
Life at Beachfront

Relaxed coastal living at its finest

Welcome to Glenfern

Learn how Hometown Australia's newest community is elevating the over 55s living experience

Thoughtfully Designed Homes

Discover the new range of quality homes available

A photograph of an elderly couple sitting on a wooden pier, embracing each other from behind. They are looking out over a bright, sunlit ocean. The woman is wearing a blue jacket and the man is wearing a white shirt. The word "Life" is written in a large, white, serif font across the middle of the image, with "by Hometown Australia" in a smaller, white, serif font below it.

Life

by Hometown Australia

Joint Managing Directors Message



Kevin Tucker



Stuart Strong

Welcome to the first edition of *Life by Hometown Australia*. We look forward to writing to you seasonally to share updates about the company, along with resident stories and exciting events from across Hometown Australia's Communities.

In this first edition we take a look inside the new Glenfern Lifestyle Community located on the mid-north coast of NSW in Port Macquarie. Glenfern is designed to elevate the over 55s living experience by providing a host of exceptional amenities, quality homes and a secure independent living environment. We are pleased to announce Hometown Australia's building partnership with MJH Multi, the commercial division of McDonald Jones Homes and one of Australia's largest new home builders, for the new homes at the Glenfern Lifestyle Community. As a well-know and established building services group, MJH Multi is committed to providing quality construction and materials through a rigorous quality assurance program.

Recently, we launched the Break Free advertising campaign providing a look at what life could be like living at a Hometown Australia Community. After a year of challenges, we take viewers on a journey to find a place that excites and inspires them by discovering lifestyle communities where they can be free to unwind, make friends and enjoy life.

Our residents have been busy tending to their gardens in preparation for the Hometown Australia Spring Garden Competition. We had an overwhelming response to the competition with many wonderful gardens submitted, it was not an easy decision to pick the winners. We would like to congratulate the winner of the best resident garden award Pop and Sherral Carney from the Newport Community, Port Macquarie, for their incredible garden display. We would also like to congratulate the best community garden award winner the Rosetta Community in South Australia. Residents and the team at the community have done a wonderful job at keeping the gardens immaculate. A big congratulations to all winners of the individual community garden competition and thank you to all who participated. The next Hometown Australia competition is the resident favourite, Christmas Lights Competition which has officially kicked off. We look forward to seeing residents light up the night sky this December.

On behalf of Hometown Australia, we would like to wish all residents and their families a happy festive season and a safe New Year.

Sincerely,

Kevin Tucker *Stuart Strong*

Kevin Tucker & Stuart Strong
Joint Managing Directors



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Life at Beachfront

Located on the NSW mid-north coast the Beachfront Lifestyle Community offers a relaxed coastal living in arguably one of Australia's most beautiful locations.

You will find the Beachfront Lifestyle Community next door to the award-winning Black Head Beach in Hallidays Point, making the natural surrounds one of the many reasons residents enjoy living in the lifestyle community.

“As you approach the community you cannot help but be overwhelmed by the stunning views of the Pacific Ocean, the location of Beachfront is second to none. Our affordable quality homes with direct beach access are what attracts most home buyers in the first instance. What makes the community so wonderful are the people who call it home. Like-minded, outgoing, active, and friendly, our residents go out of their way to make you feel welcomed and are more than happy to share their stories of why they love living here,” said Melissa Thornley, Community Manager.



Enjoying the amenities

Start your day with a coffee on your deck followed by a walk along the spectacular beach. Stay active by taking a dip in the pool or enjoying a friendly game of tennis. Relax and unwind with your neighbours in the Ocean Room, the social heart of the community, with a few drinks as the sun goes down.

Surrounded by natural beauty

Hallidays Point has it all! Enjoying the outdoors has never been so easy with the region being home to many bush walking tracks, National Parks, and the Hallidays Point Rain Forest Nature Walk. A hop, skip and a jump away from Black Head and Diamond Beaches, this is coastal living at its finest.

A lifestyle you will love

Designed for everyday living, all homes are thoughtfully designed whilst keeping affordability in mind. There are a number of home designs to choose from including the popular Pacific and Saltwater designs, each fitted with quality features including, covered outdoor entertaining decks, open plan living areas filled with natural light, and stainless-steel appliances.



Charming Rural Living



“The community provides residents with the opportunity to take part in social activities, stay active by exploring the many natural surroundings within the region and feel a sense of belonging to the community. Residents really do have the freedom to live life their way,” said Michael Howe, Community Manager.

