



YOUR LIFE *your style*

New over 50s community coming soon to Wollert.
lifestylewollert.com.au

Lifestyle
WOLLERT

Hello

Thanks for taking the time to read a bit about us. We're proud of our story and we're excited to share it with you.

Lifestyle Communities was created more than a decade ago when we realised there was nothing like it in the market. Nobody seemed to appreciate that when you get to 50 you want something more. There were plenty of retirement villages but nothing for the young at heart who wanted to live in their own home in a secure community. Our plan was to have you smiling at every turn.

It's why each of our low-maintenance homes comes with a manageable backyard and why we supply a gardener for your front yard. Goodbye weeding, hello free time! Plus there are on-site managers to keep an eye on things so you can take off whenever you like.

We also believe in creating beautiful living spaces. After all, if you're over 50 you've worked hard enough and to be perfectly honest, a little luxury is the least you deserve! Our 5-star, resort-style facilities have just the right amount of 'wow-factor' to make the kids jealous.

It's a wonderful opportunity to economise without compromise. Creating something beautiful and attainable is what we're all about. We're on this journey with you.

Over 3,300 Victorians call our communities home and we'd love you to be part of our story here at Wollert.

Here's to fun, friendships and enjoying an exciting new chapter in your life!



James Kelly

Co-Founder & Managing Director

Lifestyle Communities

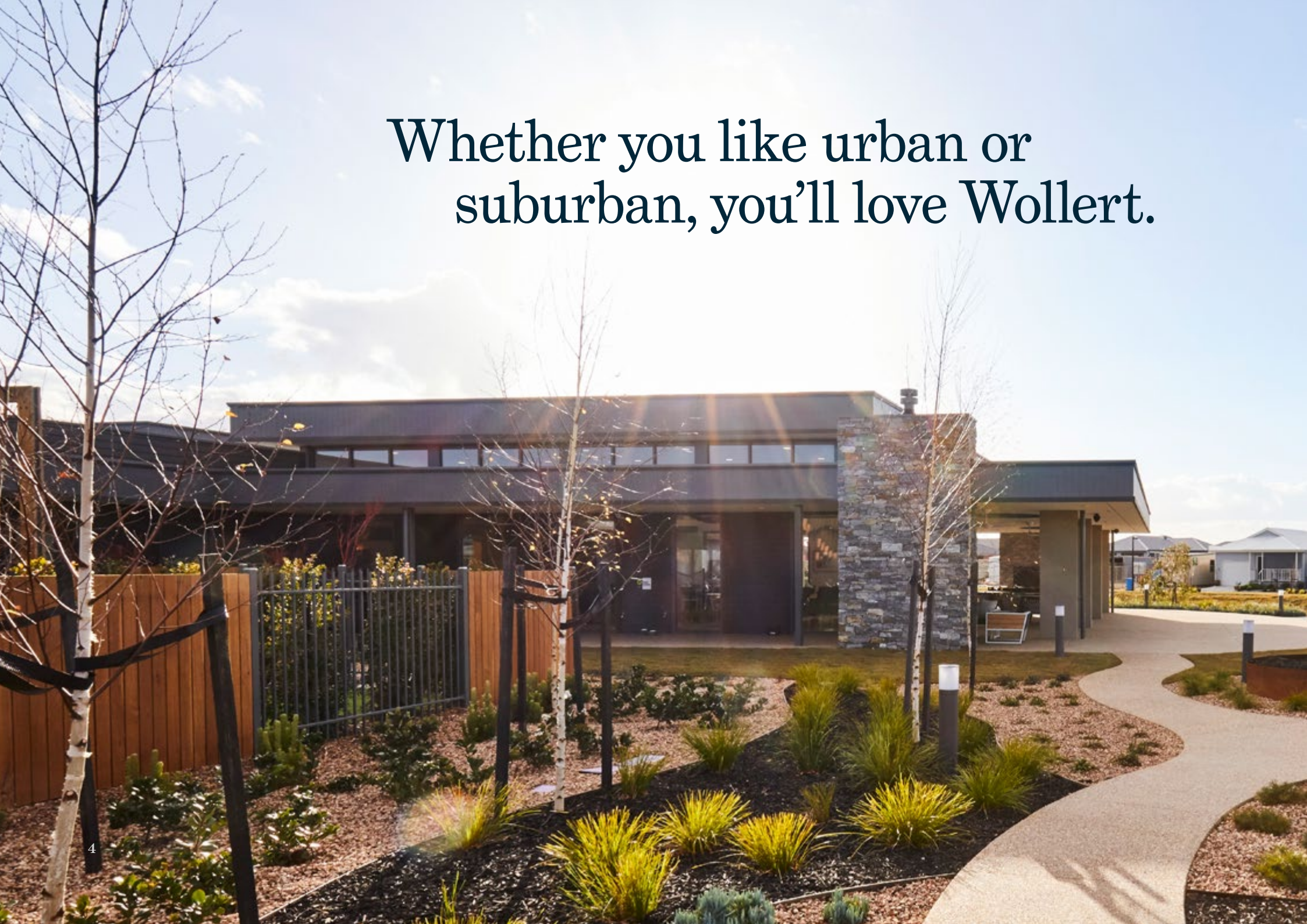




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Whether you like urban or
suburban, you'll love Wollert.





