

Life

by Hometown Australia



Life Awaits!

Explore why the Fleurieu Peninsula is the perfect combination for active living in your retirement years

Meet the Dollmans

Discover how the Dollmans are spending their glory years at Sunrise

Celebrating a Sense of Community

Learn how residents are living a connected, engaged and active lifestyle

Joint Managing Directors Message



Kevin Tucker



Stuart Strong

Welcome to the first edition of *Life* by Hometown Australia for 2025! In this addition, we take a look at the year that was including why the Fleurieu Peninsula has become an attractive region for downsizers, explore the newest two-level home design at Glenfern, introduce Macquarie Shores, and we take a look at how residents kept busy over December.

We are pleased to share that last year Hometown Australia was named winners and finalists across a range of prestigious awards at the Caravan and Camping Industry Association (CCIA) Awards of Excellence evening. The awards recognise and celebrates the outstanding achievements of businesses and individuals in the caravan, camping, manufactured housing, and land lease living sectors. Hometown Australia was awarded the Land Lease Living Community Engagement Award across the 38 communities in NSW, recognising the passion the team has in forging strong resident relations. It was a big night for the Hometown Australia team, and we look forward to sharing the winners with you in this edition.

Hometown Australia has expanded the Hunter Regions portfolio with the acquisition of Macquarie Shores on the Central Coast of New South Wales. Macquarie Shores is a well-established community with 215 sites with the community neighbouring Lake Macquarie. Macquarie Shores has a range of amenities including a swimming pool, bowling green, golf driving net, lawn croquet, and tennis court supporting both an active and social lifestyle. The acquisition supports Hometown Australia's

commitment in providing affordable housing options for those over 50 located in the Central Coast.

A part of living in a Hometown Australia community is the feeling of belonging and having a sense of community. Residents had a busy end to last year with the Spring Gardening competition, Christmas Lights competitions and R U OK? Day initiatives, which were held throughout the communities, and even a regional Golf Day Challenge taking place. We hope you enjoy reading how residents are forging long lasting friendships, finding their sense of belonging, and enjoying an engaged lifestyle.

We look forward to the year ahead and continuing our commitment to deliver affordable and quality homes and vibrant communities.

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

Kind regards,

Kevin Tucker *Stuart Strong*

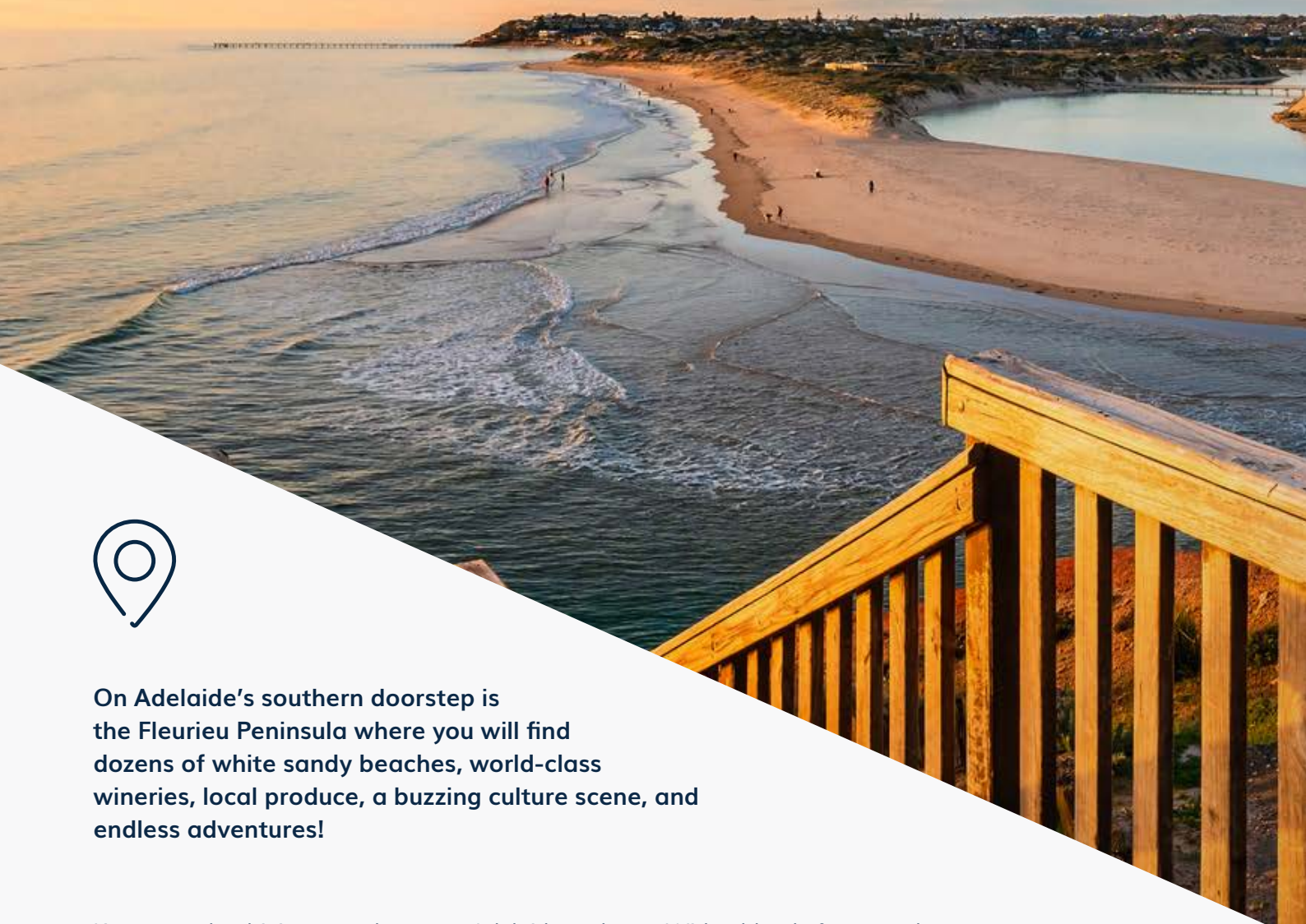
Kevin Tucker and Stuart Strong
Joint Managing Directors, Hometown Australia



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The Fleurieu Peninsula: *Life Awaits!*



On Adelaide's southern doorstep is the Fleurieu Peninsula where you will find dozens of white sandy beaches, world-class wineries, local produce, a buzzing culture scene, and endless adventures!