The freedom to live your day, your way! The Jacaranda Grove Lifestyle Community offers the relaxed lifestyle of country living with the opportunity to meet like-minded people, enjoy a busy social calendar whilst being surrounded by the natural wonders of the NSW north-coast.

Experiencing all the community has to offer. Residents can relax by the pool, host a BBQ with friends and family in one of the landscaped community areas, or enjoy a game of bocce.

Natural surroundings

There are several National Parks just a stone throws away! Residents can explore the Clarence River, enjoy a bush walk through Yuraygir National Park or enjoy a day on the river fishing.

Convenience

The community is a scenic 2-hour drive from the Gold Coast and with Sydney just a quick flight away. Residents appreciate the convenience of easy access to the nearby shops, clubs, health services, and even playing a friendly game of golf at the local course!

Home sweet home

New designs are available now! Choose your new home and move in from March 2022. Homes have been thoughtfully designed and fitted with quality features with some new designs including larger decks, tandem carports, stone kitchen tops, air-conditioning, and fully landscaped gardens.

Welcome to Glenfern

Glenfern is Hometown Australia's newest development, designed to elevate the experience of over 55s living. The boutique community offers a relaxed lifestyle, a host of exceptional amenities and an enviable location on the mid-north coast of NSW. It is no wonder many over 55s are choosing to move to a Lifestyle Community.

Imagine starting your day with a beautiful Port Macquarie sunrise followed by a coffee from your local barista and a dip in the pool. This may sound like something you would experience whilst on holidays but for many Hometown Australia residents on the mid-north coast of NSW, this is a typical way to start the day.

Residents will enjoy the welcoming ambiance, resort style amenities, and convenient access to all that the glorious mid-north coast has to offer. Hometown Australia's Development Manager, Geoff Dearden, says the community has been thoughtfully designed to respect its natural surroundings.





“The community is adjacent to protected bushland where ongoing peace and quiet for residents will be preserved. The design is intended to feel like a small-town centre with multiple buildings, function areas, and outdoor spaces all enjoying the tranquil views over the adjoining bushland,” said Mr Dearden.

“The core focus of the Glenfern Lifestyle Community design is to create a purpose-built neighbourhood to encourage a sense of belonging, social connection and security by including areas where residents can walk their dogs, engage in social activities and come together to enjoy being part of the community,” said Mr Dearden.

Enjoy a sense of connection by meeting like-minded people and creating long lasting friendships

by joining social activities in the clubhouse, learning a new skill in the workshop, hosting a BBQ with friends, or dining at the sports bar located between the pickleball court and bowling green.

Creating an active lifestyle will be a breeze with a list of sensational amenities that Glenfern has to offer. Enjoy swimming laps in the 25m pool or try your hand at lawn bowls or pickleball. If relaxation is more your thing residents can spend time in the gym and wellness centre, enjoy some ‘me time’ in the spa or relax whilst watching a movie in the cinema.

Only a 10-minute drive to Port Macquarie, there is lots to see and do. From a leisurely walk along one of the breath-taking beaches, enjoying the day on a boat taking in the scenic natural beauty of the Hastings River, to a round of golf at the local club.

If you’re a bit of a foodie, there are many culinary delights to be discovered at the local farmers markets, cafés, restaurants, and

vineyards. It is no wonder many over 55s are relocating to resort style communities where they can enjoy low maintenance, wonderful facilities, meet like-minded people and feel safe in a secure gated community.

