

Winter 2025

Life

by Hometown Australia

Welcome to Hometown Australia

Hometown welcomes two new communities and exciting development updates

Modern & Sophisticated Home Designs

Explore the range of home designs that have everyone talking

Keeping Fit, Fabulous & Social

Hear how residents are keeping physically and socially active within the communities

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES



Kevin Tucker



Stuart Strong

Joint Managing Directors Message

Welcome to the Winter edition of *Life* by Hometown Australia. In this edition we are pleased to announce the recent acquisition of Oasis Redhead and Saltwood Lake Munmorah, we share exciting development updates across the Parkside and Seachange communities and learn how residents have been keeping busy.

Hometown Australia is pleased to announce the recent acquisition of the semi-developed Oasis Redhead community and the greenfield development Saltwood (formally Oasis) Lake Munmorah, in New South Wales. Both communities are undergoing development and will ultimately include resort-style amenities with quality and affordable homes, providing the opportunity for those over 50 to enter into retirement with a focus on their best years ahead.

In further development updates, Hometown is pleased to share the highly anticipated Parkside community in Yamba is now under construction.

Once complete Parkside will be a boutique community offering 136 luxury homes and a range of resort-style amenities to provide the best in over 55s independent living. The Seachange community in South Australia has also commenced construction of 181 modern homes along with a brand-new Wellness Centre which will provide amenities and spaces that focus on wellbeing within the community.

Lastly, in this edition we take a look at how residents have been keeping busy with Pub Games, Easter celebrations, and ANZAC Day ceremonies throughout the communities.

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

Kevin Tucker Stuart Strong

Kevin Tucker and Stuart Strong
Joint Managing Directors
Hometown Australia



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Chasing the Sun to Port Stephens

As the weather starts to cool, we discover why many chase the sun to the popular region of Port Stephens in New South Wales and enjoy seaside living in their retirement years.

BOX BEACH, PORT STEPHENS, NSW



Referred to as the hidden gem of the mid-north coast in New South Wales, Port Stephens offers a relaxed coastal lifestyle. From the nearly 1,000 square kilometres of idyllic beaches and scenic beauty to the buzzing cafes, plethora of fishing spots, greetings from the local dolphins to taste testing the freshly caught seafood - it is hard to believe Port Stephens is only a three-hour drive from Sydney.

Hometown Australia has four communities within the region with a range of new and preloved homes with a price range to suit most budgets. Each community provides its own selection of amenities along with a sense of belonging and secure living for those looking for relaxed coastal living.



Live Your Best Life at Sunrise

Celebrate your life with over 55s resort-style living at Sunrise! Start your day with a dip in one of the two pools, relax in the spa or wellness centre, catch up with friends at the sports bar and grill, or explore the nearby natural beauty.



Unspoilt Beauty on Your Doorstep

Enjoy crystal-clear waters and white sandy beaches without the crowds. Sandy Shores is the perfect place to create a relaxed lifestyle, enjoy a range of amenities and your choice of charming, preloved homes.



Relaxed Carefree Living

Located on the Tomaree Peninsula, you are sure to wake up smiling at Sea Winds. Enjoy carefree living in the well-established over 50s community surrounded by tropical grounds, friendly neighbours, range of amenities, and a selection of preloved homes.



Feel at Home in an Unspoilt Paradise

With pristine beaches to your left and deep blue waters to your right, Homestead is simply stunning. Live a carefree lifestyle at the well-maintained over 50s Homestead community and enjoy the beautiful surrounds and range of amenities in a charismatic preloved home.



HOMETOWN AUSTRALIA WELCOMES

Oasis Redhead

Hometown Australia is pleased to announce the acquisition of the semi-developed Oasis Redhead community in Lake Macquarie, New South Wales.

Oasis Redhead offers a refreshing and energised take on over 50s living, nestled right on the doorstep of Redhead Beach, a short drive to bustling Newcastle. Once complete, residents will enjoy the essence of beachside living with access to resort-style amenities, architecturally designed homes, and vibrant community living.

The soon to be commenced state-of-the-art clubhouse will include high-end amenities. Keep wellness front of mind with the gym, sauna, outdoor pool, and spa. Stay connected and enjoy a sense of wellbeing in the clubhouse, gatherings on the activity lawn, enjoy the picnic area, and cinema!

Homes at Oasis Redhead are designed for flexible living and sociable entertaining, influenced by coastal surrounds and natural light with a modern appeal.