Known as the driving route between Adelaide and Kangaroo Island, the boot-shaped peninsula sets the scene for active over 50s living. Enjoy the wide sand beaches, visit the olive groves and artisan charcuterie-makers, and explore the art scene. With nature on your doorstep, spend the weekends at Coorong National Park or take the winding road through the Langhorne Creek wine area for some of the world's finest drops.

With a blend of nature, the coast and culture, the Fleurieu Peninsula is the perfect combination for those seeking active living during retirement. Hometown Australia offers two well-established communities in South Australia assisting in making it financially achievable to live in this desirable location.



Rosetta is located in Victor Harbor, known as the vibrant and creative heart of the Fleurieu Peninsula. Residents at Rosetta are spoilt for choice being surrounded by natural beauty and with easy access to modern conveniences.

Residents can start their day with a stroll to the clear turquoise water of the nearby Encounter Bay, join neighbours for a friendly game of croquet, or try their hand at darts in the games room!

This friendly and welcoming community always has something happening with a busy community social calendar. Feel a sense of belonging by joining one of the many community morning teas or host a lunch with family and friends at one of the outdoor BBQ areas.

You can explore Rosetta on the website [here](#).



Set in the charming town of Goolwa, Seachange is a well-established community an hour's drive from Adelaide on the beautiful Fleurieu Peninsula. The name Goolwa means "elbow" in the local Ngarrindjeri language, reflecting the bend in the mighty Murray River around Hindmarsh Island.

Keeping socially active is a breeze with residents being able to enjoy a range of social activities and events, along with exercise classes, and even a community vegetable garden. Enjoy playing bingo, table tennis and indoor bowls, or if you want to enjoy an outing, grab some

friends and make a day of it at Hindmarsh Island Marina. 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.

Residents at Seachange are looking forward to the development of the new clubhouse which will feature an indoor heated pool, sun deck, bowling green, and café style terrace.

You can discover more about Seachange on the website [here](#).



Discover the Central Coast's *Best Kept Secret*

Nestled along the stunning coastline of New South Wales, the Central Coast offers an idyllic blend of natural beauty and vibrant community life. The best-kept secret of this gorgeous locale? The range of Hometown Australia Communities!

Discover the unique benefits of land lease living, where low maintenance and financial freedom meet a lifestyle rich in amenities and social connections.

Why Move to the Central Coast?

Retirees and semi-retirees enjoy more leisure time, why not spend it in paradise? Picture your days filled with scenic coastal walks, pristine beaches, and a vibrant community atmosphere. Experience a perfect blend of relaxation and adventure with world-class dining, boutique shopping, and numerous cultural attractions just a stone's throw away.

The Central Coast offers a serene yet active lifestyle that's perfect for downsizing while staying connected to the energy of Sydney. Just an hour's drive from the city, Central Coast residents can easily make day trips for events and celebrations without living in the hustle and bustle full-time. Embrace the best of both worlds on the Central Coast.





Exploring the CENTRAL COAST



LAKE
MACQUARIE
MORISSET

TERAGLIN
LAKESHORE
CHAIN VALLEY BAY

HERITAGE
TOUKLEY



Welcome to Heritage, Toukley

Heritage embraces an active lifestyle and a vibrant social scene where you are able to create a carefree lifestyle and get the most out of each day. Whether you want to take a dip in the pool, work up a sweat in the gym, or take the short walk to Tuggerah Lake, Heritage makes it easy to get moving. On the social side, Heritage features a lush BBQ area perfect for hosting, a licensed bar where you can chat with your neighbours over a drink and a meal, plus plenty of social events held at the community clubhouse.

Central Toukley is just five minutes away, and The Entrance is only ten minutes away, offering cafes, shopping, and all your daily necessities. Gosford is a 40-minute drive, and the renowned Hunter Valley foodie region is just an hour's drive.

Meet Lake Macquarie, Morisset

Over 55s living doesn't get much better than Lake Macquarie! Located in Morisset, this community is spread across four hectares of stunning countryside, giving a relaxed, town-like feeling. Stroll through the pristine landscape, get your hands dirty in the community garden and grow your own veggies, find a great book and settle in to read in the library — serenity lives at Lake Macquarie. If you're keen to get a bit more active, the heated pool is a great place to enjoy some movement, while the workshop is excellent for keeping the mind active with some tinkering. Morisset is a gorgeously scenic place to live. It is home to the caves and dunes of Blacksmiths Beach, the waterfront of Warners Bay, Hunter Valley wine country, and the metropolitan lifestyle of the greater Newcastle area.



Discover Teraglin Lakeshore, Chain Valley Bay

Outdoorsy over-50s will love the lifestyle at Teraglin Lakeshore located in Chain Valley Bay. Set along the shores of Lake Macquarie and just minutes from the ocean, there's an abundance of water-based activities on offer. Keen anglers will love the Teraglin Lakeshore community jetty, which is ideally set up for a day of fishing. There are also plenty of lakeside and beachside walking trails to explore, plus the perfect waterways for some sailing. It's easy to enjoy the sunshine when you have a tennis court and a pool to while away an afternoon. This warm community welcomes new residents, with regular social events and group games of snooker, making it easy to make new friends.

Chain Valley Bay beautifully balances stunning national parks with practical conveniences, like cafes, restaurants, and medical services, all of which are nearby. Plus, with easy access to the Pacific Highway, this community is ideally located for travel between Sydney and the Central Coast.



