Ted with staff members Amanda and Liesl

Saturday Night Presentations

Medals were awarded at the Saturday night dinner, where players were interviewed and celebrated for their efforts on and off the field. The atmosphere was relaxed, heartfelt, and full of appreciation for another successful State of Origin event.



MHIA Player of the Series Tribute: David Doolan

This year, the MHIA Player of the Series was awarded with heartfelt meaning. More than just skill on the green, this award honours the dedication, sportsmanship, and character that make this event so special. It was with great admiration and deep sadness that the award was presented posthumously to David Doolan from Boronia Range.

David had proudly participated in the State of Origin Bowling competition for the past three years, known for his infectious humour, spirit, and unwavering commitment. Though he was only able to play part of a game this year due to illness, his presence was deeply felt.

Tragically, David passed away just before the Grand Final. His legacy, however, lives on in the memories of all who had the pleasure of knowing him. David embodied everything this competition stands for — community, joy, and passion for the game. He will be sorely missed.

The 2025 Grand Final was a true celebration of community — combining competition, laughter, great food, and genuine connection. A huge thank you to all the players, supporters, volunteers, and sponsors who made it possible. We look forward to hosting the Hometown Australia State of Origin Bowling Competition in 2026!

Hometown Australia would like to thank this years sponsors for their generosity and support.



The NSW and QLD finalists and supporters came together for a spectacular day on the green



The Ladies Pairs accepting their awards. L-R: Allison (NSW), Tracey (NSW), Karyn (QLD), and Trish (QLD)



The Men's Pairs accepting their awards. L-R: William (QLD) Geoff & Ted (NSW), and John (QLD)



The Mixed Pairs accepting their awards. L-R: Maureen (QLD), Jill (NSW), Brenton (NSW), and John (QLD)



Focused and steady, QLD finalist delivers a perfect shot!

Turning Pages Into Friendships



Joining a book club is a wonderful activity for seniors encouraging conversation and keeping the mind active through thoughtful reading and discussion. Whether enjoying a favourite genre or discovering something new, book clubs create

a warm, welcoming space to connect with others, and continue lifelong learning in a relaxed and enjoyable setting. Let's take a look at the books turning pages into friendships at book clubs across Hometown Australia communities.



Kingfisher Book Club

How many members are in the book club and where do you meet?
We currently have 10 members and meet once a month in The Hub located in the community clubhouse.

Why did the book club start?
There was a group of us who were interested in broadening our reading, making the book club the perfect place to do so together.

How many books has the club read this year?
We have read 7 books so far this year.

What book are you currently reading?
We are currently reading the book *Twelve Years a Slave* which is a memoir by Solomon Northup who was kidnapped in Washington city and sold into slavery where he worked as an enslaved person for 12 years in Louisiana in 1853.

What do you love most about the book club?
We enjoy chatting about our latest read and having a laugh!



Sunrise Book Club

How many members are in the book club and where do you meet?
We currently have 12 ladies' part of the book club and we meet in the community clubhouse on the third Monday of each month in the evening. Whoever has chosen the book for that month brings supper for the group to enjoy.

How many books has the club read this year?
We have read 7 books so far this year, which are usually books in genres we usually wouldn't have chosen for ourselves, which is great!

What book are you currently reading?
We are reading *The Widow of Walcha* by Emma Partridge is about one of the most extraordinary criminal trials in Australia's history. It follows the story of Natasha Beth Darcy, who was convicted of murdering her partner, Mathew Dunbar, in Walcha, New South Wales.

What do you love most about the book club?
I love the book club because of the social interactions, lively discussion, friendships made, and laughter that we all have together.