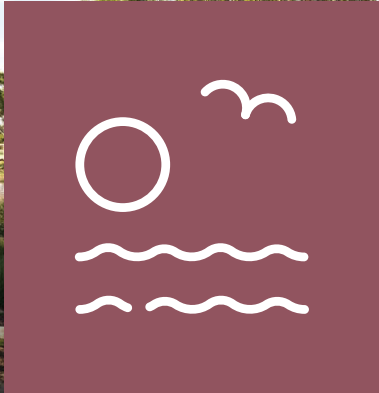
To learn more and discover the range of homes designs visit Oasis Redhead on the website [here](#).



Homes include gourmet kitchens, master suites, and spacious indoor-outdoor living areas.



Take advantage of the stunning climate and enjoy the view towards Redhead beach or take your four-legged friend for a walk.



Keep wellness front of mind with amenities including an outdoor pool and spa, gym, and sauna.



Homes are architecturally crafted with a range of modern designs to choose from.



Discover Your Dream Home at Oasis Redhead



Pacific



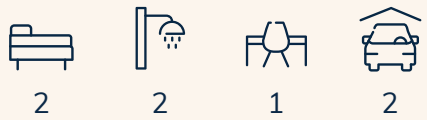
Live a relaxed coastal dream with your morning newspaper in your kitchen at the breakfast bar or take in the balmy evening on your alfresco. Enjoy a spacious master suite, guest bedroom, separate bathroom, and customise the design with your choice of a MPR, additional bedroom, or living space.

- Modern kitchen
- Open plan living and dining
- Master with ensuite
- Guest bedroom
- Covered alfresco

View home



Fernleigh



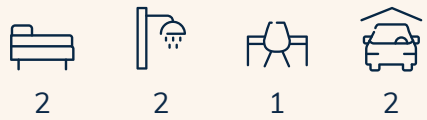
A downsizers dream! Enjoy flexible living, large open plan spaces and modern luxuries. The perfect home for when family and friends visit with generous living spaces, gourmet kitchen, guest bedroom, and a spacious alfresco. The home also features the design option for a MPR, third bedroom, or second living space.

- Modern kitchen
- Open plan living and dining
- Master with ensuite
- Guest bedroom
- Alfresco

View home



Harbour



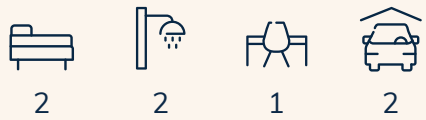
The Harbour offers beautiful, spacious and modern living with a gourmet kitchen and alfresco. Enjoy the generous master suite located at the rear of the home for privacy, guest bedroom with separate bathroom, and the design option for a third bedroom, MPR, or additional living space.

- Gourmet kitchen
- Open plan living and dining
- Master with ensuite
- Guest bedroom
- Double garage

View home



Norfolk



The Norfolk offers relaxed living with a spacious open plan kitchen, dining and living room facing the beautiful outdoor alfresco – perfect for entertaining. Host family and friends with the guest bedroom, separate bathroom and with plenty of spaces to relax. Enjoy customising your home with the design choice of a MPR, additional bedroom, or living space.

- Chefs kitchen
- Open plan living and dining
- Master with ensuite
- Guest bedroom

View home



Hello, Saltwood

Say Hello to a new way of living. Coming soon is the Hometown Australia over 55s community, Saltwood.

Brand new community coming soon

Soon to be commenced, Saltwood is set in a stunning location between Lake Munmorah and Lake Macquarie on the Central Coast of New South Wales. Once complete, Saltwood will be a boutique community with a range of new homes and modern amenities. The proposed amenities are designed to inspire an active and social lifestyle including a clubhouse, swimming pool, gym, and BBQ area.

Wake up to the fresh coastal breeze and spend your days enjoying everything this location has to offer. Whether it's exploring the natural beauty, embracing a low-maintenance lifestyle, making new friends, or staying connected with the nearby modern day conveniences – Saltwood is the perfect place to call home.

1

Proposed amenities include an outdoor pool, gym, BBQ area, and clubhouse.

2

Live an active and social lifestyle at Saltwood.

