

# Life

by Hometown Australia

**Working, retired, or somewhere in between? The Fleurieu Peninsula has it all**

Discover why downsizers are making the move

**Stylish and impressively spacious home designs**

Check out the homes for sale across Hometown Australia Lifestyle Communities

**A home to many special residents**

Read inspiring resident stories about how they are creating awareness and raising funds for worthy causes

# Joint Managing Directors Message



Kevin Tucker



Stuart Strong

**Hello 2022 and welcome to the second edition of *Life by Hometown Australia*. This year Hometown Australia look forward to continuing in the commitment to deliver exceptional and affordable lifestyle communities.**

We have certainly hit the ground running with construction well underway at Hometown Australia's newest development, Glenfern Lifestyle Community, with civil works currently taking place and home construction scheduled to commence by May this year. Heading north on the coast of NSW, the Lorikeet Lifestyle Community will soon be welcoming a new resort-style community centre as we continue to elevate the over 50 – 55s living experience. The community centre will include additional amenities such as a gym, outdoor entertainment area with BBQ facilities, a pool deck, and indoor dining area. The community will also be welcoming an additional 39 homes with five new designs to choose from. Homes are designed for optimal livability for those over 50, with a focus on indoor and outdoor living with spaces designed to flow seamlessly to an outdoor entertaining deck. We look forward to announcing further developments within our communities with you later in the year.

In this edition of *Life by Hometown Australia*, we explore some of the locations of Hometown Australia's Lifestyle Communities, taking you on a journey from the Fleurieu Peninsula in South Australia up to Coffs Harbour on the north coast of New South Wales. We speak with Ben Mathers, General Manager of MJH Multi, on how downsizing from your family home shouldn't mean settling for less and we share some very special stories from Hometown Australia residents who are giving back to the wider community by raising funds and creating awareness for causes that are close to their heart.

This month residents are grabbing their sneakers and taking part in the newest Hometown Australia competition to Walk, Swim, Dance... Across Australia. We are encouraging residents to take part in living an active and healthy lifestyle by forming teams within their community to take the same number of steps as the length of Australia from Perth to Sydney – 3,935kms! This is just the beginning of new competitions and initiatives that we look forward to sharing with residents this year.

Lastly, we would like to take this opportunity to wish our residents – current and future - a fantastic year ahead and look forward to being part of your journey by providing exceptional lifestyle communities.

Kind regards,

*Kevin Tucker*     *Stuart Strong*

Kevin Tucker & Stuart Strong  
Joint Managing Directors



# Contents

03	Downsizing Without Compromising on Quality	19	Boronia Range Champions
05	Working, Retired, or Somewhere In Between?	21	Pounding the Pavement to Help Find a Cure for Cancer
07	Get to Know Port Stephens Like a Local	22	Walk, Swim, Dance... Across Australia Competition
09	Discover the Magic of Chain Valley Bay	23	Battered Oysters with Lime Aioli
11	The Beauty of Locking Up and Leaving	25	The Difference Between a Lifestyle Community and a Retirement Village
13	Hello Koalas	27	Stylish and Impressively Spacious
14	The Glenfern Lifestyle Community	29	Glenfern Home Designs
15	Hello New Homes and Community Centre	29	Homes for Sale
16	Home to Many Special Residents	31	Hometown Australia: Who we are
17	Cycling to Kick Cancers Butt	32	Refer a friend to a Hometown Australia Community

# Downsizing Without Compromising on Quality

**Downsizing from your family home shouldn't mean settling for less. In fact, it should be an exciting discovery process to understand what it is you are looking for in your new home. Quality appliances, stone bench tops, open plan living, low maintenance garden, or an outdoor space that is perfect for entertaining – these are just some of the features you will find in a Hometown Australia home design.**

Hometown Australia has partnered with MJH Multi for a second time for the delivery of quality homes at the new Glenfern Lifestyle Community located in Port Macquarie on the NSW coast. "MJH Multi is proud to continue our partnership with Hometown Australia and believe we are uniquely equipped to deliver Hometown Australia's vision for the Glenfern Lifestyle Community. We strive to be trusted to provide first class service, whilst improving the

lifestyles in the communities we build," said Ben Mathers, General Manager at MJH Multi.

MJH Multi are part of the NXT Building Group, Australia's third largest builders, and are committed to providing quality construction and materials through a rigorous quality assurance program. "We believe that quality begins from the very start. Undertaking continual quality assurance checks assists us in maintaining the high levels of standards we set ourselves as a business. Our history shows that our quality systems provide excellent outcomes for our customers and their home owners," said Mr Mathers.

The Glenfern Lifestyle Community is designed to elevate the over 50s living experience with resort style amenities and innovative home designs. "Homes at Glenfern have a carefully curated colour palette designed to suit the location where this exciting lifestyle community is located," said Mr Mathers.





*“We believe everyone deserves a beautiful space that reflects the lifestyle they are creating. Working with the Hometown Australia team and the experienced interior designers from the MJH Multi and MyChoice Design Studio, the team has collaboratively designed a range of new homes tailored for optimal use of those over 50 looking to downsize without compromising on quality and design,” said Mr Mathers.*



There are six home designs to choose from at Glenfern, including a two-storey home with a lift, with each design including quality Fisher & Paykel appliances and stone bench tops, with options to include raked ceilings, open plan living, and outdoor alfresco area.

The Watonga home is an entertainer’s dream! The unique design offers a sleek and spacious kitchen, flowing into the expansive living area with raked ceilings forming the heart of the home. The thoughtful design offers plenty of room to relax and entertain, with a large front patio and back garden perfect for hosting barbeques.

With a king size master bedroom complete with ensuite and walk-in robe, spacious second bedroom, and additional multi-purpose room, the Watonga is the perfect home for those looking to downsize with plenty of space to entertain.

The Shelley home is a stunning design that offers liveability at its finest. The light and bright home features beautiful large dormer windows, drenching the kitchen and dining area with natural light. The open plan kitchen, dining and living area offers a welcoming homely feeling, with sliding doors opening onto the outdoor alfresco area.

