

Life

by Hometown Australia

Winter 2022

Enjoy a Low Maintenance Lifestyle

Discover the many benefits of living in an active and independent lifestyle community

Changes to the Downsizer Superannuation Contribution Legislation

We discuss what this could mean for you

Staying Physically and Socially Active

Learn how residents are staying physically active whilst meeting like-minded people

Joint Managing Directors Message



Kevin Tucker



Stuart Strong

Welcome to the winter edition of Life by Hometown Australia. In this edition we share exciting development updates across our communities, discuss how you could potentially retire earlier and discover how residents are keeping both socially and physically active.

We would like to address the challenges New South Wales and Queensland have faced over the last few months. The unprecedented floods have caused widespread devastation and whilst many are returning to their homes they are now facing the reality of having to start over and rebuild. On behalf of Hometown Australia, we would like to extend our sincere well wishes to those who have been affected by the floods.

We are thankful that Hometown Australia's Communities remained safe with minimal damage to resident homes and community amenities. We thank our residents for your support both within your communities and your surrounding local communities. Many residents have come together to support those in need; in particular, a group of residents from the Riverside Community. After the towns surrounding Evans Head became severely affected by the floods, a group of residents

came together to cook, prepare, and deliver by boat over 4,000 hot meals to those in need. This is amazing work by the Riverside residents. You can read more about their flood relief efforts in this edition of the magazine.

We are pleased to announce the acquisition of Bridge Street in Toowoomba, Queensland. This well-established community of 188 homes offers a relaxed and peaceful living for those over 50. The community hosts an array of amenities including a clubhouse, lawn bowls green, tennis court, and croquet green. We look forward to continuing the delivery of exceptional over 50s living for residents at Bridge Street.

At Hometown Australia we endeavor to create opportunities for residents to live a socially engaged and active lifestyle through the many amenities available throughout the communities. In our recent competition, residents have joined forces to participate in the Walk, Swim, Dance... Across Australia Competition. Residents were encouraged to create exercise groups with the goal of taking the same number of steps as the length of Australia from Perth to Sydney - 3,936kms! We will be announcing the winners shortly.

Lastly, we are looking forward to the inaugural Hometown Australia State of Origin Bowling Final taking place at the Sunrise Community in June. Residents have been battling it out through preliminary, qualifying, and state final rounds for a spot in the Hometown Australia State of Origin Grand Final. Stay tuned!

Kind regards,

Kevin Tucker *Stuart Strong*

Kevin Tucker & Stuart Strong
Joint Managing Directors

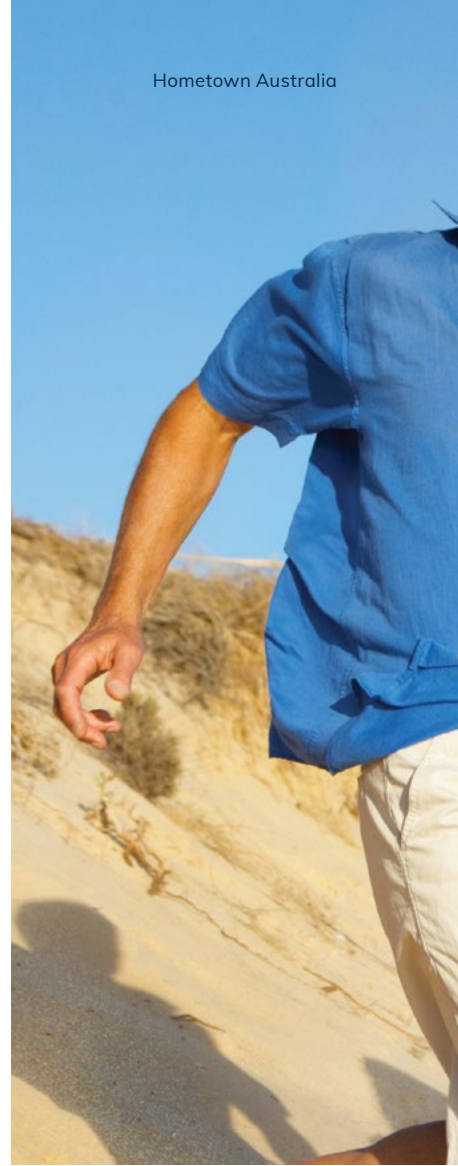


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Downsizers Seeking Adventure

Downsizers seeking adventure need not look past the internationally renowned Fraser Coast, located just under a four-hour drive from Brisbane, Queensland. A recreational paradise offering adventure and laid back living.