3

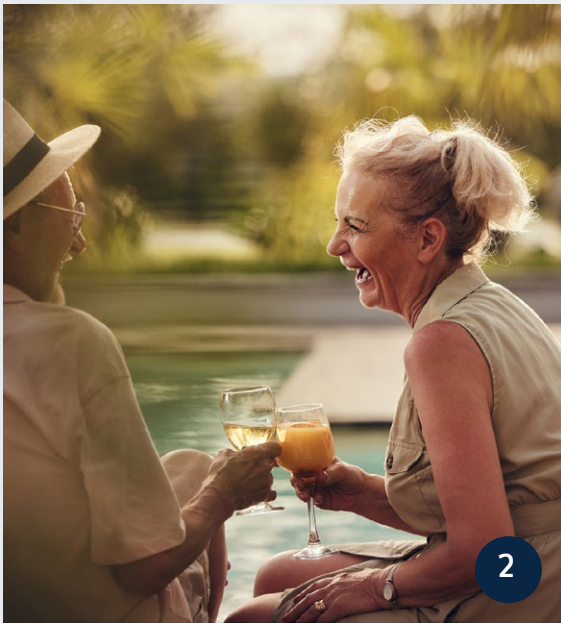
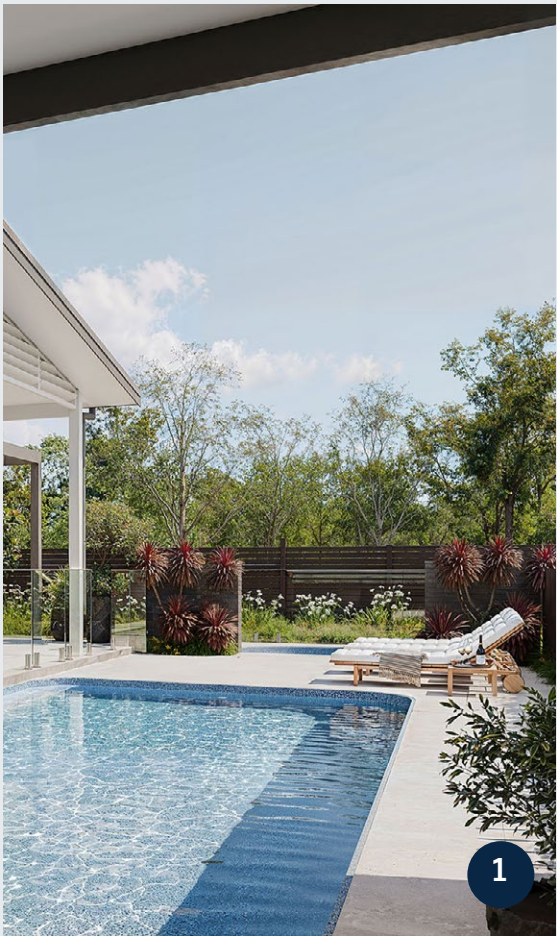
Explore the beautiful coastlines, pristine lake waters, and vibrant Central Coast atmosphere.

4

Join the waitlist today for exclusive updates about the range of new homes.

5

A stunning range of homes with modern conveniences will be announced shortly.



Artist's renders are for illustrative purposes only. Final constructions may differ.



Parkside Yamba Under Construction

Hometown Australia is pleased to announce that the highly anticipated Parkside community in Yamba is now under construction. The boutique community will offer 136 luxury homes and a range of resort-style amenities to provide the best in over 55s independent living.

Step into a world of contemporary coastal living at Parkside encompassing a modern neighbourhood harnessing social connection and an active lifestyle through the meticulously designed masterplan.

Located in the renowned surfing town of Yamba in NSW where the streets are

lined with cafes and the locals enjoy a laid-back coastal life, Parkside has drawn design inspiration from the surrounding coastal aspects in keeping with the connection to the Yamba community to preserve the unique character of the region. Hometown Australia aims to create a vibrant and harmonious community with spaces that feel inviting and comfortable with a touch of contemporary luxury.

The community provides a coastal enclave of amenities supporting an independent, socially and physically active lifestyle. Once complete residents will be able to enjoy the resort-style pool complete with surrounding terrace, BBQ area, lounge areas, and outside shower

for convenience. Keeping with integrating wellness into every day living the community will have a bowling green, swimming pool and gymnasium. The gymnasium will provide outdoor features to harness the nature sunlight and beautiful Yamba climate. The clubhouse has been designed to host a welcoming environment and sense of comfortability as a serene space for residents to unwind and relax. Residents will be able to enjoy the kitchen, bar and lounge areas, along with a cinema and library.