The Shelley offers optimal liveability with an oversized master suite, complete with a walk-in robe and ensuite bathroom, second bedroom with ensuite bathroom, and a multi-purpose room designed to suit your needs to be used as a study, second TV room, or even another guest bedroom.

Expressions of interest for stage one homes are now open. Please contact Kim Cooper, Sales Consultant at [kcooper@hometownaustralia.com.au](mailto:kcooper@hometownaustralia.com.au).



# Working, Retired, or Somewhere In Between?

## The Fleurieu Peninsula has it all...

**There is a reason why many downsizers are living their best life in nature's playground on the Fleurieu Peninsula located 80km south of Adelaide.**

"For those over 50 looking to downsize the peninsula sets the scene for both an active and social lifestyle with access to world-class wineries,

local produce, beautiful beaches, and endless adventures. There is so much to explore here, it will be hard to sit still, let alone retire," said Kerry Lange, Community Manager of the regions Hometown Australia Lifestyle Communities.

Hometown Australia offer two lifestyle communities within the region, each boasting charm and convenience.



### **The Seachange Lifestyle Community**

Set in the prime holiday location of Goolwa, this well-established lifestyle community is situated on 26 acres of land with only a short walk to the beach and river. Residents can enjoy a range of social activities and events, along with exercise classes, and even a community vegetable garden. If you're looking to lead a quieter life, there is an onsite salon perfect for a day of pampering or kick back and relax with a good book in the library. "The Seachange Lifestyle Community provides residents with the freedom to fill their days with as much adventure or relaxation to suit everyone's needs," said Kerry.

### **The Rosetta Lifestyle Community**

A short stroll to the clear turquoise water of the nearby Encounter Bay, The Rosetta Lifestyle Community is located in Victor Harbor on 40 acres of land. The community offers sought after amenities and relaxed living with access to modern conveniences. Organise a friendly game of croquet, try your hand at darts, or

host a lunch with family and friends at one of the outdoor BBQ areas. "With endless activities available within the community, our residents are very busy! Rosetta also offers outdoor areas that are perfect for entertaining," said Kerry.

### **Discovering Fleurieu Peninsula**

Residents are greeted by the fresh sea breeze and spoilt by the natural beauty that surrounds both communities. For those seeking adventure there is much to discover! Grab your walking shoes and explore one of the nearby national parks, soak up the sun at one of Australia's pristine beaches, or try your hand fishing on the nearby Hindmarsh Island or Murray River. "If you consider yourself a foodie, you can treat your taste buds to award winning food and wine in the McLaren Vale wine region – there are many charcuterie boards to make your way through!" concluded Kerry.

To learn more visit Hometown Australia's website [www.hometownaustralia.com.au](http://www.hometownaustralia.com.au) or contact Kerry Lange, [klange@hometownaustralia.com.au](mailto:klange@hometownaustralia.com.au).



# Get to Know Port Stephens Like a Local

**When you live in arguably one of the most beautiful regions in Australia, embracing the outdoors is easy! Covering nearly 1,000 square kilometres of idyllic beaches and scenic beauty, Port Stephens is located just under a three-hour drive from Sydney.**

It is no wonder more retirees are choosing a sea change and downsizing to the popular region of Port Stephens where it offers a relaxed coastal lifestyle. Hometown Australia have four communities within the region that have an array of amenities, provide a sense of belonging, and secure living for those who are looking to downsize.



Maxine Blackburne is a true local having lived in Port Stephens for 30 years and holds a plethora of knowledge of the best places to visit within the region. “Port Stephens really is the gem of the mid north coast! Locals enjoy the surrounding beauty of the bushland and bays. The area really is stunningly beautiful,” said Maxine.



### **Discovering pristine beaches and white sands**

Hometown Australia’s communities are perfectly positioned amongst the many bays and inlets, with many enjoying the relaxed coastal feeling all year round. The region is home to 26 beaches, treating locals to their choice of soft white sands and crystal blue waters. “With many beaches and bays, we certainly are spoilt for choice. You could choose a different beach each day,” said Maxine.

Port Stephens is home to the magnificent Birubi Beach and Anna Bay. “Grab a coffee from the local café and enjoy a beach walk to take in the crystal blue waters and feel the white sand beneath your feet,” said Maxine. If you are up for some adventure, you have your pick of beaches to choose from to swim, snorkel and explore. “Fishermans Bay and Boat Harbour are excellent snorkeling spots that have a rocky reef that draws a lot of marine life, you might even see a sea turtle if you’re lucky!” said Maxine.

### **Meeting the locals – whale watching and dolphin spotting**

The communities are closely located to Nelson Bay, best known for its offering of close to nature experiences. “Nelson Bay is known for its wonderful dolphin cruises and whale watching where you can be treated to the views of migrating humpback whales throughout the year. You are sure to spot a dolphin or two with nearly 100 dolphins calling the pristine blue waters home,” said Maxine.

Whilst visiting Nelson Bay, it is worth popping down to Nelson Bay Marina to browse the shops, enjoy the music, markets, and of course the ice-cream!

### **A day well spent, is a day spent fishing**

If you are a fishing enthusiast visiting Soldiers Point is a great place to cast a line. “Port Stephens plays host to one of the largest fishing competitions called the New South Wales Interclub Game Fishing

Tournament. It is a great couple of days, and you can feel a real sense of what the community is like here in Port Stephens whilst watching all the boats sail past,” said Maxine.

### **Exploring the great outdoors**

If you’re feeling adventurous the region has many national parks, walking tracks, and look-out vantage points to discover. “Feeling fit? You can hike to the top of Tomaree Mountain which is 161 metres above the Port Stephens entrance and take in the stunning 360-degree views,” said Maxine.

Take in the panoramic views at the top of the summit to see Yacaaba Head, Cabbage Tree, Boondelbah Island, and on a good day Broughton Island. “If you prefer more of a leisurely walk, you can enjoy a picnic on the Shoal Bay Foreshore and take in the views of the two headlands that sit at the opening of the Port Stephens waterway,” said Maxine.