Get to Know the Region

Known for its beautiful climate, intimate whale watching experiences and golden beaches, it is no wonder the region is regarded as one of Australia's number one places to visit. The natural bay is situated between the mainland and World-Heritage listed Fraser Island, which offers protection to the estimated 14km stretch of beaches along the bays foreshore. Locals are surrounded by crystal blue beaches, sites of migrating whales, trails through the lush rain forest, and a thriving culinary scene.

A Sense of Adventure

Discover the wonderful attractions that nearby Hervey Bay, Fraser Island and Maryborough have to offer. Relax at a secluded beach, catch a ferry over to the World Heritage listed Fraser Island, cast a line from the iconic Urangan Pier, or spend a day on the water discovering the diversity of Fraser Coast. Hervey Bay offers world class whale watching experiences with the region being home to the first ever World Whale Heritage Site.

Enjoy a day on the water with the grandkids during migration season for a magical encounter. The seaside village offers the freshest seafood straight from the bay! Residents can enjoy the thriving culinary scene along with access to the Eli Waters Shopping Centre, Hervey Bay Golf Club, Hervey Bay RSL, and both the public and private hospitals.

Welcome to Hazelmere

Hazelmere is located between the coast and Condor Lake, offering those looking for over 50s living to call this premier lifestyle destination home. Downsizers can enjoy independent living with an array of amenities including a pool, spa, bowls green, and indoor lawn bowls. This well-established and active community is home to a thriving community centre equipped with a library and DVD room, pool table, and table tennis – creating the perfect space to meet like-minded people and stay socially active.



HAZELMERE

ELI WATERS

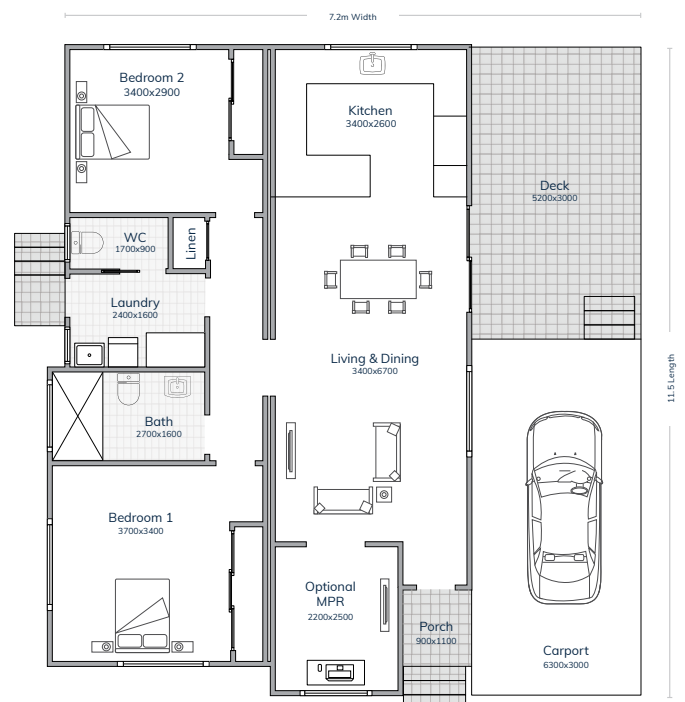


The Dragonfly Home Design

A Sneak Peak at the New Home Designs

The community will be welcoming another seven homes with four designs to choose from. A popular Hometown design is the Dragonfly home, architecturally designed with a light and bright open plan kitchen, dining and living room areas flowing onto the outdoor alfresco area – perfect for entertaining. Offering flexibility to downsizers the design includes two spacious bedrooms with built-in wardrobes and an additional multi-purpose room. Lifestyle features include an internal laundry, carport and reverse cycle airconditioning making every day living a breeze.

The full selection of home designs is coming soon! To learn more about the Hazelmere Community visit the website www.hometownaustralia.com.au



Enjoying a Low Maintenance Lifestyle

There are many benefits to downsizing and moving to an independent lifestyle community. Enjoy resort-style amenities, live in a home that suits your needs and have the opportunity to live in one of Australia's most sought-after locations without the hefty price tag.

These are just some of the reasons why you will find residents call Sunrise home. The community boasts an array of amenities, modern home designs and access to pristine beaches in the picturesque region of Port Stephens along the coast of NSW.

Gone are the days of spending your Saturday cleaning the pool, now are the days to enjoy relaxing by the pool! Take your pick of swimming laps in one of the two pools, catch up with neighbours for a friendly game of lawn bowls, grab a racket for a hit of tennis or work up a sweat in the gymnasium. Kicking back and relaxing is made easy with an onsite wellness centre, library and cinema. Stay social by catching up with your neighbours in the clubhouse, get creative in the

crafts room, try your luck in the games room, or organise a catch up with family and friends at one of the outdoor BBQ areas.