Parkside will be offering brand new luxury homes COMING SOON that will create an impression of contemporary coastal elegance.

A brand new boutique community is taking shape in Yamba, where down-to-earth village charm meets elegantly designed spaces.



Wild Sage



Driftwood



Lilly Pilly



Artist's renders are for illustrative purposes only. Final constructions may differ.



Brand New Homes and Wellness Focus for Seachange

With a blend of nature, the coast and culture, Seachange in Goolwa on the Fleurieu Peninsula is the perfect combination for those seeking an active lifestyle during retirement with a focus on social connectivity and wellbeing. Earlier this year, construction commenced on the expansion with 181 modern homes and the brand-new Wellness Centre, adding to the communities expansive existing amenities.

In a Hometown Australia first, Seachange will welcome a Wellness Centre which will become the heart of the community with the design elements keeping with strong

connection to the outdoors and the beachside culture of Goolwa. Once complete, residents will be able to spend their retirement years with front row seats to incredible sunsets and a focus on wellness and wellbeing, whilst living a well-connected lifestyle.

The Wellness Centre will be a space where residents can enjoy the indoor heated swimming pool, pickle ball court, bowling green, and modern gym. There will be plenty of spaces to relax and enjoy the company of others with an outdoor terrace, as well as a covered alfresco area with BBQ amenities.

Discover the range of fresh, breezy and understated coastal aesthetic designs with stage one homes available NOW. Four stunning designs have been released with move in dates from September 2025. Homes are designed to complement the beautiful Goolwa weather with indoor-outdoor living, option of a three-bedroom design, modern kitchens, and large covered alfresco areas.

Learn more about Seachange and discover the range of new modern homes for sale on the website [here](#).





Stunning Brand New Home Designs at Seachange



The Bay


2


2


1


2

Enjoy hosting family and friends in your new abode! The modern kitchen overlooks the dining and living areas with doors opening onto the large deck. Host guests in the second bedroom and enjoy flexibility with a multi-purpose room. Relax in the stylish master bedroom with walk-in robe and oversized ensuite.

- Modern kitchen
- Open plan living and dining
- Master with WIR and ensuite
- Guest bedroom and MPR
- Separate bathroom

View home



Avalon


3


2


2


The Avalon features a spacious modern kitchen complete with a breakfast bar and fresh open plan living and dining flowing onto the outdoor deck. Enjoy the balance of space and low maintenance living with the master bedroom complete with a walk-in robe and ensuite, two guest bedrooms and second bathroom.


- Modern kitchen
- Open plan living and dining
- Master with WIR and ensuite
- Two guest bedrooms
- Double carport


View home




Watonga (Front Facing)


2


2


1


2

The Watonga (front facing) includes an impressive open plan kitchen, living and dining drench with sun from the front deck. Enjoy a modern kitchen, private master bedroom with a walk-in robe and ensuite, second bedroom with separate bathroom and an additional multi-purpose room.

- Modern kitchen
- Open plan living and dining
- Front deck
- Master with WIR and ensuite
- Large double garage

View home



Seabreeze


2


2


2

Seabreeze is a stylish design offering sundrenched open plan living and dining flowing onto side covered alfresco. After a long day, step into your master bedroom with a walk-in robe and ensuite. Enjoy flexible living with a guest bedroom, second bathroom, multi-purpose room, laundry, and secure double car garage.

- Modern kitchen
- Open plan living and dining
- Master with WIR and ensuite
- Guest bedroom
- Second bathroom

View home



Keeping Up to Date with Residents

It has been a big couple of months across the Hometown Australia communities with the annual Pub Games held in February, Easter celebrations, and community activity groups performing, knitting and water jogging their way through the year. Let's take a look at how residents have been keeping busy...



Hip Hop Hooray! Easter at Hometown Australia



A Hopping Good Time at Seachange

"Seachange hosted an Easter morning tea with the Social Club doing a wonderful job decorating the community hall with chocolate eggs and bunnies galore. Over 110 residents enjoyed in a variety of hot cross buns from traditional to fruitless, chocolate chip and gluten free with everyone leaving full! The Easter bunny even made an appearance to deliver the raffle door prize to the lucky winner," said Kerry Lange, Community Manager.