MACQUARIE
SHORES

ROYAL SON NORTH

Hometown Australia Welcomes *Macquarie Shores*

Hometown Australia is pleased to announce the acquisition of Macquarie Shores on the Central Coast in New South Wales, expanding the portfolio to 16 communities within the Hunter region.

Hometown Australia is committed to providing those over 50 with communities that offer secure and independent living, a range of amenities to suit resident's lifestyles, a sense of community, new and preloved homes through the land lease living model.

The acquisition supports Hometown Australia's commitment to the Central Coast region by providing affordable housing options for those over 50.

The Australian Bureau of Statistics reports that the Central Coast Local Government Area (LGA) has a population of 346,596 with 35.2% of the LGA's population over 55, showing the need for affordable housing options within the region.

Macquarie Shores is a well-established community with 215 sites, set within nature and neighbouring beautiful Lake Munmorah. Residents can keep physically active by enjoying the many community amenities such as the swimming pool, bowling green, golf driving net, lawn croquet, and tennis court. With a strong sense of community, residents can enjoy meeting new friends and forge long lasting friendships by taking part in

the many activities such as art classes, card games, darts, and the men's shed.

Offering the best of both worlds, Macquarie Shores is set amongst the tranquil nature of the Central Coast but with easy access to the everyday necessities such as shopping centres and medical facilities. Enjoy the natural surrounds of Lake Macquarie and Lake Munmorah, local beaches and the many walking trails. Foodie lovers can enjoy a scenic drive to the Hunter Valley region approximately 1.5 hours away and stay connected with access to the major highway, Newcastle airport, and the nearby proximity to Sydney metro and CBD.





AWARDS OF excellence 2024

*Celebrating Excellence
at the CCIA Awards*






What a night it was for Hometown Australia at the annual Caravan and Camping Industry Association NSW (CCIA NSW) Awards of Excellence 2024.

At the end of 2024, industry leaders enjoyed a stunning evening at the Sofitel Wentworth in Sydney to celebrate businesses and individuals that have been recognised for exceptional innovation and best practice within the industry. Hometown Australia had an incredible evening being announced as winners and finalists across a range of prestigious awards.

We are thrilled to share Hometown Australia was named the **winner of the Land Lease Living Community Engagement Award** across all 38 communities in New South Wales. The award recognises the hard work and dedication of the team in creating engaging and inclusive communities for residents through the Hometown Australia resident engagement strategy.


In addition, Hometown Australia also received awards across the below categories:


- 
WINNER: Outstanding Contribution by a Young Achiever, Land Lease Community Award:
 Congratulations to Laura Capel, Communications and Engagement Manager.

- 
WINNER: Employee of the Year, Land Lease Communities Community Award:
 Congratulations to Jozef Sirec Asset Manager.

- 
BRONZE AWARD: Land Lease Community of the Year Award
 Congratulations to Boronia Range.

We are also pleased to share Hometown Australia were named as finalists across the below categories:

- 
FINALIST: Land Lease Community of the Year Award
 Congratulations to Jacaranda Grove.

- 
FINALIST: Employee of the Year, Land Lease Community Award:
 Congratulations to Bryce Donnelly for being named as a finalist.

A huge congratulations to all of the winners of the 2024 Awards of Excellence and thank you to the CCIA NSW for recognising the hard work and contribution to those within the industry.



GLENFERN

THRUMSTER



Downsizing with a Difference at Glenfern

Who said downsizing was boring? Someone who hasn't viewed a Hometown Australia community and the range of modern and affordable homes!

If you're seeking a relaxing and private lifestyle set amongst nature, look no further than the stunning Glenfern community located in Port Macquarie. Enjoy an active and engaged lifestyle with a range of amenities including a modern clubhouse, 25m lap pool, spa and gymnasium, and bowling green. Not to mention the buzzing social calendar making it easy to establish new friendships in your next chapter of life. Enjoy your time swimming laps in the pool, a day on the bowling green or meet up with your neighbours for a friendly game of tennis!

Hometown Australia is known for the range of modern designs that strike the perfect balance of space and luxury. There is no one size fits all when looking for your home to suit your next chapter of life.

At the end of last year, Glenfern announced the release of the highly anticipated design, The Headland. Let's take a look!

The Headland

2  2  2 

The two-level home is designed for those looking for a modern and bright interior with plenty of space to host guests! The Headland offers an interesting design with an alfresco area positioned to maximise entertaining.

Enjoy a spacious open plan kitchen with stone bench tops and quality appliances. It's easy to entertain with the open plan kitchen overlooking the living and dining area. Enjoy bright and stylish designs including soaring ceilings and windows to promote nature's breeze.

The design includes an internal lift for convenience which takes you to the second level where you will find a spacious master bedroom with walk-in robe and ensuite. Not to be missed is the private balcony with views over the bushland. It is great to have the option of hosting guests with the second bedroom plus additional study nook.



Discover your dream home at Glenfern by contacting Cathy Snook, Sales Associate on (02) 9055 6850 or glenfernsales@hometownaustralia.com.au.



BEACHFRONT
HALLIDAYS POINT

A Slice of Paradise at Beachfront

Whether you're dreaming of relaxing days by the beach, scenic walks along the coast, or vibrant community living, Hometown Australia's Beachfront community offers it all for those over 50 looking for their next chapter of life.

Beachfront resident, Pete, has lived in the community for two years after deciding to make the move to community living. "My move to Beachfront was the right decision for all the right reasons," said Pete. Enjoy relaxed coastal living in a friendly community that offers a range of resort-style amenities including two swimming pools (one being a magnesium pool!), tennis court, a gym inside the new pool house, and a clubhouse called the "Ocean Room", where you can often find residents enjoying a sundowner drink or games night. "What I love most about Beachfront is the friendly atmosphere, I have made many friends during the two years I have lived here," said Pete.