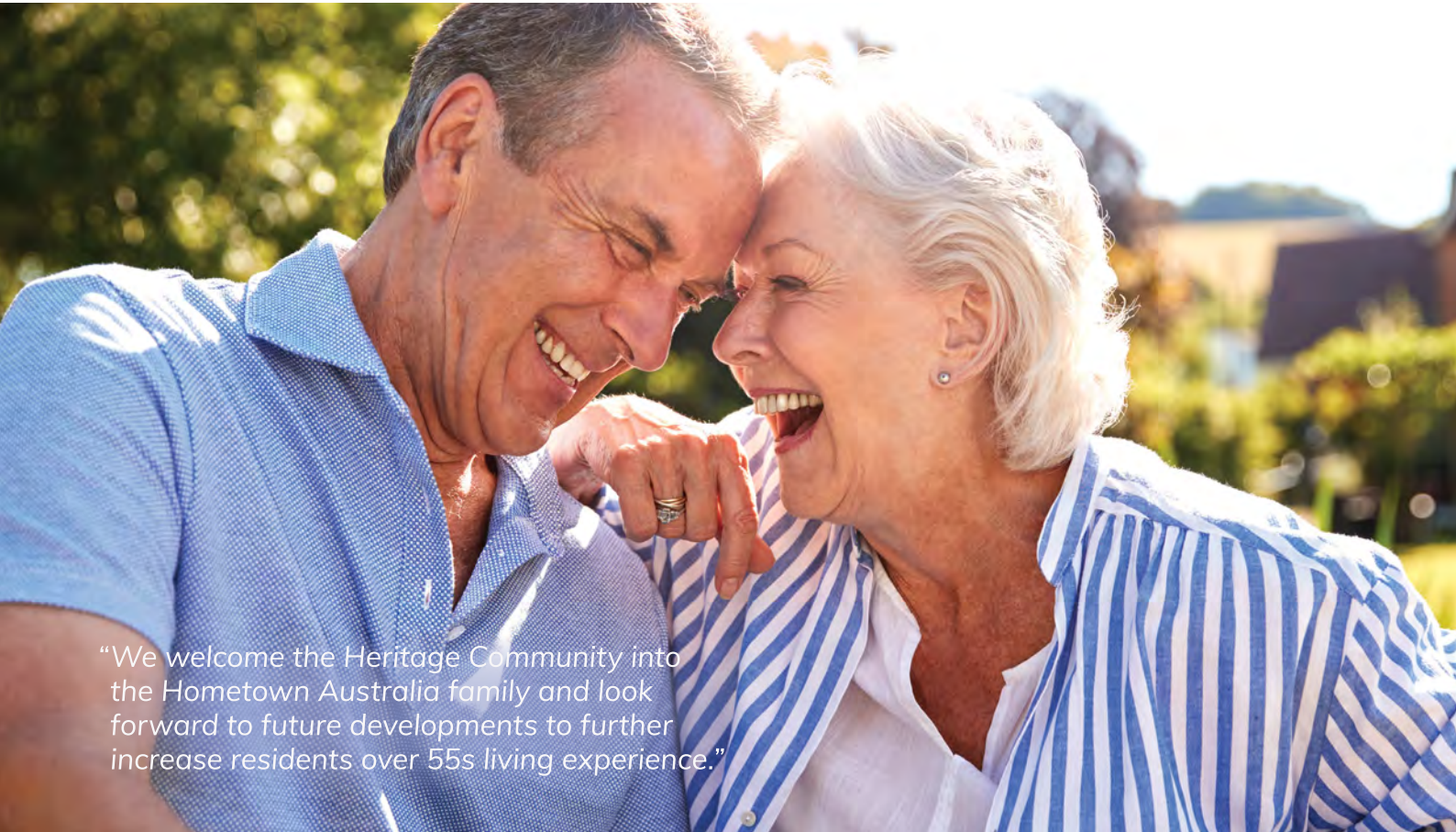
“There are six home designs to choose from with quality fittings and purpose designed to suit the needs of over 55s,” concluded Mr Dearden.

Joining a Land Lease Living community is a great way to downsize from the family home to free up equity, lease the land, own your home, and enjoy the freedom to lock up and travel knowing your home and garden is secure.

The community is also designed with parking for your RV or caravan for those who enjoy travelling.

Expressions of interest are now open for stage one homes. Please contact Kim Cooper at kcooper@hometownaustralia.com.au or (02) 4005 0308 for further information.

Hello Heritage Toukley



“We welcome the Heritage Community into the Hometown Australia family and look forward to future developments to further increase residents over 55s living experience.”

Hometown Australia welcomes the Heritage Toukley Community to the family.

Located on the Central Coast of NSW, Heritage Toukley is home to 239 sites and boasts an array of amenities. Set within Canton Beach the community fronts onto the popular Tuggerah Lake with access

from the community through a nature walk. Residents can enjoy a dip in the pool, getting together for a BBQ in one of the outdoor settings, focusing on health and fitness in the gym, or enjoying a social gathering in the community hall.

To learn more about the Heritage Toukley Community please visit the Hometown Australia website at www.hometownaustralia.com.au

“We welcome the Heritage Community into the Hometown Australia family and look forward to future developments to further increase residents over 55s living experience,” said Stuart Strong, Joint Managing Director of Hometown Australia.