### **The perfect place to visit with the grandkids**

“If the grandkids are visiting, Birubi Beach and Anna Bay are a great place to take them for a camel ride, treat them to the sites of the spectacular Stockton Bight sand dunes for sand boarding, or book them in for a ‘learn to surf’ class,” concluded Maxine.



# Discover the Magic of Chain Valley Bay

**With nature on your doorstep, living in Chain Valley Bay makes it easy to spend time outdoors and relax into seaside living.**

Enjoy the many benefits of living in a lifestyle community from making new friends with shared interests, to spending less time on home maintenance and more time on things that bring you joy.

## **Lakeside Lifestyle Community**

The boutique-style community is perfectly positioned on the shores of Lake Macquarie and set amongst manicured grounds in Chain Valley Bay. Start the day with your morning cup of coffee admiring the lakefront views from your garden or grab a takeaway from the local and enjoy a coastal walk along one of the pristine beaches. Work on keeping physically active by swimming laps in the pool or taking a stroll through the beautiful gardens. With a lively social calendar there is always something happening in the clubhouse or invite family and friends for a BBQ in the outdoor area.

There is always time to fish, swim, sail or enjoy a few holes of golf. Your choice of water based activities are endless – swim, surf and snorkel your way through the region. If you are looking to take things slower, pack a picnic and enjoy a scenic walking path at Lake Munmorah.





### **Teraglin Lakeshore Lifestyle Community**

Set on the shores of Lake Macquarie the community is your very own waterfront paradise. Enjoying an active lifestyle is easy with an array of amenities on offer including a swimming pool and tennis court. Meet like-minded people and discover a new skill by joining in the social activities at the clubhouse.

Start your day by stretching your legs on a stroll on one of the many walking paths, take a dip in the pool, or cast a line off the jetty and enjoy a couple of hours fishing. There is always something to do within the community or by exploring the beautiful surrounds.



View from above over the Lakeside Lifestyle Community

# The Beauty of Locking Up and Leaving

There are many benefits when downsizing to a lifestyle community but what downsizers Mandy and Brian Howe enjoy the most, is the freedom to be able to lock up their home knowing it is part of a secure community and hit the road in their RV for their next adventure!





The Howe's moved to the Valhalla Lifestyle Community four years ago after deciding it was time to downsize from their family home. With the move Mandy made the decision to retire from work to care for her mother and allow more time to spend with her grandchildren, whilst Brian continued with full time work.

*“We love living here at Valhalla! We enjoy being surrounded by a great group of people around our age, it is a really secure feeling. My husband especially likes that he doesn't have to spend his weekends cleaning the pool and mowing the lawns. We have all worked hard and deserve an easier lifestyle to enjoy like this,” said Mandy.*

Located in Chain Valley Bay on the coast of NSW, the Valhalla Lifestyle Community offers a vibrant social setting for residents who enjoy an active lifestyle. The community hosts an array of amenities including a pool, lawn bowls, croquet, tennis court, and even a mini golf putting green. “The community sports are a great way to get to know people and keep yourself active. You can do as much or as little as you wish,” said Mandy.

A perk of living at the Valhalla Lifestyle Community is the secure parking for residents RV and caravans. “It is great to know that while at home the RV is safely tucked away in the locked compound. When we go away, we have peace of mind knowing that our home will be safe within the community,” said Mandy.

Last December, Transport for NSW visited the community offering helpful resources for

older drivers including a caravan safety checklist, QR cards, safety brochures, ‘On the Road at 65+’ booklets, and even complimentary hi-vis vests in case of a roadside breakdown. “We really enjoyed the visit from Transport for NSW. It was nice to see that they understand our needs and are looking out for everyone's safety on the road,” said Mandy.

Having travelled throughout NSW and majority of Victoria in their last van the Howe's decided it was time to trade up for a newer and bigger RV which also calls the Valhalla Lifestyle Community home. “There have been many great trips, but I would have to say our favourite trip would be to Phillip Island and the trip we took down to the Murray and then back up to Dubbo and across to the east coast,” concluded Mandy.

Where to next? We will have to wait and see where the Howe's next adventure will take them!

# Hello Koalas

**The Glenfern Lifestyle Community has been designed to not only elevate the over 50s living experience, but it has also been thoughtfully developed to protect the surrounding environment and wildlife.**

There is more than meets the eye when looking at the beautiful designs at Glenfern. Geoff Dearden, Development Manager at Hometown Australia, explains the elements designed to benefit the surrounding environment. As part of Hometown Australia's

environmental offset protection for Glenfern, several koala feed trees will be maintained near the entrance to the community.

"The koala trees are situated at the front of the community and will be surrounded by landscaped gardens to further secure the future of koala habitats in the area. This is in accordance with the local KPOM (Koala Plan of Management), to assist with preservation of koalas within the area which is considered critical for the species survival," said Mr Dearden.

Further environmental initiatives include stormwater being captured by large water quality filtration basins to purify the stormwater before re-entering the natural ecosystem, and the construction and distribution of 50 nest boxes to assist in the

local cockatoos, owls and lorikeets that call Thrumster home in the adjacent protected bushland.

"The location of the Glenfern Lifestyle Community is adjacent to protected bushland. The design of the community amenities takes in the beautiful views over the surrounding natural environment, offering residents a visual sense of connection," said Mr Dearden.

*"Hometown Australia are proud to show support and assist in sharing the message of the importance of conserving and caring for Australian wildlife, specifically koalas within the mid-north coast of NSW, by supporting the local Hello Koalas Sculpture Trail."*



# Hello Koalas Sculpture Trail

**A local popular initiative to raise awareness for Australian koalas is the Hello Koalas Sculpture Trail.**

The trail features 79 one-metre high, individually designed and hand painted by talented artists, sculptures to be discovered across the Port Macquarie region. The Glenfern Community sales offices has a new furry friend with the Gum Blossom koala calling the office home.