An aspect that many residents at the Beachfront community enjoy is the feeling of a sense of inclusiveness which comes as part community living. "Management is friendly and approachable and is always willing and able to promptly address any issues which you may have," said Pete.

Making Your Dream Location a Reality

Beachfront is perfectly positioned in Halliday's Point, a tourism destination set on the beautiful mid-north coast of NSW, right on the doorstep of the pristine



"There are always willing participants if you are looking for a friend to join you in an activity, or just a catch up on the deck for coffee or drinks. If it's company that you seek you will find it in abundance here at Beachfront!"

Pete
Resident at Beachfront

Black Head Beach. It is no wonder there is a growing number of downsizers and retirees choosing to call Beachfront home! Surrounded by natural beauty with award-winning beaches, popular walking trails and endless water-based activities, there is always something to do in or around the community.



How are Downsizers Making this an Affordable Option?

Many downsizers and retirees are taking advantage of the financial benefits when moving to a Land Lease Community, making it possible for them purchase a modern home in a desirable location without the need to compromise on space or quality. Land Lease Living simply means you own the home and long-term lease the land in a secure agreement.

Many retirees and downsizers are hesitant to make the move due to the thought of stamp duty, which is understandable when depending on the price of your new home, stamp duty could be as much as \$72,000 – which is a big hit to both your home-buying budget and your retirement fund. The good news is, when you purchase your home in a Land Lease Community there is no stamp duty payable. You also retain 100% of your capital gains when you choose to sell your home. There are also no council rates, or deferred management fees that are often associated when living in a retirement village. You may also be eligible to claim Commonwealth Rental Assistance which can help offset your living costs.

Explore the Beachfront Difference!

Start your day with a coffee on your deck soaking up the sunshine, enjoy cooking in your modern kitchen with quality appliances and take the time to unwind after a busy day in your spacious master bedroom. “I have a sunny deck where I enjoy the warm winter mornings. I am very happy in my home and welcoming neighbours make it ever more pleasant,” said Pete. Take a look at some of the newly released designs at Beachfront and discover the range of the stunning new homes for sale starting from \$525,000 online here.

To learn more about Beachfront contact Sales Manager, Melissa Thornley on (02) 9055 8713 or beachfrontsales@hometownaustralia.com.au.



Mr and Mrs Dollman are glad to have made the switch to land lease living.



Land Lease Homes: Affordable Options for Over 50s

After a chance meeting with a Sunrise resident at a café, the Dollmans decided to investigate what life could look like living within a land lease community.

Soon after, the couple sold their three-bedroom family home in Port Stephens, and purchased a new two-bedroom home at Sunrise for around half the price where they have been happily living for the past two and a half years and enjoying the many benefits of living in the Sunrise community, located in Port Stephens north of Sydney.

This equity release allowed Mr. Dollman to sell his kitchen installation business and bring forward his retirement by three years. What's more, the Dollmans saved a further \$20,000 due to the fact the land lease home did not attract stamp duty. "Financially, it was probably the best move we ever made," said Mrs. Dollman. "Relocating to [Sunrise] has definitely given us the freedom to start our retirement, and to be able to do a lot more in retirement."

An Affordable Alternative

Many Hometown Australia land lease community residents have followed the same financial journey as the Dollmans. Land lease communities work on a model where homeowners purchase the home - and then enjoy a long-term and secure lease over the land on which it stands. As no actual land is changing hands, the home's cost is usually far less than comparable homes in the surrounding area.

This financial benefit is extended by the fact no stamp duty or council rates, and no exit fees, are payable. Residents also retain all capital gains when they decide to sell their home. Residents pay a weekly site fee, however if the resident has a social security benefit (such as the aged pension) then this can be offset with Commonwealth Rental





Since downsizing the Dollmans have saved money for travel, including swimming with whale sharks in Western Australia.

Assistance. Land lease homes are playing an increasingly important role responding to the affordability challenges faced by Australians aged over 50.

Australia's Affordability Challenge for Over 50s

Recent studies have illustrated the scale of this challenge. According to a 2019 Australian Housing and Urban Research Institute report, by 2031 only one in four Australians aged 55-64 will be outright homeowners, down from one in two in 2016. Since this report has been prepared, the issue with housing affordability has worsened. CoreLogic's Hedonic Home Value Index for July 2024 shows that regional property prices have increased by 52%, and capital city prices by 33%, since the onset of COVID-19.

This means more Australians are entering retirement with the need to find affordable housing, so they

can enjoy retirement without a mortgage or paying rent. Land lease communities are filling this void.

Hometown Australia Homes

At the Sunrise community, existing homes are currently available for \$700-900,000. There are more than 60 Hometown Australia communities across New South Wales, Queensland and South Australia, with many of these communities in retirement hotspots such as the Sunshine Coast, Gold Coast and Port Stephens. Typically, these homes are available for less than the price of homes in surrounding suburbs.

Life at Sunrise

The Dollmans say they are using their secure financial position to enjoy the best of life, both within and outside the Sunrise community. Within Sunrise, Mr.

“Financially, it was probably the best move we ever made. Relocating to [Sunrise] has definitely given us the freedom to be able to do a lot more in retirement.”

Mrs Dollman
Resident at Sunrise

Dollman is a keen tennis player against some of the other 190 community residents. He has also taken on the mantle of driving the community bus to allow himself, and fellow residents, to enjoy a range of activities and events in the Hunter Valley.

Other community facilities include a clubhouse, indoor and outdoor swimming pool, gym, bowling green, and vegetable garden. The Dollmans also make use of the available caravan parking spaces, and Sunrise's proximity to the upgraded Pacific Highway, to undertake 'grey nomad' style trips around Australia. "If we went away from our previous home, the thieves would know we're on the road because the caravan has gone missing from the driveway," said Mr. Dollman. "Here, it's a gated community, so there is no issue at all. We've been away for eight months and not had a single problem."