Get to Know Your Community Manager

Nearly 50 years on, Jan Sorrensen has found herself back in the north region of the Gold Coast as the Community Manager of the Red Gum Community at Coombabah.

Prior to the recent Covid outbreak, Jan was welcomed by residents as the newly appointed Community Manager with a morning tea. "The morning tea was a wonderful way to meet some of the residents and I was truly made to feel so welcome," said Jan.

Some would say it is fate that Jan's journey has led her back to Red Gum after she grew up in Paradise Point in the early 1960s. "My parents owned the local general store at Paradise Point, it was a quiet seaside town with only the shop, boat shed and a few scattered houses," said Jan.

A few years later Jan's parents built a home on the bush track of Pine Ridge Road, Coombabah where they lived for many years. "I still have memories of walking the bush tracks down Hansford Road with my dad, right through the swamp where Red Gum Community is now!" said Jan.

"A memory I recall, are the terrible floods where my Dad waded through the waters with me on his shoulders. Nearly 50 years on, I am now working back at Red Gum and love to reminisce with some of the residents who also lived and worked in this area for many years," said Jan.

Every morning when Jan drives around the community in the buggy she finds it to be reminiscent of those childhood memories. Jan's parents have both passed however she is sure that they would both be very interested and happy to know how she has returned to her childhood haunt at Red Gum.

"I am so happy to be the Community Manager at Red Gum and to help make the community feel friendly and welcoming to our residents. We have many great projects underway, and I look forward to many years of doing my best to keep the community safe, happy and friendly for all," concluded Jan.

Enjoying life at Orianna



Enjoy a relaxed lifestyle at Hometown Australia's over 55s Orianna Lifestyle Community in the thriving region of Moreton Bay located on the Queensland coast. Be greeted with the morning sea breeze, meet up with friends for a game of lawn bowls, enjoy a day on the community pontoon boat, or plan a day discovering the natural beauty of all that Bribie Island has to offer.

Sharon Lye, Sales Manager at the Orianna Lifestyle Community, provided a glimpse into what life is like for residents living in the Orianna Community. "The focus of the Orianna Lifestyle Community is to provide a secure residential community of like-minded people with the opportunity to form lifelong friendships and enjoy living life to the fullest," said Sharon.

The Orianna Lifestyle Community provides residents with opportunities to be socially connected via an array of amenities. Meet like-minded people at the club house, join the social activities or perhaps learn a new skill. Enjoy good company at one of the outdoor BBQ's, get active with water aerobics in the pool or kick back and relax watching a movie in the cinema.



“Our community lifestyle is one where you can do as much or as little as you like. There is always an activity or two planned on the social calendar. Residents enjoy the happy hours, social bowls afternoons, sausage sizzle and BBQs, and pizza nights,” said Sharon. Leading an active lifestyle is easy at Orianna where you can focus on your fitness goals by visiting the gym and wellness centre, soak up the sun whilst swimming laps in the heated pool, or enjoy a game of afternoon lawn bowls.

Moreton Bay is abundant with natural beauty. Loose yourself in the many local beaches, take a day trip to Bribie Island National Park - don't forget to pack yourself a picnic! Conveniently located 45 minutes north of Brisbane with residents being able to enjoy the easy access to shops, cafés and medical facilities only a few minutes away.

“Of course, there is always a bus trip heading somewhere exciting. Residents can also enjoy a beautiful day out on the Orianna pontoon boat discovering the Pumicestone Passage and maybe even a lunch. There's always something happening here,” said Sharon.

Now is a great time to look into why more over 55s are downsizing and relocating to a Hometown Australia community in a sought-after location. Orianna is currently building 20 new homes in stage three with plans for another nine new homes and designs to be released soon.

You will immediately feel like you're home when stepping into one of the new designs. Envision modern kitchens with Caesarstone bench tops, raked ceilings to living areas and generous outdoor entertaining areas.

“Our new designs are stunning. Designed with our residents in mind they feel like home. New residents often tell me that they are loving their 'sea change' and the feeling of belonging in the community. Our current residents make our newbies feel very welcome and are always available for a social game of bowls, or even for a late afternoon glass of something by the pool,” concluded Sharon.

You don't need to be retired to live at a Hometown Australia Community with many over 55s enjoying the benefits of Land Lease Living from the financial benefits, meeting like-minded people, feeling socially connected, and enjoying the lifestyle amenities.