A Visit from the Easter Bunny at Red Gum

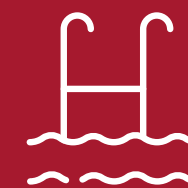
Easter was in full swing at Red Gum with resident, Loris, happily hopping into her bunny outfit once more. "This was Loris' second year as the Easter bunny, and she did a wonderful job spreading the Easter cheer! Yummy chocolate eggs were given out to people passing by the community and to residents. We also had a gorgeous Easter Garden featured within the community," said Renee Bettles, Community Manager.



Fit & Fabulous at Red Gum



Red Gum resident, Susie, is fostering community and wellness with her aqua aerobic classes.



Residents at Red Gum have been water walking their way to better health and mobility thanks to resident, Susie, who hosts fun aqua aerobic classes in the community pool.

On Tuesday afternoons you can hear laughter from the community pool with residents keeping physically active whilst having fun. "Last week we had 14 people join the class, both men and women. We laugh often! I've had feedback that people feel well supported as it's the only exercise they can do without pain. To know this activity is helping people's

quality of life and movement is just so rewarding," said Susie.

After finding her dream home at Red Gum in 2024, Susie was shortly approached by Renee, Community Manager to see if she would like to host aqua aerobic classes for residents. "Renee knew that I did activities in aged care homes which included aqua aerobics. After a few months of settling in, I decided to create the group for socialising and so people can do exercise without putting pressure on their joints. We displayed posters for expressions of interest and took off right after winter!" said Susie.

Calling Red Gum Home

Susie had searched far and wide from Tweed Heads to Northern Gold Coast visiting 14 communities. It wasn't until she toured the Red Gum community and met the management team that she knew she had found the right community for her. "When I came to Red Gum I was met by Renee and Sandra. I instantly felt welcomed with their genuine service and professionalism. I didn't feel pushed in any way, I was even asked for the first time what I wanted and was looking for. I was sold that day and knew

"We have more years behind us than we have in front of us, enjoy every day with a smile!"

Susie's motto



I would just be waiting for my house to come up. I got the call 4 weeks later and the rest was history!" said Susie.

Living an Active and Social Lifestyle

Located on the Gold Coast minutes from the famous Surfers Paradise, Red Gum offers residents an active lifestyle with a range of amenities, a choice of social events, and affordable homes. "One of the things I love most about the community is the people and the socialising. I love the special events that our Friends of the Village Group do with Australia Day, Mother's Day,

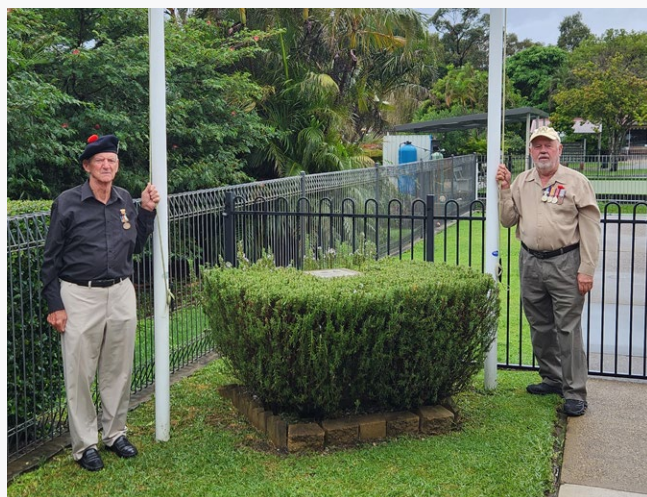
ANZAC Day, Melbourne Cup, and the Happy Hours with the Bowling Group," said Susie.

What's Next?

As we head into the winter months Susie and the Red Gum aqua group will be transitioning into gentle chair aerobics in the clubhouse until it's a little warmer again!



A Day of Remembrance Across Hometown Australia



Gun Fire Breakfast and ANZAC Ceremony at Red Gum

"Red Gum residents and friends of the community have been honouring ANZAC Day for 15+ years with a service and gun fire breakfast. This year 120 residents showed their respect with resident, Russell, raising the Australian flag and resident, Noel, raising the New Zealand flag. Both residents engaged in active services for their countries. Volunteers did a tremendous job, quickly changing to sitting inside to keep everyone dry and safe from the rain," said Renee Bettles, Community Manager at Red Gum.