The laidback, relaxed lifestyle of Wollert is only 25km north of the Melbourne CBD.

As a local, you'll enjoy easy access to cafes and amenities as well as Epping shopping centres. And if you feel like a change of scene, you'll find beautiful walking tracks, nature reserves and golf courses only a short drive away.

As with all our communities, Lifestyle Wollert will feature beautiful, contemporary homes and 5-star, resort-style facilities. Pets will be welcome, as will friends and family. And your neighbours will be like-minded people over 50 who are either working, semi-retired or fully retired. So if you're looking for an unbeatable, community lifestyle, take a browse through the following pages.

If you visit one of our established communities, you'll notice we're big on quality. It's why Todd Devine Homes has been our builder of choice since 2008. A respected builder with over 30 years' experience, Todd Devine have built over 1700 homes for our communities — all on time, all to the highest standards and all with a 10-year structural warranty as well as a two-year non-structural warranty. And when you step inside, we're confident you'll agree that the homes are excellent.

Exceptionally high building standards means a quality home for you to enjoy.



Home design: Eleanor
Facade: Aireys
External colour: Banksia

Artist impression. Image for illustrative purposes only.

Our homes appeal to everyone who walks in the door.

They're light and airy, well-built, cosy and spacious all at once! They're also easy to maintain, heat and cool whatever the weather. And you can make them your own with a number of interior colour schemes and customisations to choose from.

What size do you think you'll need?

We have single bedroom, two bedroom with or without a study and three-bedroom homes. All come with two toilets and there are three bedroom options available with a second bathroom.

Live comfortably with modern conveniences and contemporary fittings and fixtures, including:

- stone benchtops
- stainless steel kitchen appliances
- ILVE induction cooktop
- large corner pantry
- soft-close drawers
- heated towel rails
- built-in mirrored or walk-in robes
- double basins
- separate laundry
- heating and cooling
- LED downlights
- window furnishings throughout
- wall and ceiling insulation
- front security screen door with stainless steel mesh
- clothesline
- TV aerial
- automatic panel lift door to carport
- USB ports and NBN capability.





We know everyone appreciates
an easy home and garden.

Our low-maintenance homes come with low-maintenance back yards. That means no more hard work indoors or out! We even supply a gardener to maintain your front yard. In many ways, Lifestyle Wollert is made for putting your feet up. Although, you may find your feet taking you over to the gym, the bowling green or the heated indoor swimming pool!

Waking up to a stunning landscape makes you feel good, naturally.

We want you to enjoy a leafy outlook from the day you move in. Every one of our homes has a landscaped front garden filled with mature plants. It's one of the things that makes our communities feel immediately liveable. The best part? Our team of gardeners maintain it all for you!



Home design: Kennedy Corner

Facade: Bronte

External colour: Bottlebrush

Artist impression. Image for illustrative purposes only.



Be active and social or
chilled and private —
the choice is yours.

At Lifestyle Wollert, you'll be part of a friendly neighbourhood of like-minded people. You'll find working, semi-retired and fully retired people of a similar age who enjoy resort-style living in a secure environment. Chances are you'll even know a few other homeowners, especially if you're already a local. This quote from Tom and Sue at Lifestyle Geelong, sums it up well: "We have made so many friends here; we have a new lease on life. It's our resort. We feel like we're on holidays all the time."

Our Smart Buy Guarantee gives everyone peace of mind.

Buying a new home is a big decision and we completely understand that you need time to think it through. After all, you want to be secure in the knowledge that you're making a safe and wise decision. That's why we have our Smart Buy Guarantee:

We give you time to sell

To help make the moving process easier, we give you lots of time to sell your existing home.

We provide security of tenure

Your home comes with a 90-year secure lease for the lot it's situated on. This gives you the right to enjoy the spectacular 5-star facilities for the next 90 years!

Our homes come with 10-year warranties

Every new home also comes with a three-month maintenance period, two-year non-structural warranty and 10-year structural warranty that starts from the date of settlement.

We cap the Deferred Management Fee

To help keep your home price and weekly site fee affordable, Lifestyle Communities recovers part of its cost for developing, running and maintaining the community when you sell your home. This payment is a scaled percentage of 4% of the selling price per year and is capped at a maximum of 20% from the fifth year.