“Hometown Australia are proud to show support and assist in sharing the message of the importance of conserving and caring for Australian



wildlife, specifically koalas within the mid-north coast of NSW, by supporting the local Hello Koalas Sculpture Trail,” concluded Mr Dearden.

The Gum Blossom koala has been hand painted by talented artist Suzanne Pride and is designed to reflect the mid-north coasts natural wonders including the beautiful sunshine and plethora of flora and fauna.

Be sure to come down and say hi to Gum Blossom in the sales office located at 1/23–41 Short Street, Port Macquarie.



## The Glenfern Lifestyle Community

**Designed to elevate the over 50s living experience with quality homes, resort style amenities and convenient access to all that the beautiful mid-north coast of NSW has to offer.**

Nestled among beautifully landscaped grounds, enjoy a sense of connection and an active, engaged lifestyle with the use of the sensational amenities.

Swim laps in the pool, host a BBQ with friends, or relax by catching a movie in the cinema. It is just minutes from both the amenities in Thrumster and the wonderful attractions of the nearby Port Macquarie.

# Hello New Homes and Community Centre



## **2022 will bring a new look to the Lorikeet Lifestyle Community with the development of new homes and a stylish new community centre.**

“We are looking forward to welcoming residents into the new community centre and hosting many memorable events and social gatherings later in the year,” said Craig McAlister, Community Manager.

The Lorikeet Lifestyle Community in Arrawarra is perfectly positioned, surrounded by natural bushland with direct access to 7kms of unspoilt beach on the north coast of NSW. The vibrant over 50s community is ideal for downsizers looking to live at a relaxed pace, whilst

having the opportunity to live an active lifestyle and meet like-minded people.

Residents will be able to enjoy the resort style community centre and additional amenities which will include an outdoor entertainment area with BBQ facilities, indulge in a sundowner drink on the pool deck, come together in the indoor dining area to enjoy social activities, and work on their fitness in the new gym.

In addition to the community centre the Lorikeet Lifestyle Community has been welcoming new residents with the development of 39 new homes. There is a home that is sure to suit all budgets with five main designs to choose from and an additional four custom designs. Homes are created to offer the

best of indoor and outdoor living, with a modern kitchen and living spaces flowing seamlessly to an outdoor entertaining deck – perfect to enjoy all year round!

“The new designs are flexible to include a master bedroom with ensuite and walk-in robes, second bedroom and a multi-purpose room, undercover carport, internal separate laundry, and quality features,” said Craig.

Start your day by enjoying a cup of coffee on your deck whilst enjoying the ocean breeze. Stay active by meeting up with neighbours for a friendly game of tennis, swim laps in the pool or discover one of the beautiful bushwalking trails. “Don’t forget to say hello to the regular visiting wildlife including the lorikeets and kangaroos!” concluded Craig.



# Home to Many Special Residents

Throughout the Hometown Australia Communities there are many special residents who each year take part in giving back to the wider community. Read on to hear about the hard work and dedication of residents who are creating awareness and raising funds for worthy causes.





# Cycling to Kick Cancers Butt

**Pedalling his way through the month of October, Bremer Waters resident Alan Lloyd, took part in this year's Great Cycle Challenge to support and raise funds for life-saving research for childhood cancer.**

Why? Cancer is the largest killer of children from disease in Australia with over 600 Australian children diagnosed with cancer every year and sadly, 3 children dying every week. The Great Cycle Challenge raises life-saving funds for the Children's Medical Research Institute who continue to develop safer and more effective treatments, and endeavour to find cures for all childhood cancers.

"Cancer has taken too many lives and robbed too many kids of their childhood, so I pedalled over 400km this month to give cancer a good butt kicking and to give these kids the brighter futures they deserve," said Alan.

In his second year participating in the challenge, you can bet that Alan's wife, Sally, was his number one supporter. "We have had brushes with cancer ourselves and are so grateful to have five healthy grandchildren, but other families aren't so lucky. Hearing the stories of children facing battles with cancer hits homes very differently for many people and I am so proud of Alan and his involvement with this incredible cause," said Sally.

When asked how one prepares for the Great Cycle Challenge, both Alan and Sally laughed. "Well, we decided to take a shopping trip to Brisbane, and it turned out during our day out we came into contact with a positive Covid-19 case. We were directed to undertake a 14 day at home quarantine, and I thought what better time to start preparing for the challenge!" said Alan.

After moving his stationary bike onto the veranda,



Alan worked on his fitness every afternoon whilst taking in the beautiful view of the Bremer River. "We are so lucky at Bremer Waters, everyone is so friendly and thoughtful. Once our neighbours heard we were in quarantine we had so many calls asking if we needed groceries or anything dropped off. When Alan would be on his stationary bike many of our fellow residents would be walking around the river and could see Alan from a far training for the challenge. There was a lot of waving and support!" said Sally.

With a goal of riding 400km and a target to raise \$500, Alan reached his riding goal of 429km and smashed his fundraising goal by raising a total of \$1,052. "I was really taken aback by how the community rallied around and supported my involvement in the Great Cycle Challenge. We received many donations from neighbours and friends and the bowls club made a very generous donation," said Alan.

Alan and Sally have lived in Bremer Waters for two years after deciding to downsize to get ready for retirement. After purchasing a motor home, the

Lloyd's were looking for a secure home where they had the freedom to lock up and leave. "Alan's former colleague introduced him to Bremer Waters and to be honest, I wasn't interested in moving to a lifestyle community, but he convinced me to check it out. As soon as we walked through the Bremer Waters gates, we knew we were home. The gardens were absolutely beautiful, and you could feel the sense of community. We visited on a Saturday afternoon and were greeted by residents walking their dogs, bike riding, gardening... it was like a scene out of a movie," said Sally.

*"I pedalled over 400km this month to give cancer a good butt kicking and to give these kids the brighter futures they deserve".*

"Bremer Waters has a true sense of community and we have not once regretted making the move," said Alan.

Will Alan be returning for a third year? "Absolutely, both Sally and I will be back next year to support the Great Cycle Challenge and raise life-saving funds," concluded Alan.