Homes at Sunrise have been designed for the optimal living for those over 55. There are seven home designs to choose from with some designs including a gourmet kitchen with stone bench tops, open plan living with dormer windows drenching the living room with natural sunlight, and an outdoor entertainment deck.

Designs include a spacious master bedroom complete with walk-in robes and ensuite bathroom, a second bedroom with separate bathroom perfect for hosting guests. The additional multi-purpose room offers the flexibility to be used as a study, second living room or storage space. Homes include low maintenance landscaped gardens, so you can spend more time doing the things you love.

Find your dream home at Sunrise on the website at www.hometownaustralia.com.au



The gourmet kitchen from the Avalon design





The light and bright interior of The Bay home starting from \$650,000



Discovering the Best in Over 50s Retirement-style Living

There are many reasons why those over the age of 50 look to transition into retirement-style living. Hometown Australia's Communities are designed for the optimal over 50s living experience by offering prime locations, resort-style amenities and affordable low maintenance homes. Residents can enjoy an independent and socially active lifestyle, whilst experiencing the benefits of living in a home designed for optimal use.



One of the 53 Hometown Australia Communities is Beachfront located in Hallidays Point on the mid-north coast of NSW. Not only is the community perfectly positioned in one of Australia's prime holiday locations with beach front access, it is also teeming with amenities including a resort-style swimming pool, tennis court, vegetable garden, outdoor BBQ area, and clubhouse. 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.

Is it time to start thinking about transitioning into a retirement-style living? We speak with residents from the Beachfront Community to learn about their journey.

Peter and Jane

How long have you lived at Beachfront and why did you decide to make the move?

We moved into the community just under four months ago. We were looking for a different lifestyle and somewhere that was close to the beach, as we transition into retirement. The homes are fantastic value for money and the amenities on offer are great! Straight from the get-go, we were made to feel welcome. We know we have made the right choice.

What do you enjoy most about the lifestyle of living in the community?

We really enjoy the relaxed atmosphere and being surrounded by down to earth people. The lifestyle is easy with the amazing facilities, easy access to the beautiful beaches, and of course our wonderful neighbours. We are

enjoying our new home and feel very comfortable, we love the simplicity and modern features.

Are you working full time, part time, retired, or somewhere in between?

At the moment we are both working full time with the dream of reducing work hours prior to retiring at 60. We then plan to travel with peace of mind knowing our home is in a secure community and further enjoy our wonderful life at Beachfront!



Peter and Jane



Fran and Tony

How long have you lived at Beachfront and why did you decide to make the move?

In our heads, we were looking for this exact beautiful place. When we came to the top of the rise at Red Head Road and saw the ocean we knew we were home...the rest is history! We have been living in the community now for six months.

What do you enjoy most about the lifestyle of living in the community?

Everything! The beach, our neighbours (who are freaking awesome!), the fact that it is dog friendly, and it being in our dream location. We are retired and 'somewhere in between' so the Beachfront Community is what we had been dreaming of. We love, love, love it!



Fran, Tony and Fudge

How You Could Retire Early

You may have heard about the recent approved amendments by the Australian Senate to the downsizer superannuation contribution legislation, but what does this mean? We speak with Johanna Keating, Vice President of Sales and Marketing at Hometown Australia to discuss how some downsizers could potentially benefit.

What's the long and short of it?

In 2018 the Australian Government introduced the scheme with the aim to assist in reducing the pressure of housing affordability within the country. This means, if you are aged 65 years or older and are looking to downsize you would be able to use some of the equity that has built up in the value of your home over time by selling your home and contributing part of your home proceeds to boost your superannuation. The good news is that from 1 July 2022 Australians who could take part in the scheme reduced to 60 years or older.

What does this mean for those 60 years or older?

The changes mean that people could potentially retire earlier. In a recent Downsizing.com.au article they reported that the Australian

Government's changes to the downsizer superannuation scheme could allow people to retire up to ten years early and invest capital from their home sale to their retirement funds.

Is there a cap on how much I can contribute to my Super?

The Australia Taxation Office states eligible persons may be able to contribute to their superannuation of up to \$300,000 per person (\$600,000 per couple) from the proceeds of selling their home.

Is there eligibility criteria that needs to be met?

Yes, it is important that you understand the downsizer superannuation scheme and meet the eligibility criteria. A helpful resource can be

found on the Australia Taxation Office website.

What are the benefits of downsizing to a lifestyle community?