If you're interested to learn more please contact Sharon Lye at slye@hometownaustralia.com.au



Home Sweet Home

Residents will be spoilt for choice as Hometown Australia announce six innovative designs for homeowners to choose from at the Glenfern Lifestyle Community located in Thrumster, Port Macquarie.

The thoughtful home designs make day-to-day living requirements a breeze with a 6 meter long double garage, built-in linen space, purpose designed area to dry your laundry, ducted air-conditioning, and fenced back gardens to provide additional privacy. Imagine starting your day by enjoying the beautiful views of the nature reserve from your balcony in one of the two-storey designs or enjoying a cup of coffee on the deck in your back garden.

Designs include a spacious master bedroom featuring large built-in robes and ensuite bathroom. Having guests over is easy with designs including a second bedroom and bathroom, plus a multi-purpose space that can be used as a study, second sitting room, or media room.



“At Hometown Australia we pride ourselves on building homes that deliver on the promise of providing exceptional quality. Within the designs you will find stone bench tops, quality Fisher & Paykel appliances, Colorbond robes, and some designs include highlight windows and raked ceilings,” said Geoff Dearden, Hometown Australia’s Development Manager.



Brighten Your Home This Summer

“Hometown Australia’s designs are continuously evolving to suit the needs of our customers. The designs are perfect for over 55s looking to downsize in space whilst providing large areas for entertaining guests, all whilst being part of a secure community,” said Mr Dearden.

Hometown Australia spoke with Josephine Maruca-Parker from JMP Interior Design on how you can brighten your home this summer. JMP Interior Design, is a bespoke design studio based in Sydney’s Northern Beaches that provides personalised design services and strives to create bespoke beautiful spaces that evoke emotion.

Mirror the changes in the weather

Add pops of colours to your decor and styling to mirror the changes in the weather. New cushions, throws and decorative items are a great way to add colour without blowing the budget. Check out your local Adairs, Pillow Talk or Spotlight and you will see an array of gorgeous pinks, tuscan oranges and desert reds with pops of deep yellow mustard. Replace heavy fabrics with light cottons and linens.

Creating a summer vibe

Fresh florals and plants (real or artificial). Nothing says summer like fresh flowers and pops of green everywhere. Place your flowers in a glass or light colour vase to let the colours stand out and shine bright. Rattan or wicker baskets are great for housing indoor plants while also giving you a relaxed summer vibe.

Less is more!

It is time for a spring clean! Use this time to declutter your home and pare back your decor accessories throughout your hall table, bookshelf and coffee table. Opt for bright and light-coloured pieces. Fill these areas with your fresh florals and plants.



Spring Garden Competition



Residents across Hometown Australia's 53 communities were busy tending to their gardens in preparation of the Hometown Australia Spring Garden Competition.

Judging was no easy feat with many beautiful garden submissions from both resident and community common area gardens. From thoughtfully designed gardens, cleverly chosen plants and manicured garden hedges it was clear to see that many of our residents have green thumbs!

We would like to thank all who tended to their gardens and participated in the fun.



Best Resident Garden

The winner of the Best Resident Garden is Pop and Sherral Carney from the Newport Community on the mid-north coast of NSW. Described as a labour of love, the Carney's have done a wonderful job to create a special feature in their garden. The commitment and preparation throughout the year is evident with the fruits of their labour on full display for all to enjoy. Great job!



Best Community Garden

The winner of the Best Community Garden is the Rosetta Community located in South Australia. Residents did a wonderful job at keeping the gardens immaculate across the community. The team has done an exceptional job at maintaining and improving the garden year in and out. Well done!

Local Green Thumbs

Many of our residents were busy tending to their gardens during the Hometown Australia Spring Garden Competition. The gardens across the communities were in full bloom and looking beautiful. Our resident green thumbs come with a wealth of knowledge, so who better to ask for their best gardening tips.



Alan Murphy, Bayside Community

If you're looking to give your plants a bit of a boost Bayside Community resident Alan Murphy, has the tip for you!

"Mix 1 teaspoon of Epsom salts to 4 cups of warm water, spray the mixture directly onto your plants and repeat 10 days later," said Alan. The hydrated magnesium sulphate in the Epsom salts will help plants absorb valuable nutrients. The boost of magnesium can assist in making your plants greener in colour and can greatly improve your plant's ability to flower and produce fruit.