# Boronia Range Champions

## **A hip replacement couldn't keep Boronia Range resident, Val Bartley, away from participating in her seventh year in the Great Cycle Challenge!**

Despite saying "this year is my last year" Val seems to find herself back on the bike and raising life-saving funds for the Children's Medical Research Institute (CMRI), which forms part of the Children's Hospital at Westmead in NSW. The funds the Bartley's raise go specifically towards the ProCan Project at CMRI, where scientists are analysing tens of thousands of examples of all types of cancer

from all over the world to develop a library of information to advance scientific discovery and enhance clinical treatment worldwide.

"Over the seven years we have participated, I've ridden a total of 4,000kms and raised over \$14,000. If Mike wasn't riding with me, he was there taking care of my bike maintenance, and a million and one other things in support of my rides. We make a great team!" said Val. This year the Bartley's rode 419kms and raised \$2,671 for the ProCan Project at the Children's Medical Research Institute, with the Boronia Range community

playing an important role in supporting the Bartley's annual Great Cycle Challenge fundraising.

During the Bartley's visit to CMRI they read the many stories and photos of children displayed in the entrance foyer. One particular family's message hit home to Val and Mike with the family sharing "You just don't know if it's going to be you sitting on the other side one day, hoping that other people are out there supporting you. We certainly didn't think we'd be in this position."

"We are fortunate within our family and friends to continue to have happy and healthy children.



*“Myself, along with the residents at Boronia Range are incredibly proud of the efforts the Bartley’s have been committed to over the past seven years and all that they continue to do for the wider community. They are our very own Boronia Range Champions,” said Susan Quinlivan, Community Manager at Boronia Range.*

We ride to raise awareness and funds for much needed research to help those who are less fortunate,” said Val.

The Bartley’s choose a distance each year and to make things a little bit more interesting for the people who follow their journey, they create a ‘virtual destination’ of where those kilometers would have taken them. “To date we have virtually ridden from Boronia Range to Flinders St Station, Brim Painted

Silos, Dubbo Zoo, Bowral Tulip Festival, Phillip Island Grand Prix, and this year Cowra,” said Val. The community rallied behind Val and her ride however, due to Covid-19 restrictions things looked a little bit different this year. Residents showed their support from a distance by taking part in the raffle to raise donations and kept up to date with the virtual ride through an interactive map up to Cowra tracking the Bartley’s progress – which they completed four days ahead of schedule!

The Bartley’s moved into Boronia Range in 2011 and have enjoyed watching the community grow. “Having been gypsies for most of our adult lives we have found living in the community has given us the freedom to head out whenever we like, in either our motorhome or caravan, knowing our home is secure within the community, awaiting our return. It is actually the longest we have resided at the one address in over 50 years together,” said Val.

In October, Val and Mike enjoyed a ride into Noreuil to present a little local hero with a tiny GCC Hero Jersey. “If you didn’t catch Mason’s story on local news recently, he had an operation early this year to remove a kidney and tumor and is undergoing chemotherapy regularly. He is a true little hero, and this is why we ride each October,” concluded Val.

Will we see Val and Mike on the bike again next year? You will have to wait and see!



# Pounding the Pavement to Help Find a Cure for Cancer

Donning her walking shoes for the fifth year in a row, Redbank Palms resident Joan Batley, joined Team PARF (PA Research Foundation) in walking for a cure in the Bridge to Brisbane challenge to raise money for cancer research in a mission to make this the last generation to die from cancer.



Joan Batley with Lauren Tot and Damian Topp from the PA Research Foundation on the day of Joan's big walk.

This year Joan was unable to travel to Brisbane to take part in the walk which takes participants over the Story Bridge and finishing at the beautiful South Bank Parklands. Joans walk may have looked a little bit different, walking around the community and nearby park, but her efforts in raising funds for the PA Hospital Research Foundation

is something that Joan says is incredibly important to her. Joan and her family have been touched by cancer on more than one occasion.

“My husband suffered from Parkinsons Disease, and we met an incredible specialist who helped to treat him. My son also past from Oesophageal cancer and my son in law battled with

a little-known disease. I needed to thank someone, somewhere for my health and for the great work of the medical professionals who have taken care of my loved ones, that is why I do my best to raise funds for cancer research. For the past five years I have walked with my daughter-in-law Felicity who has always been a tower of strength,” said Joan.



On the day Joan walked to help find a cure for cancer, she was greeted by two very special guests, Lauren Tot, Community Fundraising Manager and Damian Topp, CEO of the PA Research Foundation.

“Lauren walked me over to this rather tall fellow and asked do you know who this is? I said no... She said this is Damian Topp the CEO of the PA Hospital Research Foundation. Damian has been following your fundraising journey over the years and is very impressed and would like to walk with you today,” said Joan.

Joan is a long-time supporter of the PA Research Foundation and works hard to raise funds and awareness for Amyloidosis Research. “What an inspiration Joan is! It was an honour to walk along-side her during the walk and to be able to see the support of her wonderful

community,” said Lauren Tot, Community Fundraising Manager at the PA Hospital Research Foundation.

Joan raised a whopping \$2,160 to help find a cure for cancer and was welcomed by an immense amount of support from the Redbank Palms community who greeted Joan at the end of her walk with an array of applause and a sausage sizzle.

“I moved to the Redbank Palms community after my husband past to help find a sense of security. It was the best thing I ever did!” said Joan.

Joan is very social within the community where you can often find her keeping active by enjoying a social game of bowls, grooving her way through line dancing class, or on her evening 4km walk. “I dog walk for a friend of mine, who lends me her husband who joins me on my evening walks to

help train me for my fundraising walks,” said Joan.

“I love my life! I have made so many life-long friends, I am involved in so many wonderful activities and really do feel a tremendous amount of support. I would recommend this community to anyone looking to make the move,” concluded Joan.

*“Joan is a long-time supporter of the PA Research Foundation and works hard to raise funds and awareness for Amyloidosis Research.”*

With Joan already thinking about her sixth year participating in the challenge and raising much needed funds, there is no doubt her community will be their supporting her again.