Hometown Australia has 53 communities across New South Wales, Victoria, Queensland, and South Australia appealing to coastal, urban, and rural lifestyles. Many of Hometown Australia's lifestyle communities are in enviable locations making it possible for those to downsize to places such as Port Stephens, the Fleurieu Peninsula, and Hunter Valley, without the hefty price tag. Residents can enjoy an independent lifestyle without the stress of ongoing home maintenance, whilst enjoying the amenities on offer across the communities. For those living on their own becoming part of



a secure community provides the opportunity to meet like-minded people from a similar cohort who share the same mindset.

Do I need to be retired to live in a lifestyle community?

Many residents across Hometown Australia's Communities are either working full time, part time, retired, or somewhere in between! Living in a lifestyle community is a great way to transition into retirement living or enjoy your retirement at its fullest.

What are the options for homes in lifestyle communities?

The decision to downsize from your family home can be an overwhelming experience and an emotional journey. It is important to think about what it is you would like in your new home

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

What are the financial benefits of living in a lifestyle community?

Hometown Australia's lifestyle communities can also be referred to as Land Lease Living communities and so, it is important to understand what the Land Lease Living model

is and how it works. So how does it work? Land Lease Living means residents own the home and have a long-term lease over the land on which it stands. With both resort and boutique style communities on offer it is easy to see the true value for money with residents enjoying quality homes, an array of amenities and being part of a secure community.

To learn about the many financial benefits of Land Lease Living visit the website www.hometownaustralia.com.au

Resources: ato.gov.au, downsizing.com.au/news



BRIDGE STREET
WILSONTON

Hometown Australia

Welcome to Bridge Street

Hometown Australia is pleased to announce the recent acquisition of Bridge Street in Toowoomba. The community will be the first Hometown Australia Community within the Toowoomba region, expanding the Queensland portfolio to a total of 17 communities.

An Active and Social Community

This well-established community is designed for over 50s to enjoy a peaceful and active lifestyle with amenities including a beautiful four lane bowling green, swimming pool, croquet court, and tennis court. Bridge Street is home to a thriving social calendar where you can find residents taking part in activities, hosting a BBQ in the communal area with family and friends, or trying out their luck at table tennis or pool in the clubhouse.



The Beauty of Toowoomba

Known for its colourful façade all year round, it is hard to believe Toowoomba is only a 90-minute drive from Brisbane. Be transported to a colourful haven with the regions ever changing countryside, filled with blooms and ripening crops. Recognised as Queensland's Garden City, Toowoomba is home to over 150 gardens and the annual Carnival of Flowers. The community is surrounded by National Parks and lakes, making it perfect for nature lovers. Pack a picnic lunch to enjoy at Picnic Point Parklands, spend the day out on the lake, or test your fitness with a hike to the top of Table Top Mountain to take in the views of Lockyer Valley.



Residents enjoying a day on the lawn bowl green



One of the many magical gardens to discover



Country Inspired Clubhouse

Hometown Australia is pleased to share construction of the Jacaranda Grove clubhouse is now underway! The clubhouse has been designed to become the heart of the community with plenty of spaces to be enjoyed by all.

The country inspired clubhouse is light and bright in design with floor to ceiling windows, wooden floors and quality finishings. The clubhouse will feature state of the art facilities including a pool double the size of the previous, two alfresco areas, kitchen, bar, games room, and library.

Residents can enjoy their morning coffee in one of the alfresco areas with views of the pool, relax in one of the lounge areas with a book from the library, or meet up with neighbors for a sundowner drink at the bar.

*“We are looking forward to welcoming residents into the clubhouse later this year once completed to make new memories and create wonderful experiences here at Jacaranda Grove.”
Micheal Howe, Community Manager.*

A Look Inside the Glenfern Clubhouse



A sophisticated farmhouse feel with a modern twist, welcome to the Glenfern clubhouse!

Development is well underway with civil works currently taking place and home construction scheduled for May this year. Designed to elevate the over 50s living experience the community will feature state of the art amenities including a clubhouse, outdoor bowling green, 25m swimming pool, residents café plus a gym and wellness centre.

The sophisticated farmhouse design offers a modern twist to the clubhouse with a mix of cool and warm tones. The look is achieved by the use of timber and warm based stone contrasted against cool grey limestone and textured carpet. Residents can enjoy the many seating areas and in winter stay warm with an indoor fireplace.

The clubhouse flows seamlessly onto the outdoor alfresco which features a mix of



alpine eco outdoor stone and blackbutt hardwood timber. Residents can enjoy tranquil views of the pool. Staying active is easy with the gymnasium overlooking the pool and outdoor lawn bowl green.

Just 10 minutes from Port Macquarie, Glenfern is perfectly positioned amid green open space with convenient access to all that the glorious mid-north coast has to offer.

New Resort Style Amenities for Seachange



An indoor heated pool, sun deck, bowling green, and café style terrace – these are just some of the new amenities recently approved as part of the expansion of Seachange, located in South Australia.