The Dollmans spent this eight-month period circumnavigating Australia in their caravan, including stopping off to cage dive with great white sharks at Port Lincoln in South Australia and swim with whale sharks at Exmouth in Western Australia. Closer to home, Mrs. Dollman is a keen diver around the Port Stephens region, while Mr. Dollman is more likely to enjoy snorkeling.

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



Celebrating a Sense of *Community*

Hometown Australia supports building a sense of community for residents. It has been a big couple of months with many activities and events taking place to support togetherness and wellbeing. Let's take a look!



100th Surprise Celebrations at Sandy Shores

The sense of community was at an all-time high at Sandy Shores with residents putting their party planning hat on to organise their fellow residents' surprise 100th birthday celebration!

Over 100 residents and friends filled the community clubhouse to surprise Ms. Hanlon who recently turned 100. Celebrations included several residents cooking tasty treats, beautiful flowers, good music and of course, birthday cake!

The clubhouse was filled with warmth and cheer as the community celebrated Ms. Hanlon who is a 'strictly no gifts, only big hugs' person!

"Ms. Hanlon is a much-loved lady within the community who has lived in Sandy Shores for over 20 years. It was lovely to be able to come together as a community to celebrate this monument milestone," said Michael Campbell, Community Manager.



Teeing Off at the Port Stephens Community Golf Day



Last year, residents from across the Hometown Australia communities in Port Stephens took to the local golfing green, Horizons, in the inaugural Hometown Australia Port Stephens Community Golfing Day Challenge.

"The weather was perfect, the golf was outstanding, and the camaraderie was truly special," said Jaki Stewart, Community Manager of Homestead and Sea Winds and Event Organiser.

Residents from across Sunrise, Sea Winds, Homestead, and Sandy Shores were invited to represent their communities at the Golf Day Challenge and take part in a day of fun on the green. With a great turn out for the competitions first year, 16 residents were joined by four staff members from each community to form five teams.





Team 5 took out the place of winners on the day with Ryan the groundsman from Homestead, Lorraine from Sea Winds and Paul and Debbie from Sunrise finishing with a 4 over par score of 76! Team 4 came in as runner ups with the team consisting of Sunrise residents; Richard, Alison, Peter, and Carmel finishing close behind with 78. "In the spirit of the recent Olympic Games both teams were presented with gold and silver medals during the lunch celebration post the competition," said Jaki.

"The weather was perfect, the golf was outstanding, and the camaraderie was truly special"

Jaki Stewart
Community Manager at
Sea Winds and Homestead

"It was lovely to see residents from across the communities in Port Stephens come together to enjoy a great day in their Hometown Australia Golf Day Challenge shirts. There were smiles all round on the day! We look forward to continuing running the competition next year," concluded Jaki.



Congratulations to team 5 who took home first place!



It was a close competition with team 4 taking out runner up

R U OK? Day at Hometown Australia

In September residents across Hometown Australia came together to support the annual R U OK? Day initiative. This is the third-year residents held events within their communities to provide a space to ask the important question – R U OK? Let's see how residents supported mental health and wellbeing within the communities in 2024:



A Day Full of Laughter at Red Gum

This year approximately 120 residents joined management in a bright and fun activation to help support a sense of community and provide a space to start the conversation, R U OK? amongst residents. "R U OK? Day is a great initiative and one we are proud to support here at Red Gum. Asking R U OK? is an important question to ask on any day with the team here at Red Gum invested in the mental wellbeing of residents. The day was a great way to cement positivity in the community and engage in important conversations," said Renee Bettles, Community Manager at Red Gum.



A Sea of Yellow at Seachange

A sea of yellow took over the Seachange clubhouse as residents dressed in yellow to support the R U OK? Day initiative. The community held a delicious BBQ with Seachange team member, Brett, working his magic on the BBQ cooking up a storm of sausage and onions for residents to enjoy. "We had a fantastic turn out of residents and it was great to see everyone dress in yellow to support the day," said Kerry Lange, Community Manager at Seachange.



Morning Tea at Tamarind Place

Residents at Tamarind Place enjoyed a morning tea filled with fun and laughter to support R U OK? Day! "We had a great turn out with more than 40 residents enjoying in the morning tea. We also had residents Graham and Beverley kindly donate an original piece of artwork created by their son-in law, David, for the lucky door prize," said Wendy Mylrea, Community Manager at Tamarind Place. Joining the morning tea was two mental health professionals who spoke to attendees about the importance of mental health and wellbeing for those over 55.



Winners Announced: *Spring Gardening Competition 2024*

With plentiful annuals, colour everlastings, beautiful roses and perfectly manicured grass – it was one tough job judging the Hometown Australia Spring Gardening Competition 2024!

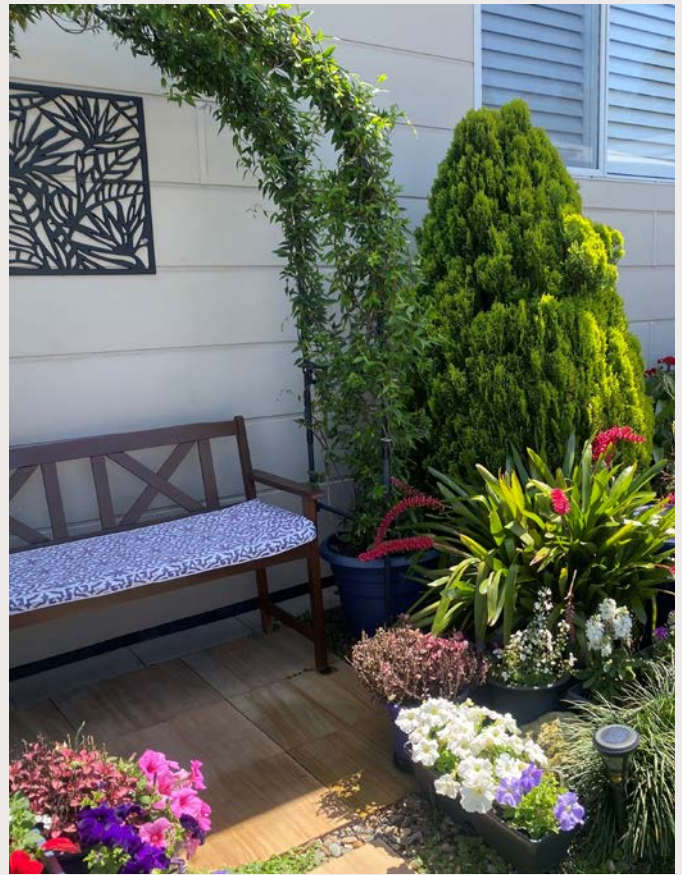
Across 56 communities, residents have been busy planting, pruning and of course, having a great time in their gardens. The communities have so many talented and dedicated gardeners making it an incredibly difficult decision to award the National Best Resident Garden Winner and the National Best Community Garden Winner! Please join us in congratulating the Winners:

National Best Resident Garden Winner

Phillip from Valhalla

Phillip shared his charming garden which features a plethora of colour and whimsical flowers complete with the perfect place to sit and enjoy a cuppa in the morning sun.

“I just love gardening. I find it relaxing and rewarding to watch the garden mature and flower, brings joy to my heart. I tend to use a lot of annuals that give the garden lots of colour. The side garden faces east and gets the beautiful morning sun that promotes growth.”



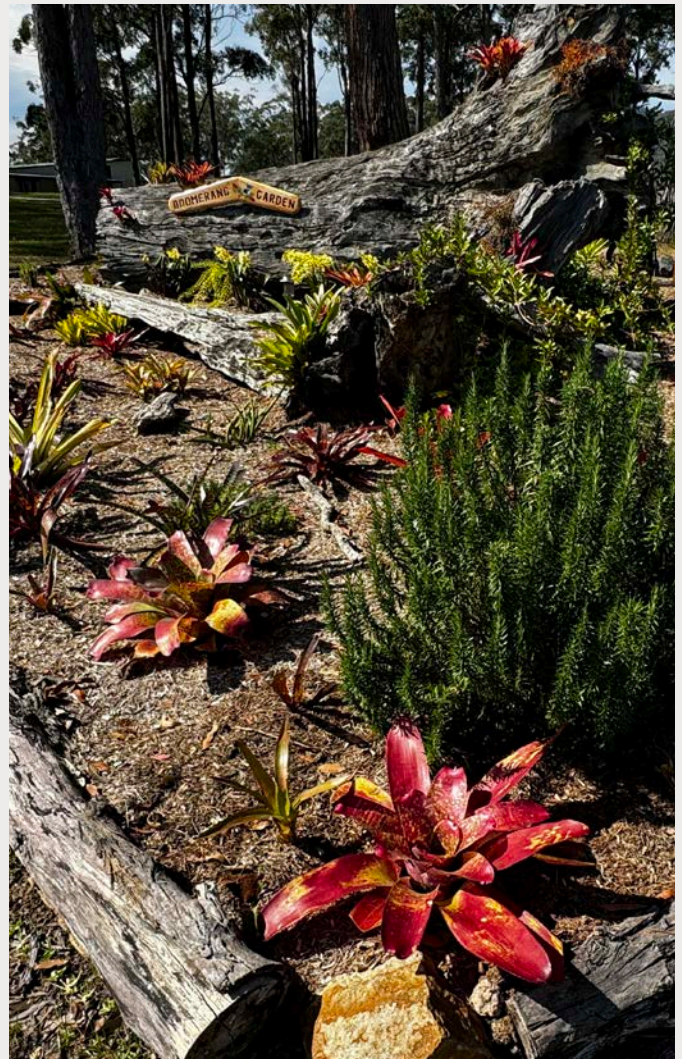
National Best Community Garden Winner

Laurieton

Centred around a fallen log, the Laurieton community garden boasts a large range of bromeliad, natives and orchards, donated and maintained by a generous group of residents. The garden harbours a calming atmosphere and is a beautiful space for residents to enjoy. Along with residents enjoy the space the local wildlife does too with kangaroos coming to admire the hand-crafted mosaic features displayed within the garden. Congratulations to the residents at Laurieton!

Congratulations to all of the individual Best Resident Garden Winners within their respective communities and thank you to all residents who took the time to tend to their gardens. Hometown Australia look forward to presenting the Spring Garden Competition to residents in 2025!