“We can’t wait to do again next year Joan!” concluded Lauren.



# WALK SWIM DANCE ACROSS



## Hometown Australia's Newest Competition... Coming March 2022

This March we are encouraging residents 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!

Join us in walking across Australia....

Each community will nominate a team and exercise of choice, with the aim to create as many steps as possible!

On a fortnightly basis your Community Manager will convert the teams exercise into steps using the platform, MoveSpring, with steps to be lodged on the community tracking poster. Your community will host a morning tea to support the community team in achieving their goal.

### How to Enter

Register your interest in joining your community team with your Community Manager who will confirm the team and activity of choice. Entries close Friday, 25 February 2022. Competition commences 1, March 2022.



**Do you have Facebook?**

Be sure to follow Hometown Australia!

## PRIZES

**\$300**

### First Place

The team who is awarded first place will receive \$300 to the community social fund.

**\$200**

### Second Place

The team who is awarded second place will receive \$200 to the community social fund.

The competition concludes on Wednesday, 1 June 2022 with the winning community announced on Friday, 10 June 2022. Please contact your Community Manager for further information.







# Battered Oysters with Lime Aioli

**PREP** 25mins

**MAKES** 2-3 serving

## INGREDIENTS

- 1 dozen plump juicy oysters
- 1 cup plain flour
- 1 tsp baking powder
- 1/2 tsp salt
- 1 egg
- Milk
- Olive oil (for frying)
- 1 fresh lime
- Aioli sauce

## METHOD

1. Sift all dry ingredients into a small bowl.
2. Add egg and enough milk to make a pikelet (thicker than a pancake).
3. Pat oysters dry and carefully fold into the batter.
4. Add about 1cm of oil to a saucepan to allow for a shallow fry, heating oil to a medium to hot temperature.
5. Using a large spoon, carefully lift one oyster at a time within a heaped tablespoon of batter and gently place in the oil. Be very careful as the oil will be hot and may start to spit!
6. It should only take about a minute to be beautifully browned, then turn.
7. Whilst keeping a close eye on the oysters, squeeze the lime into a small bowl and add aioli sauce to your liking. Stir the lime juice and aioli sauce together until a creamy consistency.
8. Once oysters are golden brown on both sides, remove from the oil and drain on paper towel.
9. Season with salt and pepper – serve as finger food or as an entrée accompanied by the aioli and lime dipping sauce. Enjoy!



**Hometown Australia spoke with Donna McHugh, Community Manager from the Newport Lifestyle Community in Port Macquarie about her favourite go to recipe.**

“I was born in New Zealand, as kids the only takeaway we ever had was fish and chips (fush and chups) and the highlight was when it was Bluff Oyster season, and we were all treated to one of the delicious, battered oysters! My battered oysters with lime aioli are a spin on an old favourite and these days I enjoy them with a nice cold glass of NZ Pinot Gris!” said Donna.

# The Difference Between a Lifestyle Community and a Retirement Village

Making the decision to move out of your family home and start your next chapter can be an emotional time, and with many living options to explore the experience can be overwhelming. Two of the most popular options for those over 50 are lifestyle communities and retirement villages.

What is the difference between a lifestyle community and a retirement village? We are glad you asked, below we explore the benefits of downsizing to a Hometown Australia Lifestyle Community.

## **Independent living**

An exciting new way of living, Hometown Australia's Lifestyle Communities are designed to elevate the over 50s (in some regions 55s), living experience by offering communities that are vibrant, affordable, secure, and teeming with amenities.

You don't need to be retired to live in a Hometown Australia Lifestyle Community, offering a great transition for those who are still 'in between' but looking to downsize.

Downsizers can enjoy independent living, meet like-minded people, and stay physically and socially active by enjoying the community amenities which can include a pool, spa, bowling green, tennis court, clubhouse, and croquet court to name a few. Being part of a Lifestyle Community, you experience

a sense of community and security with neighbours sharing similar lifestyle aspirations.

With a number of communities throughout Australia, each location is close to essential amenities, and services. Some communities are located in Australia's premier holiday destinations including Fraser Coast, Moreton Bay, Fleurieu Peninsula, and Port Stephens, making it possible to live in a sought-after location without the hefty price tag.





### **Understanding Land Lease Living**

Lifestyle communities can also be referred to as Land Lease Living communities. This means, residents own the dwelling and have a long-term lease over the land on which it stands. Hometown Australia offer both resort and boutique style lifestyle communities, providing true value for money, without the high entry and exit fees often associated with other retirement living options.

Hometown Australia offer homes that are both new and pre-loved,

with options to suit your needs and budget. New homes are thoughtfully designed for over 50s to enjoy the ease of everyday living without compromising on quality or space. Those looking to downsize are met with design options that offer large areas for entertaining guests, all whilst being part of a secure community.

#### **Financial benefits**

There are many financial benefits of Land Lease Living including:

- No stamp duty payable
- No council rates
- No deferred management fees that can be part of

moving into, or out of, a retirement village

- You may be eligible to claim Commonwealth Rental Assistance
- You also retain 100% of your capital gains as a cash profit when you sell your home. In many retirement living options, your agreement may force you to share your capital gains with the retirement village management. Living in a Hometown Australia Land Lease Living community means that more money stays in your pocket.