“Hometown Australia is looking forward to being able to provide further resort-style amenities to residents as we deliver exceptional lifestyle experiences for those over 50. Our vision from the start was to create something truly unique to this region,” said Joseph Waugh, Head of Planning at Hometown Australia.

The new clubhouse will be home to a gymnasium with an indoor solar heated pool with ramp accessibility, premium exercise equipment and change rooms for convenience. After hitting the gym residents will be able to enjoy a coffee on the outdoor terrace whilst overlooking the landscaped gardens.

Residents will be able to join their neighbours for a game of lawn bowls in the new indoor/outdoor setting or grab a racket for a friendly hit on the pickleball court. If spectating is more your style, enjoy a sundowner drink at the bar which will overlook the lawn bowls green.

The clubhouse will also include a café style alfresco terrace with premium BBQ facilities

for all residents to enjoy. “The developments focus is to provide residents with new amenities to enhance social and lifestyle benefits. The clubhouse will truly become the melting pot of the community and be a comfortable space for residents to enjoy,” concluded Joseph.

In addition to the amenities the development includes a further 181 new homes with new designs to be released later in the year. Watch this space!



Meet New Friends

Stay active whilst having fun at Hometown Australia

One of the many benefits of living in a lifestyle community is the opportunity to meet like-minded people whilst staying physically active. Across Hometown Australia's Communities you can find tennis courts, lawn bowl greens, swimming pools, and pickleball courts - making staying active easy!

Read on to learn how some residents are making new friends and keeping active.

WALK SWIM DANCE ACROSS



In March Hometown Australia launched the Walk, Swim, Dance... Across Australia competition to promote living a healthy and active lifestyle.

Across many of our communities residents have formed exercise groups, meeting weekly to take part in clocking up as many steps as possible. The aim is to take the same number of steps as the length of Australia from Perth to Sydney - 3,936kms!

We look forward to announcing the winners shortly.



Do you have Facebook?

Be sure to follow Hometown Australia!



Riverside Residents Flood Relief

It has been a challenging period for many with devastating floods washing away a lifetime of memories. Whilst residents at the Riverside Community on the north coast of NSW call themselves lucky, the surrounding local towns can't say the same.

Having survived cyclone Tracy in Darwin many years ago, Judith Pattison understands firsthand the devastation a natural disaster brings. "During the heavy rains the water was coming up near 200m from the community, we were so lucky at Riverside to not have been significantly affected by the floods. Our neighbouring towns of Woodburn, Lismore,

Broadwater, and Coraki have been left completely devastated. I knew I needed to do something to help where I could," said Judith. After contacting a fellow resident who volunteers at the local neighbourhood centre, Judith made her way into town to help the neighbourhood centre Chef and volunteers with cooking hot meals for those in need.

"I grabbed some of the women from Riverside and we went in to help cook – we cooked 80 meals that day. The facilities were small and there were so many people in need that I thought I would ask if we could use the community centre here at Riverside as we have a large kitchen. It boomed from there!" said Judith.



Within a month, Judith, the neighbourhood Chef, and fellow residents had cooked and delivered over 4,000 meals to those affected by the floods. “The hot meals go to areas that are desperate for food. People have been contacting the neighbourhood centre who then let us know where food needs to go. Other local residents from neighbouring towns got involved by volunteering themselves and their boats to deliver the food to those who are isolated. The Evans Head community really came together in this time of need,” said Judith.

Whilst at first it was difficult to source produce to make nutritious hot meals as there was a shortage of food at the grocery store, the team did what they could to cook tasty meals in bulk. “Our go to hot meals are fried rice, chop suey, curries, bolognese, pasta dishes, tuna bakes, and soup for those who are a little bit older and finding it hard to eat a full meal,” said Judith. All those take away containers finally came handy, with resident pulling together what they have to be able to safely contain the food for those to enjoy.

“Since the floods we have been going 7 days a week starting at 9am and finishing around 6pm some days to do our best to cook as many meals as possible. Chef is there instructing us on what hot meals we will be cooking and delegating tasks to stirrers and choppers. Just this morning we finished 100 sandwiches to be sent to one of the local schools for the kids,” said Judith.

Judith who has been a resident at the Riverside Community for almost five years and is the president of the social club, recently held a Pizza, Pasta Night Flood Relief Fundraiser raising \$2,000 with cash donations still coming in. “Our plan is for the social club to purchase gift cards with the funds raised from places such as Kmart, Big W and The Good Guys to then distribute them personally to those affected in the nearby town of Woodburn. It’s not a large amount but it’s something to help those who are needing to start over and rebuild,” concluded Judith.