Honouring the ANZACs at Beachfront

Residents at Beachfront came together for a heartfelt morning service led by resident, Graham, which included the solemn sounds of the Last Post, Reveille, and a stirring rendition of Amazing Grace, performed beautifully by resident, Paul, on saxophone.

"ANZAC Day at Beachfront was marked with heartfelt reverence and community spirit. Residents gathered to lay a wreath and listen to shared poems and stories that honoured the courage and sacrifice of the ANZACs,"

said Melissa Thornley, Community Manager.

The morning concluded with a community breakfast, offering a warm moment of connection and reflection. In the afternoon a delicious lunch took place with an uplifting concert by the much loved 'Beachfront All Stars'. "The group has become a cherished ANZAC Day tradition, delivering another standout performance. Thank you to Phil (music director) and all residents for creating a memorable experience for all," concluded Melissa.

A Moving Ceremony at Grevillea Waters

Residents at Grevillea Waters stood together during an ANZAC Day ceremony followed by a barbeque breakfast hosted by the Committee and a morning of two-up in the hall. "A beautiful ceremony was held with the help from resident, Alby, and his friend Gary who is a retired Army Major. Resident, Pete, read the Ode of Remembrance. It was a very moving ceremony," said Amanda Cohen, Office Assistant at Grevillea Waters.



Congratulations to Graham,
Men's Singles Darts Winner



Congratulations to Jeanette,
Women's Singles Darts Winner



Congratulations to Susan,
Women's Singles Pool Winner



Congratulations to Joe,
Men's Singles Pool Winner



It was a thrilling game!
Congratulations to Anthony
and Ben winning Men's
Doubles Pool



Congratulations to Jeanette
and Raelene, Women's
Doubles Pool Winners



Seachange Take on Pub Games

The annual Hometown Australia Pub Games was back in 2025! Residents came together to compete in a range of games from darts, pool, and trivia. This year the Seachange community in South Australia was an absolute standout hosting individual events across three days.

The three-day competition kicked off with the Men's Pool event held in the games room.

"The men's singles was a thriller with Joe taking home the win! After a very close game of doubles, where the score was 1 game each, game 3 had everyone on the edge of their seat with the very last ball deciding the winners, Anthony and Ben. Congratulations to the winners!"

said Kerry Lange, Community Manager.

Next was a wonderful morning of Men & Women's Darts. Congratulations to the women's winner, Jeanette and men's winner, Graham.

The final event was the Women's Pool. "The morning was filled with lots of fun and laughter," said Kerry. Congratulations to Susan for winning the singles and Jeanette and Raelene for winning the doubles.

Congratulations to everyone who took part in this years Pub Games throughout all of the communities.



“

The craft group gives such a sense of purpose, being able to come together to knit for children and families in need.

Margaret, Resident at Nepean Shores

”



Getting Crafty for a Cause at Nepean Shores

Residents at the Nepean Shores community in Sydney are crafting for a cause with the group continuing to grow as the emphasis on doing craft to help others spreads throughout the community. For resident, Margaret, being able to share her knowledge within the charity space whilst incorporating her passion for crafts has been a wonderful addition to the group.

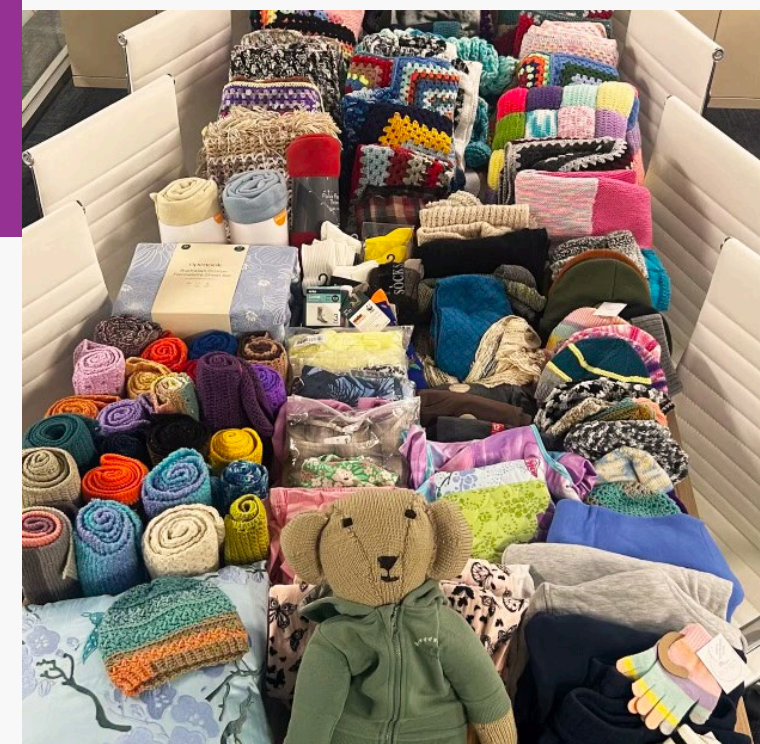
“I have had a lot of contact throughout my life with women and children in crisis as a salvationist in the Salvation Army and I have always been involved in craft and facilitating craft groups. I am able to give to the craft group some background on the groups we support, making it very personal for our residents. The activity has to be something for everyone and group oriented. We need to be able to do it together, talk, laugh, share, and eat while we are around the table,” said Margaret.