Dawn Barrie, Redbank Palms Community

Local green thumb and Redbank Palm resident Dawn Barrie, suggests holding off on pruning until after your plant has flowered. "A good tip is to not prune until after your shrub or tree has bloomed because a plant always has a growth spurt before it flowers. We often think it needs to be trimmed and cut off all the flowers and spikes, but this is what will make you miss the beautiful flowers and birds that come to enjoy gardening with us," said Dawn.

Dawn also advises for a garden that showcases 365 days of beauty it is important to have a structured garden with trees and shrubs, interplanted with colourful perennials and annuals. "I would encourage everyone to plant more small trees in our gardens. Trees are sculptures of beauty and help to give structure to a garden. The different patterns and colours of the bark, and the way two identical trees can grow in entirely different structure, is pure beauty," said Dawn.



Denis Hall, Redlands Community

The Redlands Community have an impressive veggie garden but what makes the garden so special is the DIY compost tubes resident Denis Hall, has introduced to the community. "The reason I suggested the tubes is because we were having some issues with the compost bins and garden beds. I have used this system in the past and have found it as a really good way to compost directly into the garden which encourages the worms," said Denis. If you're looking to add an eco-friendly touch to your garden, this will be the tip for you!

To make the tubes you will require a 90mm PVC down pipe and a cap to suit. "It is simple to make, cut the pipe to the required length, our beds are 400m deep so I cut the tubes to be 500m long, drill a series of 12mm to 15mm holes through the tube to a height of 300mm. All that is left to do is to dig a hole and place the tube in the garden bed," said Denis. When you're ready to feed the worms, simply remove the lid and put your veggie scraps down the tube. "Feeding the worms is easy! Worms love coffee grounds but be sure to avoid feeding them large quantities of meat, citrus, onion, dairy and always make sure to wash your eggshells," said Denis.



Linda, Orianna Community

A keen gardener and part of the Orianna Community gardening club, Linda shares many years of knowledge and great gardening tips all year round. "Your bare rooted roses and fruit trees should be well established in the ground right now and ready to show a stunning display of Spring blooms! To help combat aphids and other pests a nifty trick is to plant garlic near your roses," said Linda. If you're looking for a pop of colour, Linda suggests trying one of the new tropical azaleas or

tropical dwarf hibiscus to add that extra bit of colour to your summer garden.

What are Linda's top two gardening tips? "Trick your Spring flowering bulbs, such as tulips and hyacinths, into thinking they are in cooler climates by putting them in the crisper section of your fridge for 6 – 7 weeks prior to planting. This will give them a strong flower shoot! My second top tip would be to keep ants and mealy bugs away from your plant pots, smear an unbroken ring of Vaseline [petroleum jelly] around the top of the pot," said Linda.



“Enjoying a meal together provides a real sense of community here at Sea Winds and is something we are proud to be doing.”

Cooking up a Storm

On the last Friday of every month the Sea Winds Community Hall has been the place to be! Prior to the recent Covid-19 lockdown, the Port Stephens community would see up to 70 residents enjoying a culinary experience whilst being treated to live entertainment and a night of trivia.

It was no wonder the night was a resident favourite with meals such as roast pork, sausage and mash, Italian themed night and home cooked desserts served as tasty treats.

Catering to 70 guests and 10 at home delivery meals is no easy feat but with the luck of having a resident with over 40 years' experience as a Chef and in the catering industry, delivering delicious food to hungry residents is not only a breeze but a pleasure to Bob Hayne. Bob wears many hats as the Head Chef of the Friday night dinner events,

he is also the Chairman of the social committee and a member of the resident committee.

“It started 42 years ago when my wife and I owned a seafood restaurant called ‘Hungry I’, where I would catch and cook the produce. We then sold the restaurant and I moved into the catering industry at the local Golf Club before being poached to become the Chef at the Country Club Hotel. I have a lot of experience catering for large functions, I have catered for 2,000 people at the Lions Club with the Governor General as a guest,” said Bob.

Hosted by the social committee, the Friday night dinner events run like a professional restaurant. It is amazing to learn that behind the scenes it is only the six social committee members running the night.

“The social committee are just wonderful. We were meeting monthly to discuss the menu where I would put forward my recommendations and then we would come together to run the evening event. When you have a team as great as they are – the cooking is easy!” said Bob.