"I moved into the community in 2016 and it was the best move I have ever made"
- Rhonda Rayner

One, Two, Step Your Way into Line Dancing

The saying may go *dance like nobody is watching* but every Monday and Wednesday morning the Scrambled Leg Line Dancers at Oaklands bring their moves to the community hall for a morning of line dancing fun where they build their confidence, exercise and of course, catch up!

"Currently we have 15 members who make up the Scrambled Leg Line Dancers group. It's a great time to get together with friends and meet new people, everyone is welcome and there is no fitness level requirement," said Rhonda Rayner, resident and Scrambled Leg Line Dancer member. In addition to line dancing being a great form of exercise there are also many health benefits including an increase in balance and flexibility, improved strength, muscle function, and heart health.

Don't let the group fool you, they may make it look easy, but line dancing provides a level of difficulty as dancers focus and remember the movement which provides positive cognitive benefits.

"Line dancing is great because it helps to improve brain function,

memory, and keeps us all socially and physically active," said Rhonda.

Located on the south coast of NSW, Oaklands is the quintessential coastal lifestyle surrounded by Lake Illawarra and unspoiled beaches. Residents can enjoy soaking up the sun and nearby sights, stay active with the onsite amenities, and meet like-minded people in one of the many social activities such as cards, craft, aqua aerobics, darts, and of course, line dancing! "We have such a great time together learning new routines and performing for our community. We enjoy the many laughs, luncheons, and special friendships that we make," said Rhonda.

The friendly and well-established community offers a plethora of amenities including a heated swimming pool, clubhouse, veggie

garden, salon, outdoor BBQ area, and library. There is lots to see and do with Windang, Warilla, and Barrack Point beaches walking distance from the community, enjoy a day on the lake, or practise your swing at Port Kemba Golf Club.

"I moved into the community in 2016 and it was the best move I have ever made. I love the community spirit and the beautiful friendship where we have created many wonderful memories together attending functions throughout the years," concluded Rhonda.





Making a Splash!

It's never too late to start a new hobby, challenge or fitness regime and for residents at Ironbark enjoying their weekly aqua aerobics class is a great way to work on keeping physically active.

Isabella Wilson first started taking aqua aerobics classes 15 years ago as a way to stay active and is now the resident volunteer aqua aerobics instructor at Ironbark. "When I first moved to the community four years ago other residents saw what I was doing in the pool and wanted to join in, so it just went from there," said Isabella. Every Monday for an hour you can find residents making a splash and staying physically active in an aqua aerobics class in the community pool led by Isabella. "At the moment we have about 16 in the group, all women but gents are welcome! It doesn't matter what your fitness level is, in fact, quite often after a couple of sessions I can see residents' fitness already starting to increase. It really is a great gentle form of exercise," said Isabella.

"I always try to make the classes fun and the ladies love it. It's great for their health and we are always having a giggle. As they say laughter is the best medicine!" said Isabella.

Located in the diverse natural landscape of Aspley in the northern suburbs of Brisbane, Ironbark makes it easy to live the lifestyle you desire. In this socially active community, you can always find neighbours having a friendly game of lawn bowls, having laughs in the games room, throwing some snags on the communal BBQ, swimming laps in one of the pools or on Monday mornings aqua aerobics classes. There are many benefits to living in a lifestyle community, including the opportunity to meet like-minded people. "I moved into Ironbark four years ago and I have really enjoyed meeting new people, it's so nice to see people enjoying themselves and being together. It is good to feel safe when you are retired," concluded Isabella.





The Rise of Pickleball

It is the newest sporting craze taking Australia by storm! The unusual named sport Pickleball is the largest growing activity in the US and is currently taking off here in Australia, particularly amongst those over the age of 50 due to it's easy to play nature on the body when compared to badminton or tennis.

When visiting a Hometown Australia Community, it is not uncommon to spot a Pickleball court. It may confuse some at first, with similar comparisons to a badminton court but instead features a low net like tennis with players using an oversized looking ping pong paddle and wiffle ball. On the coast of NSW, you can often find residents at Sunrise enjoying a game of Pickleball, in particularly resident Garry O'Day. "I hadn't heard of Pickleball until we visited Sunrise and were shown around the facilities. I have always played tennis from a young age and so, I was intrigued as to how Pickleball was played and

what the rules were. As soon as I picked up a paddle, I was hooked," said Garry. Loosely described as miniature tennis, Pickleball is a racket sport combining elements of tennis, ping pong, and badminton and is played on a half size tennis court with solid paddles hitting a plastic ball with holes.

As Pickleball is not a power dominant sport like tennis, residents of any age can play as long as you have a partner!