The craft group has been involved in providing handmade donations to many local charities including a winter warmer initiative where the group handmade scarves, beanies, blankets, and baby items. “We have been knitting trauma teddies and teddy hand puppets which are often requested by hospitals to give to the children,” said Margaret.

Each year the craft group come together to handmade items to donate to the local Westcare in Penrith, a charity that is committed to providing relief to those in the Penrith community. “I was on the committee of the Social Club some years ago and the suggestion was put forward to have a Christmas initiative for toys to be donated to children who needed support. I had been involved with the wonderful charity Westcare in Penrith and put them forward. This year donations went to children through Westcare who had suffered a homicide in their life and were distributed by the Homicide Victims Support Unit,” shared Margaret.

“The craft group gives such a sense of purpose. We all have more than we need, we downsized to come to the community and the years of knitting and sewing for the family has decreased. Being able to come together to knit for children and families in need at Christmas and provide the comfort of warm handmade items, it gives everyone an enthusiasm that was disappearing,” said Margaret.

The craft group has no signs of slowing down! “Right now, we are making handmade cards for seniors in nursing homes or receiving meals on wheels. The cards will include a handwritten message which we know is much appreciated and puts a smile on the person receiving the cards face. The group has enthusiastically embraced the idea, and we already have well over 100 cards in the themes of Easter, Thinking of You, Happy Birthday, and Merry Christmas,” concluded Margaret.





Rocking 'n' Rolling Through Sunrise



Ladies and gentlemen allow us to introduce to you, all the way from the Sunrise community in Port Stephens.... Tequila Sunrise and the Margaritas!

Sunrise residents, Danny and Sue, share their love of music with their neighbours and friends in the community band.

After moving to Sunrise at the end of 2021, Danny and his wife, Sue, decided it was time to pursue an old passion and start a music group. Swinging right into action they organised a meeting to gain interest from residents and after 25 people attended the meeting, Tequila Sunrise and the Margaritas were born!

"None of us had played in a band before or hadn't played an instrument in 20-30 years. We sounded like it! We got together 2-3 times a week and began to improve and expand our repertoire. Our first gig was for ANZAC Day, we were all very nervous, but the Margaritas sang beautifully,

and it all went well," said Danny, resident at Sunrise and co-organiser of the Tequila Sunrise and the Margaritas.

From there the group decided to raise money for some new equipment.

"The support and encouragement we got from our community was amazing," said Danny.

Since their debut the group have performed for large audiences several times in the community from Christmas Carolling to the National Anthem at the Grand Final of the State of Origin Bowling competition. "We also

entertain residents at the local nursing home. Much to their delight and ours, we recently performed at the Legacy Ladies Luncheon at Soldiers Point Bowling Club," said Danny.

The group practice up to three times a week, adding new songs often requested by residents at Sunrise.

"Performing together regularly has resulted in many friendships being formed that go beyond the music. We are an inclusive group, where singing and playing ability is optional. Our

focus is on the social aspect and having a good time. We are always happy for new members to join us, or even if they just want to pop in for a listen," said Danny.

Recently the group held a Rock n Roll night in the community clubhouse which was a raging success. "The Sunrise spirit was back again with many people singing and dancing with friends and neighbours. It was a night full of joy with all funds raised going to charity," concluded Danny.