The Pines Book Club

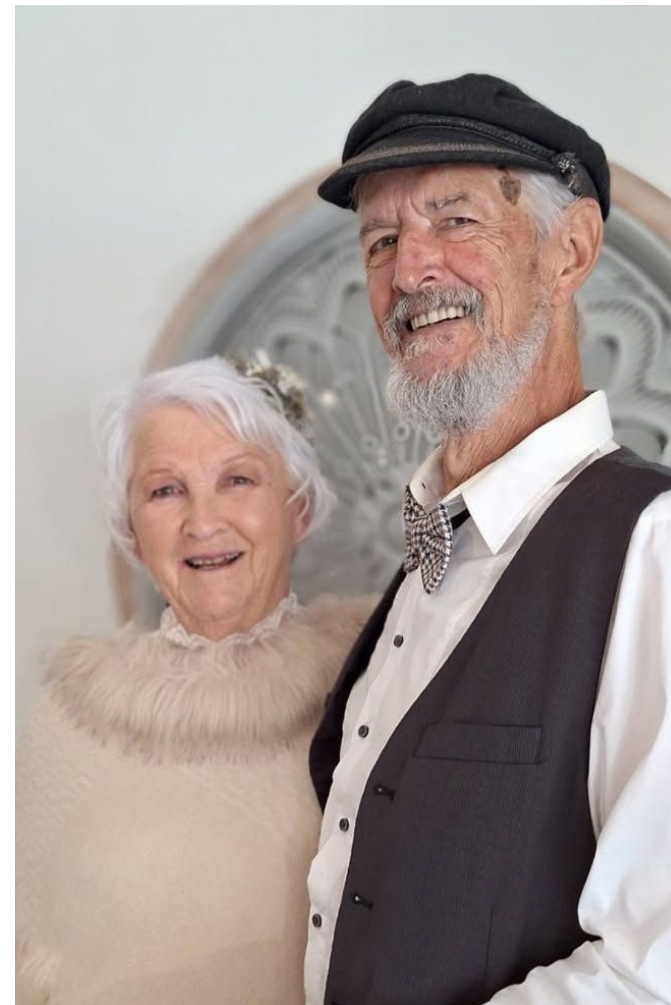
How did The Pines Book Club begin?
It was established by our resident author Robyn Henderson in 2024. Since then, the group has grown to approximately 30 members, meeting monthly in the community clubhouse.

Can you please share a bit about the book club?
After meeting monthly to discuss the agreed book, we decided to change the format as not everyone reads at the same pace or enjoys the same genre. Instead, members now bring one of their

favourite books to share with the group and discuss. This year we also introduce guest speakers being local authors to attend and participate in a Q&A – which has been great.

What do you enjoy most about the book club?
We have built some great friendships and it's great to watch people's confidence in literature grow. It is also a great opportunity to meet with like-minded readers who have a passion for reading.

Love Blooms at Newport



A truly special moment unfolded at Hometown Australia's Newport community last month, as residents came together to celebrate the very first wedding held onsite - a joyful and heartfelt union between long-time resident Geoff and his bride, Marguerite.

Geoff, who moved to the community in 2017, has been a much-loved member of Newport with his involvement in the Residents Committee, the Men's Shed, and monthly cooking classes.

"During my time at Newport I have met a wonderful bunch of friendly people and built some great friendships," said Geoff.

The wedding was held in the community clubhouse with the ceremony itself being deeply meaningful. Both Geoff and Marguerite are devoutly religious, and Marguerite's son - a minister - led the proceedings, bringing a personal and spiritual touch to their vows. "One of the ladies, Sharon, made our wedding cake,

and Newport management along with some of the ladies and gents decorated the clubhouse," said Geoff. The group crafted a beautiful harbour and adorned the venue with made treasures, transforming the clubhouse into an elegant setting filled with love and charm.

The event not only marked the beginning of a beautiful new chapter for Geoff and Marguerite, but also highlighted the strength of community at Newport, where residents look out for one another, support one another, and celebrate life's milestones together.