"The low impact nature of the game in both movement around the court and the skills required means it is a perfect activity for those who want to be gentle on the body, whilst the smaller size court means there is not as much running around but you still achieve an aerobic workout," said Garry.

The social aspects of Pickleball are great for those who want to stay active whilst making new friends. "Pickleball is a highly social sport. It is guaranteed to have you smiling, laughing, and making new friends.

The games are played as competitive as you like or as a simple 'hit and giggle,' either way you will make friends on the court or having a drink in the Sports Bar after the game," said Garry. After moving to Sunrise over a year and a half ago, Garry said the amenities are fantastic and they have made many friends through being involved in the Social Club.

"We moved to the community for the lifestyle. The vibe around Sunrise is we are all here for the same reason and that is to enjoy our retirement with friends and keep fit with the various sports provided. At 74 years old, the last place we wanted to end up was a retirement village," said Garry.

When asked if Garry has a signature Pickleball move?... "Yes, I try and get the ball over the net and in play!" concluded Garry.



Hello Winter *Art Competition*

Residents have been embracing their inner creative and submitting their favourite piece of original art into the Hometown Australia Art Competition.

Residents are welcome to submit their original art in any form from paintings, craft, needlework, and woodwork. The sky is the limit!

We look forward to seeing the many wonderful creations submitted by residents and sharing the winners with you soon.



Do you have Facebook?
Be sure to follow Hometown Australia!



PRIZES

\$100

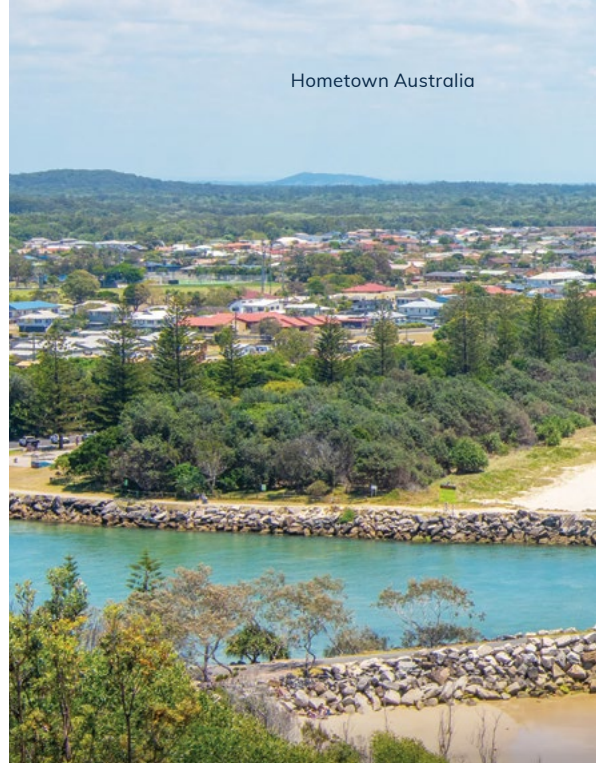
Community Finalist, Best Resident Artwork

Each Community will select the Best Resident Artwork, with finalists being entered into the National Competition and awarded \$100.

\$200

National Winner, Best Resident Artwork

Each Community finalist will be entered into the National Competition with the overall winner awarded \$200.



Custom Homes at Riverside

Welcome to Riverside located in Evans Head, also known as Heavens Head. Residents can start their day with a cup of coffee on their back deck, enjoy a morning stroll along the river, swim laps in the pool, or invite family and friends over for a BBQ in one of the outdoor areas.

Riverside is a well-established community located in northern NSW making it the perfect location for adventure. Explore the coastal scenery and national parks, spend the day on the river, or discover some of Australia's best beaches. This is your opportunity to live in *Heavens Head* with custom homes now available at Riverside.

Discover your dream home by visiting www.hometownaustralia.com.au/riverside-evans-head/homes-for-sale





The beautiful Evans Head



Wallaby

The Wallaby is an entertainers delight offering a large modern kitchen flowing seamlessly onto the dining, living room and outdoor terrace – perfect for entertaining. Retreat to your master bedroom at the front of the home which features a built-in wardrobe and ensuite bathroom. Treat your guests to a spacious second bedroom with built-in wardrobe and separate bathroom. With the flexibility of a multi-purpose room and internal laundry, downsizers no longer need to compromise on space.

Features

- Master bedroom with built-in robe and ensuite
- Spacious guest bedroom with built-in robe and separate bathroom
- Multi-purpose room
- Entertainment terrace
- Internal separate laundry
- Ceiling fans and air conditioning
- Undercover double carport



Kingsford

The Kingsford is designed to create a sense of privacy whilst offering the best of indoor and outdoor living. The design features a generous master bedroom with a walk-in robe and ensuite, guest bedroom with a separate bathroom, and an additional multi-purpose room to provide flexibility for those looking to downsize. Enjoy open plan living with the kitchen, lounge and dining room opening onto the outdoor terrace.