THE PINES

WOOLGOOLGA



Meet Chris Ryder

Your Local Sales Agent at The Pines

Meet Chris Ryder the local Sales Agent at The Pines over 50s community in Woolgoolga. Chris has a wealth of knowledge with over 10 years' experience in sales in over 50s community living. In this article we speak with Chris to discuss how you can make the switch to relaxed over 50s living sooner than you think.

“ What makes The Pines unique?

It is a hidden gem! The community is located in Woolgoolga with peaceful living, walking distance to the beach and the lively culture of the Coffs Harbour region nearby.

What are the main selling points at The Pines?

Firstly, there are a range of preloved and new modern homes of exceptional quality with an affordable price range where people can choose something to suits their financial needs. Then there is being part of a secure community with a range of amenities including a swimming pool and clubhouse.

How long have you been at The Pines?

I have been selling homes at The Pines for the past ten years. I really enjoy helping people find their special home and discover a relaxed lifestyle that they perhaps didn't know was financially achievable.

What homes are currently available?

There are 43 brand new homes available with a range of designs for comfort, style, and low-maintenance living. We also have a range of move-in-ready homes available.

What is Land Lease Living?

Land Lease Living is when you lease the land and own the home making it an affordable way to live in some of Australia's most beautiful places whilst joining a community with a range of amenities. There are no exit fees, council rates or stamp duty plus you keep 100% capital gain.

To learn more visit The Pines on the [website](#) or call (02) 9055 8674.





An Envable Over 50s Lifestyle

AT THE PINES, WOOLGOOLGA



162 - The Wren



\$560,000

Experience seamless indoor-outdoor living in The Wren. The modern kitchen overlooks the open plan dining and living areas opening onto the covered alfresco. Enjoy a master complete with a walk-in robe and ensuite, second bedroom, separate bathroom and multipurpose room.

- Open plan living and dining
- Large covered alfresco
- Master suite
- Guest bedroom with separate bathroom

[View home](#)



164 - The Finch



\$485,000

Low maintenance living at its finest! Enjoy high ceilings and windows allowing endless sunlight into the open plan kitchen, living and dining areas opening onto the covered alfresco. Feel at home in the master suite and host guests in the second bedroom.

- Modern kitchen
- Open plan living and dining
- Master with WIR and ensuite
- Covered alfresco

[View home](#)



A Relaxed and Vibrant Lifestyle

AT SUNRISE, PORT STEPHENS



172 - Sirocco



\$720,000

Discover modern and elegant living at 172 Sirocco. This preloved home has been beautifully maintained with light and bright interiors, modern kitchen, open plan and indoor-outdoor living, master suite, and guest bedroom.

- Kitchen with stone bench tops and quality appliances
- Gorgeous master bedroom with ensuite
- Guest bedroom and separate bathroom
- Alfresco with low maintenance garden

[View home](#)



165 - Azure



\$855,000

The 165 Azure is a move-in ready preloved home, waiting to welcome you to relaxed over 55s living. Enjoy the modern kitchen, open plan living and dining, alfresco with low maintenance garden, master suite, and guest bedroom.

- Modern kitchen with stone bench tops
- Light and bright living opening onto alfresco
- Beautiful master bedroom with ensuite
- Guest bedroom and separate bathroom

[View home](#)

Who We Are

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

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

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

Our land lease communities provide true value for money, without the high entry and exit fees often associated with other retirement living options.

Choose from quality homes, built new or pre-loved, carefully designed to suit your needs and your budget. Our active, amenity rich communities are waiting to welcome you into an exciting new way of living.

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



No stamp duty

There is no stamp duty payable on the purchase of your home, saving you thousands of dollars to spend on the lifestyle you deserve. This can be a real boost to your budget, considering the Property Council of Australia suggests you can spend up to \$75,000 in stamp duty and other costs downsizing your home.



No council rates

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



Retain capital gains

In many other living choices, it's likely within the scope of your agreement that the village will share in any capital gains garnered from the sale of your home. With Hometown Australia, you, or your family, keep 100% of capital gains as cash profit.



No exit fees

When you sell your home, you won't pay any exit fees, unlike 'retirement villages' where you can be charged exit fees or 'deferred management fees' accrued over time. This is great for your budget.

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES



REFER A FRIEND
\$500
EFTPOS GIFTCARD

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

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

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

www.hometownaustralia.com.au

Your Details

Referrer Name:-----

Phone:-----

Email:-----

Address:-----

Referee's Details

Referee's Name:-----

Phone:-----

Email:-----

Address:-----



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