And we offer a 12-month satisfaction guarantee

If you decide to sell your Lifestyle Communities home within the first 12 months, you won't have to pay the Deferred Management Fee. Just make sure an agency agreement to sell your home has been signed within those first 12 months.



You don't have to be a gym bunny to love our wellness program.

Life's even better when you're feeling good. It's why we have a wellness program for our homeowners. It covers all bases – your fitness, your soul, your mind and your general health. There's a Wellness Co-ordinator to guide you through things every step of the way. We even organise friendly inter-community competitions! You can take part in the program as much or as little as you like, it's entirely up to you.

When you get a moment, why not take a sneak peek at our wellness blog? lifestylecommunities.com.au/lifestyle-wellness






Lifestyle Wollert will feature a multi-million-dollar, luxury Clubhouse with beautiful green spaces for everyone to share. Housing everything from the library to the indoor and outdoor heated pools and spa, gym, games room, cinema and the main reception area, the Clubhouse will be the heartbeat of the community. Warm and inviting, it will be a place to gather with friends or find a quiet nook to enjoy time to yourself.

You can relax, recharge or re-energise in the luxury Clubhouse.

**Artist impression. Images for illustrative purposes only.*

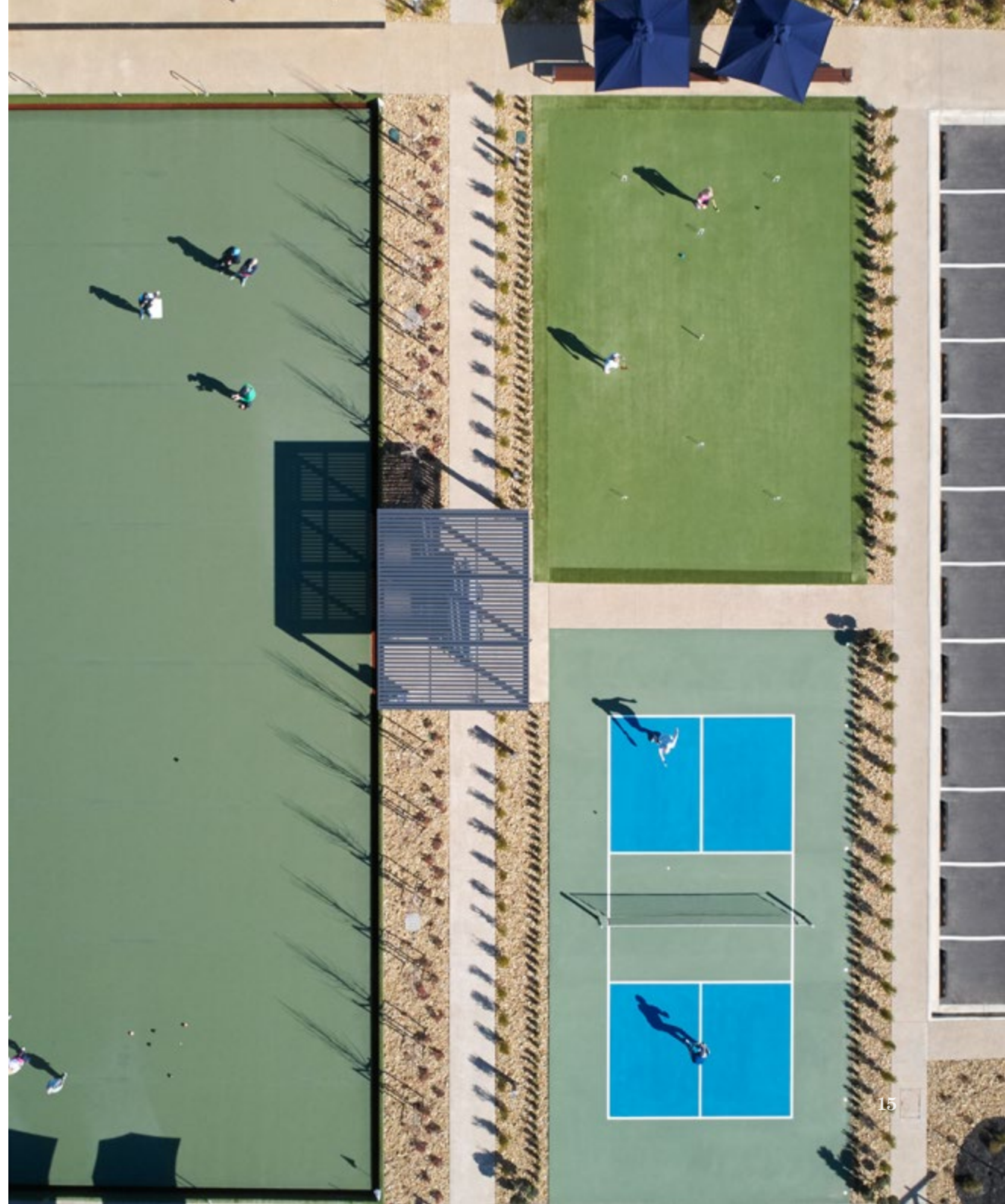


The truth is, not everyone wants to be a social butterfly.