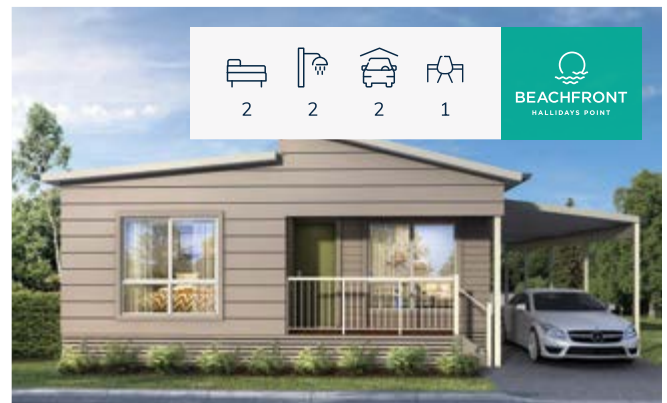
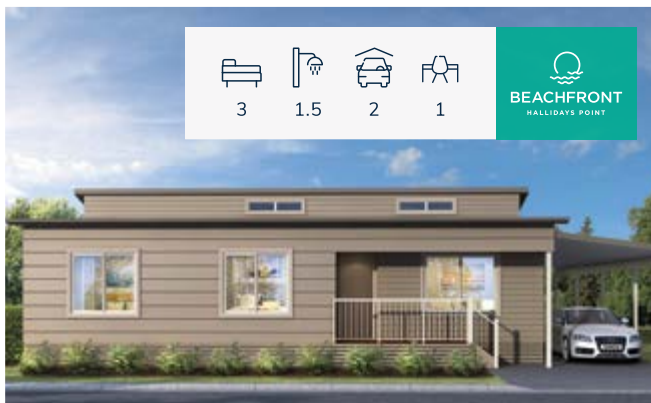
# Stylish and Impressively Spacious

**Imagine starting your day with a coffee on your deck followed by a walk along the award-winning Black Head Beach. This is just one of the many lifestyle benefits residents at the Beachfront Lifestyle Community are enjoying.**

Located in the peaceful seaside haven of Hallidays Point on the mid-north coast of NSW, the community is teeming with resort style amenities such as two swimming pools, tennis court, and outdoor BBQ areas. One of the communities most well-known features is the club house, named the Ocean Room with views over the pool, perfect for sundowner drinks.

It is no wonder there is a growing number of downsizers and retirees choosing Beachfront as home and enjoying the relaxed lifestyle on offer. We explore the new home designs with Melissa Thornley, Community Manager of the Beachfront Lifestyle Community.

“I always say, enjoy the journey not just the destination! Choosing to downsize doesn't mean compromising on quality or lifestyle. The new home designs at Beachfront are modern with coastal inspired finishes and complete with quality appliances,” said Melissa.



## The Beachcomber

“The Beachcomber combines comfort and style with an impressively spacious design. This modern, coastal home offers open plan living filled with natural light and a large covered outdoor deck which is great for entertaining,” said Melissa.

### Features

- Master bedroom
- Two additional bedrooms allowing flexibility for a guest bedroom plus home study or storage
- 1 bathroom with a separate powder room
- Tandem carport
- Landscaped gardens
- Quality Fisher & Paykel appliances
- Ceiling fans and air-conditioning

## The Pacific II

“The Pacific II offers a taste of coastal luxury! The large, bright modern kitchen with island bench and living spaces flow seamlessly to an outdoor entertaining deck to enjoy all year round,” said Melissa.

### Features

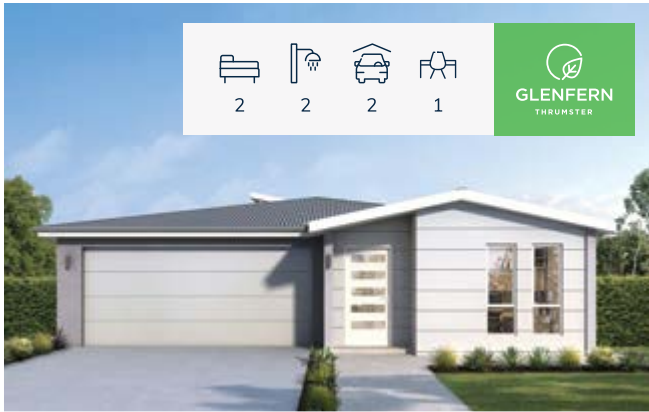
- Spacious master with walk-in robe and ensuite
- Second bedroom and additional multi-purpose room
- Second bathroom
- Tandem carport
- Landscaped design for a low maintenance garden
- Quality Fisher & Paykel appliances
- Ceiling fans and air-conditioning



# Glenfern Home Designs

**The Glenfern Lifestyle Community is well underway in 2022! Designed to elevate the over 50s living experience with a host of resort style amenities and an enviable location on the mid-north coast of NSW in Thrumster, Port Macquarie. We take a look at four of the six new home designs available at Glenfern.**

*“Downsizing doesn’t mean you need to compromise on quality or space. This is your opportunity to have a home with quality appliances, a double garage, a beautiful garden that is low maintenance, and that outdoor deck you have always wanted to entertain family and friends,” said Geoff Dearden, Development Manager at Hometown Australia.*

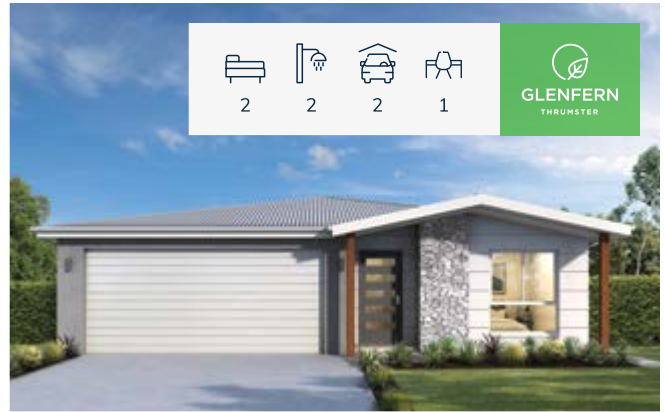


### Blue Gum Design

Blue Gum has been perfectly designed for downsizers who are looking for space to entertain and host family and friends. The home has been purposely designed to allow for ample storage and includes a flexible multi-purpose room for those needing a touch more space.