Proudly Sponsored by MHIA – Land Lease Insurance Specialists





SUNRISE

PORT STEPHENS

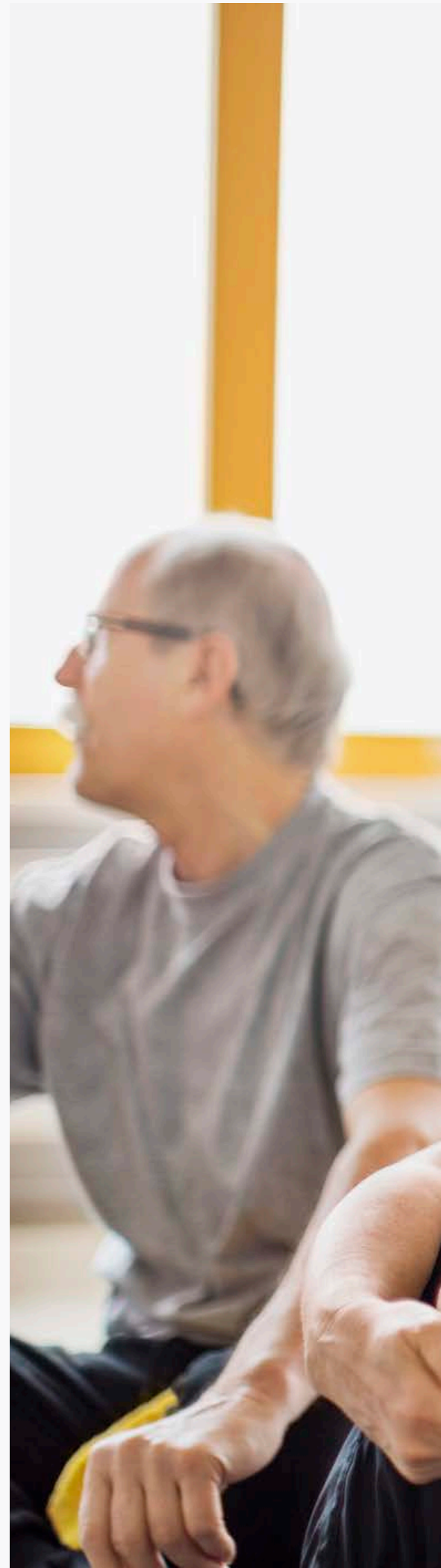


Wellness Week at Sunrise

In a weeklong event, residents from the Sunrise community in Port Stephens came together to support living a healthy lifestyle and to foster a stronger, more connected community.

“In its first year, Wellness Week was a fantastic success for our community! We saw an incredible turnout of residents to the various events and received wonderful feedback from attendees”

Leisel Dawson
Community Manager at Sunrise.





From Monday through to Friday, a different wellness themed event was held at the community. From music to showcasing the vibrant community's different group and activities to the annual R U OK? Day BBQ. Let's take a look at the week that was:



Monday

Music for the Soul

Attendees were able to immerse themselves in the tunes performed by the Sunrise Music Group in their open session. It wasn't just about the band! In this interactive session, residents were welcomed to join in by signing along and playing the tambourine. "Music for the Soul was a testament to the power of music in fostering community spirit and wellbeing. It was a wonderful opportunity for people to connect and enjoy the simple joy of making music together," said Leisel.

Tuesday

Sunrise Wellness Expo

The Sunrise Wellness Expo was a vibrant showcase of all the community groups and activities with a wonderful blend of information and entertainment. Each community group had their own table where residents could learn about upcoming events and how to get involved.



Wednesday

Cooking with Jacko

Unfortunately, due to unforeseen circumstances the event was postponed. "In true Sunrise community spirit all attendees have already RSVP'd to the new session which will be held in the new year. We look forward to cooking with our resident, Jacko, in 2025!" said Leisel.





Thursday
R U OK? Day BBQ

The annual R U OK? Day BBQ has become a community favourite initiative providing the platform for residents to come together to ask the important question – r u ok? “As always, the Men’s Shed was a cornerstone of the event, demonstrating their unwavering support for this important cause,” said Leisel. The members of the Men’s Shed are dedicated to promoting mental health awareness and providing a safe space for residents to connect and support each other. “Their [Men’s Shed] presence at the BBQ was a testament to their commitment to fostering a supportive community,” said Leisel.



“Thank you to the efforts and support of a great group of residents at Sunrise who volunteered their time to make Wellness Week a memorable and impactful experience.”



Friday
Men’s Shed Open Day

What better way to close off Wellness Week than with a tour of the Sunrise Men’s Shed! Residents had the opportunity to tour the well-equipped Men’s Shed workshop which provided a glimpse into the various activities and projects the members have been working on.



Twas the Season To be Jolly

December was the season to be jolly! Residents were in full Christmas spirits with many gatherings, parties, donation drives, and of course, decorations galore! Let's take a look at how residents shared the Christmas cheer.



Cheerful Christmas Celebrations at Glenfern

Residents at Glenfern wasted no time kicking off Christmas celebrations on Sunday, 1 December! Over 70 residents attended the Christmas 'Wonder Day' event held in the new community clubhouse and were treated to a two-course lunch by local caterer, True Blue Caterers. "The festivities were organised by the community

social group along with many volunteers and management making it a very special occasion," said Deania Petty, Community Manager. Christmas carols were played, laughs were shared and Glenfern's resident photographer, Sharon, was there to capture it all!



Spreading a Little Ray of Sunrise this Christmas

The Little Ray of Sunrise group has been busy collecting gifts to help spread the Christmas cheer. "The Little Ray of Sunrise are a special group of residents who have been shining their light to help those less fortunate," said Leisel Dawson, Community Manager at Sunrise. Created in 2022, The Little Ray of Sunrise group has grown to 80 members and is a platform for likeminded community members to get together to share their knowledge, skills and ideas to create items for good causes.



The group did an amazing job with their support of the annual initiative, Gifts of Hope, for the local Church in Port Stephens. The group has worked tirelessly making and collecting items for the annual drive including sorting, organising and delivering the donations. A beautiful range of thoughtful gifts from teddy bears, dolls in cots and prams, books donated by Sunrise resident and author, and many more all in the spirit of Christmas!

The Most Wonderful Time of the Year at Seachange!

Twinkling lights, Christmas parties and even Santa himself! December truly is the most magical time of the year at the Seachange community in Goolwa, South Australia.

The community jumped right into the Christmas celebrations with over 120 residents enjoying the Christmas Party. "The social club did such a wonderful job decorating the hall and organising the event which included delicious food, music, and of course dancing!" said Kerry. The celebrations continued with children from the local primary school visiting the community to sing Christmas Carols for the residents. "It was lovely for management to be able to put on a very special morning tea to thank our wonderful residents for all they do around the Seachange community," concluded Kerry.



Nepean Shores WestCare Christmas Appeal

Residents at Nepean Shores have done it again with an incredibly successful donation drive for the local WestCare Christmas Appeal! The WestCare Christmas Appeal aims to reach the most vulnerable people within the Penrith community so that no one misses out on Christmas. With a range of books, toys, teddy bears, bubbles, puzzles, paints and much more, residents are helping spread the Christmas cheer to those who are in need the most.