"It's been great to have friendly interactions with other like-minded folk. There is a range of social activities which I could participate in or not, with no expectations. The facilities are great with the swimming pool, Men's Shed, bowling green, gym, and clubhouse. I also liked the

close proximity to Port Macquarie business centre," said Geoff. Though Geoff will be moving into Marguerite's home, his presence and generous spirit will be dearly missed by many within the community. Congratulations to Geoff and Marguerite on their marriage. Your love story is now part of Newport's history.



Meet Wendy Cochrane

Your local Sales Agent at Parkside, Yamba

What is your experience in sales?

I have over 11 years of experience with Hometown Australia, where I've gained extensive knowledge and insights into the many benefits that a lifestyle community can offer.

What do you find most rewarding in your role?

Seeing a client through their journey and helping guide them to make the best choice for them. Whether that be letting go of their family home or looking for somewhere to live to meet likeminded people.

Can you tell me about Parkside?

Parkside is a boutique community of 136 homes, ideally located just a short walk from shops and moments from the beach. It offers affordable luxury living with resort-style amenities like a clubhouse, pool, and bowling green. Set in vibrant Yamba, it's perfect for active retirees who enjoy coastal walks, beach swims, and nature.

Are homes available now?

Stage one homes are selling now with 6 modern designs to choose from. You could be in your new home by Christmas!

What is the most popular home design?

The Driftwood and the Lillypilly have been very popular - enjoy modern luxuries in the perfect size home.

What advice would you give someone looking to downsize?

Clients often say to me "I should have made this decision five years earlier." My advice is to not wait, write a list of questions and book an appointment to meet with me.

Where can we find you?

The Parkside Sales Office just opened at Yamba Fair Shopping Centre! We offer a showcase to help clients visualise what Parkside will be like once complete and encapsulate all the community has to offer. The office is open Monday to Friday, 10am until 3pm. Walk-ins are welcome but feel free make an appointment by contacting me on (02) 6619 2044.

A True Coastal Lifestyle


at Beachfront, Hallidays Point NSW



699 Beachfront, *The Pearl*
\$590,000



Welcome to The Pearl - a modern luxury home featuring a master suite with walk-through robe, ensuite, guest bedroom, multi-purpose room, and open-plan kitchen, dining, and living flowing to a spacious wrap-around deck for seamless indoor-outdoor living.

[View home](#) 

622 Beachfront, *The Walker*
\$650,000



The epitome of modern living where style, space and functionality come together. The Walker features open plan kitchen, dining and living flowing onto the large entertainment deck. The home includes a master, guest bedroom and versatile study.

[View home](#) 

* Pricing correct at time of print

A Sanctuary Between the Country and the Sea

at Glenfern, Thrumster NSW



105 Glenfern, *Blue Gum*
\$690,000




The Blue Gum is a spacious single-level home featuring an entertainer's kitchen overlooking open-plan living onto the generous alfresco. Enjoy a quiet moment in the master complete with walk-in robe and ensuite and host guests in the second bedroom with separate bathroom.

[View home](#) 

89 Glenfern, *Lighthouse 2*
\$680,000



Enjoy sunset views every night from your master suite in the Lighthouse 2 design - a modern two-level home complete with a lift. Enjoy the entertainer's kitchen, open plan living spaces, and alfresco area.

[View home](#) 

* Pricing correct at time of print

Who We Are

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

We're experts in creating exceptional living experiences for those over 50* in our range of land lease living communities. Our communities are vibrant, affordable and teeming with sought-after amenities. Hometown Australia is home to approximately 12,000 residents in over 60 communities.

You'll find our communities throughout Australia, with each location close to essential amenities and services that are handpicked for their 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.

* Hometown Australia has a range of communities for over 50s and over 55s.



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

Unlike most 'retirement villages' who charge you council rates, with Hometown Land Lease living you won't have to pay council fees.



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.

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES



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

Your Details

Referrer Name: -----

Phone: -----

Email: -----

Address: -----

Referee's Details

Referee's Name: -----

Phone: -----

Email: -----

Address: -----



Stay up to date with the latest news
Like Hometown Australia on Facebook