Features

- Master bedroom with built-in robe and ensuite
- Generous guest bedroom
- Multi-purpose room
- Entertainment terrace
- Internal separate laundry
- Ceiling fans and air conditioning
- Undercover double carport



Retire to a New Life by the Beach

Fittingly named Beachfront the community is perfectly positioned next door to the award-winning Black Head beach in Hallidays Point on the coast of NSW. The community is teeming with state of the art amenities including a resort-style swimming pool, tennis court, clubhouse, and outdoor BBQ area. With direct beach access right at your front door, residents can discover the many pristine beaches and enjoy a day out on the water.

Beachfront has a range of homes designs available. Whether you're retired, semi-retired, working, or somewhere in between there is sure to be a home to suit your needs.

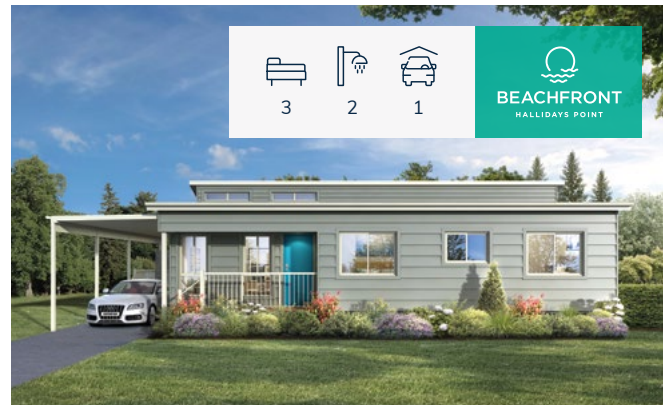
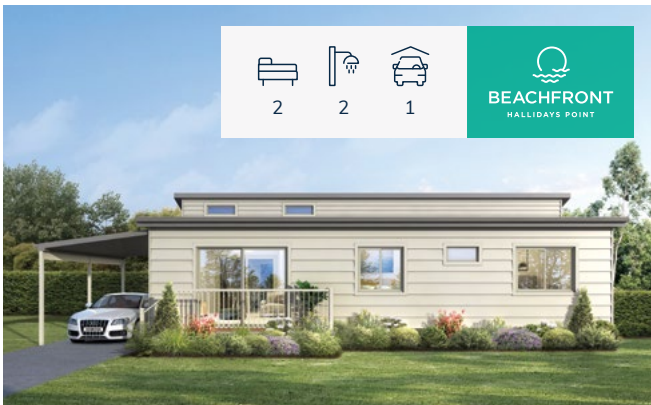


The Sands

The Sands is a modern home perfect for downsizers looking for a low maintenance lifestyle. The home design features a master bedroom and guest bedroom with built-in robes, bathroom, and separate laundry room. Enjoy cooking in a large kitchen and light and bright living and dining room. Take in the morning sun with a coffee on the large deck with views over your low maintenance landscaped garden.

Features

- Master bedroom and guest bedroom with built-in robes
- Large kitchen with stainless-steel quality appliances
- Bathroom with separate internal laundry room
- Ceiling fans and air conditioning
- Low maintenance landscaped garden and garden shed
- Single carport



The Ocean

The Ocean is a beautiful coastal home design offering a large kitchen with island bench, overlooking the light filled living and dining space which flows onto the outdoor covered deck. Enjoy the master bedroom with walk-in robe and ensuite, guest bedroom with built-in robe, additional bathroom, and separate internal laundry room.

Features

- Master bedroom with walk-in robe and ensuite
- Guest bedroom with built-in robe
- Bathroom with separate internal laundry room
- Kitchen with island bench and stainless-steel quality appliances
- Ceiling fans and air conditioning
- Low maintenance landscaped garden and garden shed
- Single undercover carport

The Wavebreak

The Wavebreak home design is impressively spacious and combines comfort and style with modern features. Perfect for entertaining, this natural light filled home includes a large kitchen with an island bench, quality stainless-steel appliances and ample storage. Enjoy entertaining family and friends on the outdoor deck with the flexibility of staying the night in one of the two guest bedrooms. At the end of a long day, retreat to the master bedroom complete with built-in robe and ensuite bathroom.

Features

- Master bedroom with built-in robe and ensuite bathroom
- Two guest bedrooms with built-in robes
- Large kitchen with island bench and stainless-steel quality appliances
- Bathroom and separate internal laundry room
- Ceiling fans and air conditioning
- Single undercover carport

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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