#### Features

- Master bedroom with oversized ensuite and walk-in robe
- Separate lounge and dining spaces
- Dramatic soaring ceilings
- Abundant storage space throughout
- Perfectly designed for downsizers

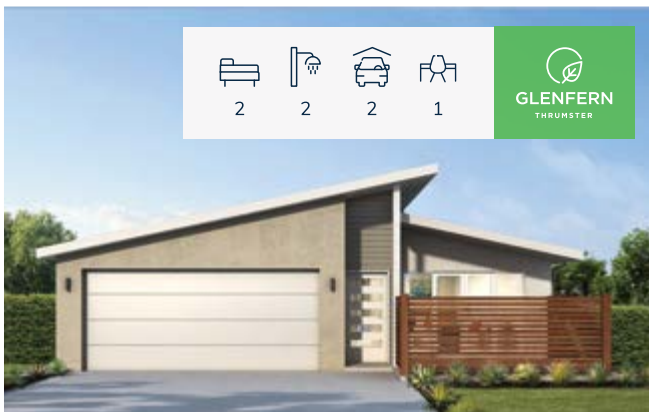


### The Maria Design

The Maria has been architecturally designed to offer all the benefits of open-plan living, with a seamless flow from the kitchen and entertaining space to the alfresco area creating a fabulous entertaining environment!

#### Features

- Spacious master bedroom with ensuite and walk-in robe
- Private second ensuite guest bedroom
- Versatile multi-purpose room
- Expansive open plan living
- Dramatic high raked ceilings
- Fabulous indoor/outdoor entertaining environment

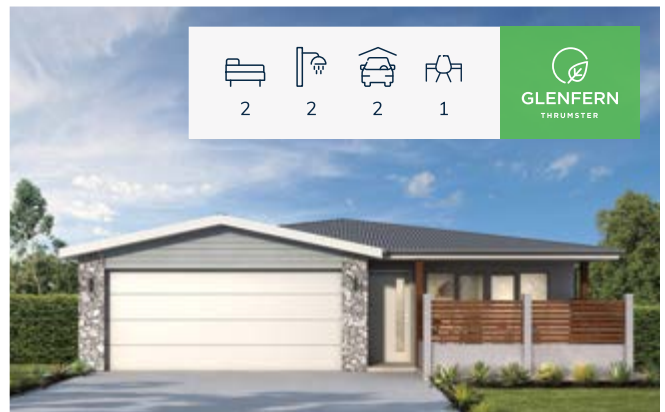


### The Watonga Design

The Watonga is a comfortable home offering plenty of room to relax and entertain. Defined by its thoughtful design and generous space the design includes an expansive living area with raked ceiling forming the heart of the home.

#### Features

- King-sized master suite with walk-in robe
- Spacious second bedroom for guests
- Superb kitchen with large island
- Large front entertaining patio
- Multi-purpose room



### The Shelley Design

The Shelley is a stunning design with welcoming spaces shaped by large dormer windows allowing for natural light to flood the kitchen and dining area. The open plan living allows a seamless connection to the outdoors making the perfect entertaining space.

#### Features

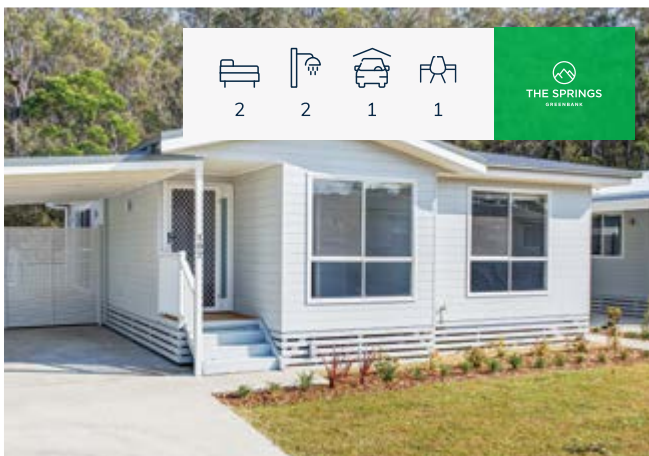
- Oversized master suite with ensuite and walk-in robe
- Private second bedroom at the front of the home
- Multi-purpose room
- Inviting, light-filled entertaining spaces

# Homes for Sale

## The Springs

### Brisbane, QLD.

Surrounded by farmland, you will love feeling like you're living in the country, while still enjoying the convenience of being close to all that Brisbane offers. Enjoy the amenities including a swimming pool, bowling green and outdoor BBQ area. Stay social by catching up with your neighbours at one of the community social events.



### The Walker

From \$295,000

- Luxurious living with spacious open plan lounge and dining
- Outdoor entertainment deck
- Spacious master bedroom with built-in robe and ensuite
- Generous second bedroom with built-in robe
- Undercover carport
- Fully landscaped front and rear
- Quality fixtures and fittings including ceiling fans and air conditioning



### Ferguson

From \$299,000

- An elegant design with modern architecture
- Spacious open plan living with lounge area flowing into the dining space and onto a private alfresco deck
- Three bedrooms complete with built-in robe
- Two bathrooms
- Separate laundry
- Undercover carport
- Landscaped front and rear
- Raked ceilings, air conditioning and ceiling fans



# Jacaranda Grove

## Grafton, NSW

Located in Grafton, the community is perfectly located among the beauty of the north-coast of NSW. Enjoy the amenities including a swimming pool, tennis court and outdoor BBQ area. Meet like-minded people at one of the social events and explore the many natural wonders surrounding the community.



### The Wallaby

From \$327,500

- Luxurious living with its spacious open plan lounge and dining areas flowing onto the entertaining deck
- Spacious master bedroom with built-in robe and ensuite
- Generous second bedroom with built-in robe
- Additional multi-purpose room for flexible living
- Undercover carport
- Internal separate laundry
- Ceiling fans and air conditioning



### The Heron

From \$322,500

- An entertainers dream! Spacious open plan lounge and dining areas opening onto outdoor entertaining deck
- Luxurious master bedroom featuring built-in robe and ensuite bathroom
- Spacious second bedroom
- Additional multi-purpose room perfect for downsizers
- Undercover carports
- Separate internal laundry
- Ceiling fans and air conditioning

# 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

\$1500

EFTPOS GIFTCARD

## Start referring now for your chance to receive a \$1,500 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 home** you will be rewarded with an EFTPOS gift card valued up to \$1,500\*.

[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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