As if Bob didn't have enough on his plate, he is also the Trivia Master during the Friday night event. When asked what the crowd favourite dish is, Bob said it is a hard one to say but the 'impossible pie' is very popular! The 'impossible pie' has everything and once baked, it comes out in delicious layers. "You don't want to live with him, you'll get fat," laughed Mrs Hayne.

With Christmas not far away and like many communities, the Sea Winds residents are hoping to be able to celebrate Christmas with the annual Christmas lunch. "Christmas is a great time where we set up pergola's outside the Community Hall and enjoy the festivities. We have fresh prawns, leg ham off the bone, turkey, 12 different types of salads, plum pudding, pavlova, trifle, fruit salad – you name it!" said Bob.

It is no doubt the residents are looking forward to joining each other for dinner, sharing in the laughs and creating memories, when it is safe to do so. "Enjoying a meal together provides a real sense of community here at Sea Winds and is something we are proud to be doing," said Bob.

Making New Friends and Finding a Sense of Belonging

NSW-based retiree Geoff Thorley jokes that he probably needs a social secretary to keep up with the activities that fill his days. “First there’s the local Port Macquarie 4WD drive club, then there’s the caravan club, the local church, the art group, the men’s shed, the ‘Port coffee mobsters’, cooking classes, sailing and walking groups,” 76-year-old Geoff explains.

Geoff’s launchpad for all these activities is his home at Hometown Australia’s Newport Community, located in Port Macquarie on the NSW Mid-North Coast. He’s one of many retirees who are making new friends at a Hometown Australia Community, and in doing so having more opportunities to find new hobbies, stay active or just have fun.

Retirees Seeking Social Interaction Thanks to COVID-19

In the wake of the COVID-19 pandemic, many retirees and downsizers are taking a fresh look at over 50s communities. These potential downsizers haven’t enjoyed the home isolation brought on by COVID-19, and instead are keen to explore friendly places where they will be surrounded by like-minded individuals and find a sense of belonging. In fact, a survey conducted by downsizing.com.au during 2020 and 2021 found

48 per cent of potential downsizers experienced increased loneliness during the pandemic. The same survey found 59 per cent of these potential downsizers were looking at moving into an over 50s community to make new friends. Some 18 per cent - or nearly one in five - were looking at moving into an over 50s community to find a partner. According to the survey, the most highly sought-after interaction opportunities in communities included outdoor spaces, trips and tours, a pool, group dinners, and pet-friendly communities.

A Great Place to Live

Geoff Thorley settled into Newport five years ago, after a chance encounter with one of the community’s residents. “I’d had another retirement community in mind but they suggested I take a look. I did and I liked what I saw. The place also appealed to me as

I wanted to be closer to my kids and grandchildren who live in rural Queensland,” said Geoff. Geoff liked the idea of designing his own house in the relatively new development and now has a two-bedroom home with an office and two outdoor spaces.

Taking pride of place in his backyard is his Crockerie - a landscaped fishpond inhabited by fake ‘baby crocs’ and decorated with real crockery and also two pairs of Crocs shoes. It’s almost a bona fide tourist attraction in its own right.

Meanwhile, Geoff and his 14 mates at Newport’s Men’s Shed are busy with their plans for building a new rest area in the park. Geoff is well-placed to do this since he had a 34-year career in Sydney at Woolworths’ construction arm, building and refurbishing the supermarkets. “Although several of the people involved in The Men’s Shed are better at projects than me.



A couple of them are real artisans," Geoff said modestly.

Would he advise other downsizers to consider moving in here? "Of course, it's a great place to live. You can get out of it as much as you want. I didn't know anyone here when I moved in but with my involvement in the caravan club, it all started from there," said Geoff. Now everybody seems to know his name!

Geoff points out that there's also plenty to entertain residents who like to live at a gentle pace including bowls and pétanque. "What's more, a couple of the people here are thespians and have put on a show and they have more planned," said Geoff.

One of Geoff's favourite activities is to set out with a friend to Doctor's Walk, which he says is one of the best walking tracks around Port Macquarie with many places to rest to take in the spectacular views.



Make Connections at Hometown

Hometown Australia operates 53 Land Lease communities occupied by some 10,000 residents across NSW, South Australia, and Queensland. These communities provide a wide range of opportunities for social interaction. For further information and to discover the variety of communities please visit www.hometownaustralia.com.au

This is a sponsored article written in partnership with Downsizing.com.au



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.



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