Santa Clause is Coming to Town

He's making a list, he's checking it twice... Santa Clause is came to [Home]town! There are many special residents who proudly wear the red suit and beard all in the name of the festive spirit to spread joy and laughter within the local community. Red Gum resident, David, has been donning the red suit for the past 5 years as Santa Clause at the local Westfield in Coomera. Sea Winds resident, Brian, is the local Santa at the Salamander Bay shopping centre working 6 days a week leading up to Christmas! Brian started his Santa life in 2002 in Townsville and has been Santa around many shopping centres throughout Australia!

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Bob's Very Special Glazed Ham

With over 40 years' experience as a Chef and in the catering industry, delivering delicious food to hungry residents at the annual Sea Winds Christmas Party is not only a breeze but a pleasure to long standing resident, Bob.

Bob shared his very special glazed ham recipe to inspire readers Christmas cooking for next year. This is a very special Christmas recipe to Bob as it was his grandmother's recipe. Enjoy!

Ingredients

- Whole or half ham (cooks' preference!)
- 1 ¼ cup brown sugar
- 1/3 cup pineapple juice
- ¼ cup orange juice
- ¼ teaspoon whole cloves
- 3 tablespoons Dijon mustard

Method

Step 1

Preheat oven to 160 degrees. Place an oven shelf in the lowest position and remove all other shelves. Line a large baking dish with 2 layers of non-stick baking paper.

Step 2

Prepping the ham: Carefully run the knife around the edge of the ham skin, gently run your fingers under the skin and lift the rind off in 1 piece whilst leaving the fat. Score the fat in a diamond pattern, about 5mm deep. Stud the centres of the diamonds with cloves. Transfer to prepared dish.

Step 3

The glaze: In a large pot combine the brown sugar, pineapple juice, orange juice, cloves, and dijon mustard, bringing to the boil and stirring. Simmer until glaze thickens slightly. Poor one-third of the glaze over the ham and save the rest of the glaze for basting every 15 minutes – it is a labour of love!

Step 4

Bake the ham in the oven for 2 hours, basting every 15 minutes. This technique will ensure you get the thickest, stickiest, most caramelised glaze all over your ham.

Residents Dazzle at the *Christmas Lights Competition!*

Residents across Hometown Australia communities' dazzled and dazzled in the 2024 Hometown Australia Christmas Lights Competition, decorating their homes, gardens and community with mesmerising lights and magical Christmas displays. Across 58 communities, residents lit up the night sky throughout December with whimsical light displays across their homes bringing a piece of magic to their community.

After much consideration, Hometown Australia is pleased to announce the winners. Please join us in congratulating the award recipients for National Best Resident Christmas Lights Display and National Best Community Christmas Lights Display!

National Best Resident Christmas Lights Display

*Congratulations Greg and Barbara from
Sanctuary Lennox Head community in NSW!*

Greg and Barbara WOWED with their magical Christmas lights display in their front garden! Each year, Greg and Barbara start to build their display in November excited to see the smiles on peoples faces when they visit the community to see the magical lights in December.



*The Hometown Australia Christmas
Lights Competition is proudly sponsored
by MHIA Insurance.*





“Every year residents go above and beyond to create elaborate Christmas light displays, knowing the joy it brings to everyone who visits. Children gaze in awe, while older visitors reminisce about cherished holiday memories, all united by the warmth and magic of the season”

Jayne, Community Manager



National Best Community Christmas Lights Display

Congratulations to Sanctuary Lennox Head in NSW!

It was a double win for Sanctuary Lennox Head with their cheerful Christmas display at the front of their Community Centre. The display features a larger-than-life Santa and his friends, elf, reindeer and gingerbread man, along with a beautiful lights display that can be seen twinkling every night throughout December.

Congratulations to all of the individual Best Resident Christmas Lights Display winners within their respective communities and thank you to all residents who took the time to enter the competition. Hometown Australia look forward to presenting the Christmas Lights Competition in 2025!



GLENFERN

THRUMSTER

Enjoy a Private Lifestyle at Glenfern, Thrumster



The Headland

2 3 1 2

The Headland is a stunning two-level home designed for those looking for a modern and bright interior with plenty of space to host guests. It's easy to entertain in the spacious open plan kitchen overlooking the living and dining area.

- Two-level home with internal lift
- Spacious open plan kitchen with stone bench tops and quality appliances
- Gorgeous master bedroom with walk-in robe and ensuite
- Private balcony with views over secluded bushland



Flame Tree

2 2 1 2

Designed with open plan living and skylights to harness the natural light, the home offers serene living with its light and bright interior. The design includes a spacious kitchen complete with stone bench tops and pendant lighting.

- Modern kitchen with stone bench tops, pendant lighting and quality appliances
- Light and bright open plan living and dining area
- Master bedroom with walk-in robe and ensuite
- Guest bedroom and additional study nook

Glenfern - Thrumster

19 Glenfern Ave, Thrumster NSW 2444

(02) 7255 2900 | glenfernsales@hometownaustralia.com.au

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BEACHFRONT
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at Beachfront, Hallidays Point



The Pearl

2 2 1 1

The perfect home for all year-round coastal living! The Pearl offers modern luxuries with a spacious master bedroom featuring a walk-through robe and ensuite providing the perfect sanctuary.

- Modern kitchen with a feature island bench
- Open plan living and dining room
- Master bedroom with walk-through wardrobe and ensuite
- Spacious wrap-around deck: perfect for indoor-outdoor living and entertaining.



The Pacific

2 2 1 2

The Pacific makes hosting effortless featuring a modern kitchen seamlessly connecting to the open plan dining and living room which overlooks the outdoor entertaining deck.

- Modern kitchen with a gorgeous island bench
- Light-filled open plan dining and living room
- Master bedroom complete with walk-in robe and ensuite
- Outdoor entertaining deck

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.



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