At each of our communities, there are lots of great activities to do with other homeowners but there's absolutely no pressure to join in. This is your home. Your space. Your comfort zone. You can choose to do things in your own time at your own pace. Whatever you do, your me time will be 5-star.

You'll love everything from the bowling green to the private big screen.

The 5-star, resort-style facilities in our communities are exclusive to our homeowners and their guests. You have 24/7 access to a bowling green, indoor and outdoor heated pools, fully equipped gym, big-screen private cinema, library with computer access and free Wi-Fi, billiards room, croquet court, pickleball court, community bus, outdoor entertainment terrace with BBQ and a multi-million-dollar Clubhouse!





Everyone should feel safe in their own home.

It's why our communities only have friendly, like-minded people over 50. No tenants. No rowdy neighbours. Your home is part of a secure, gated community where the entry gates are closed every night. Plus, your on-site team are there to help when you're at home and to keep an eye on things while you're away.



We take the hassle out of everything from moving in to life admin.

Helping you move in

Moving to a new home can come with all kinds of hassles. Not here. We can help you connect your electricity and water. In fact, we can have everything up and running by the time you move in. It's all part of the service. We can also show you how to use all the new appliances in your home, even tune your television. And once you've moved in, we can clear away your moving boxes.

Keeping you connected

Ahh, life admin, unfortunately we all have to do it. The only thing that makes it easier is having the tools to get it done! It's why we provide a library where you can do all your printing, faxing, scanning and online researching. There's free Wi-Fi throughout the Clubhouse and you can use the Clubhouse computers, iPads and printer.

Taking care of your mail and parcels

If you don't feel like heading into the Post Office, you don't have to. Our community team can post, collect and distribute your mail for you. And if you like shopping online, we can receive your parcels at reception and store them until you're ready to pick them up.

Your private concierge

If you have a special event you'd like to celebrate, we can help you book the Clubhouse for your function. If you need a tradie, we can recommend someone trustworthy. And if you need a hand around the home with everyday jobs like fixing the light bulb or changing the battery in your smoke detector, we can help with that too.



We understand you want to be fully informed before you buy.

When you buy a home at Lifestyle Communities, we make sure you have all the time and information you need to make a properly informed decision. We're on-hand to answer any questions and we work closely with you through every step of the buying process so you know what to expect at all times.



1. Visit

In addition to visiting our Lifestyle Lounge at Wollert, we recommend taking a look around one of our established communities. That way you can experience the quality of our homes and facilities first-hand.



2. Secure your spot

Would you prefer to live closer to the Clubhouse, or further away? This stage of the buying process is where you choose your home design and the lot where your home will be situated. It's also when you pay the fully refundable \$500 holding deposit, which reserves your lot for the next 6 weeks.



3. Confirmation

We will then start the journey on how you can customise your home and your consultant will give you lots of helpful information. At this point, a confirmation deposit of \$500 needs to be paid to secure your lot. Your total deposit amount of \$1,000 is now non-refundable.



4. Customisation meeting

Your next step is to choose your home customisations and interior colours. Your Project Team Member and Lifestyle Consultant will meet with you to explain your house plans and customisation options in detail. At this stage, you will pay another \$500, taking your total deposit amount to \$1,500. We will then organise your final house plans.



5. Contract read

We will sit down and discuss your contract in plain English and answer any questions you may have. When you're happy and you've decided to sign the contract, it's time to pay a deposit of \$3,500. Your next, and final, home payment will be due upon settlement.



6. Getting ready to sell your home

When we order your new home we will give you a fixed date that your home will be available for settlement. Don't worry – we will help you through the moving process with tips on engaging a real estate agent, decluttering, and presenting your home for sale. We will also give you generous settlement terms of up to 6 months after your Lifestyle home is completed.



7. Pre-settlement

By this stage, your new home will be built and almost ready for you to move in. Before you do, your Community Manager and Project Team Member will walk you through and demonstrate how everything works. This is your opportunity to inspect your home and ensure everything is to your satisfaction. We then help you prepare for settlement and anything else you may need before move-in day.



8. Settlement and Move-in

We'll take you through the final legal process of taking ownership and paying the balance of your new home at Lifestyle Communities. Then it's the big day! We'll help make the move as smooth as possible, including taking away your moving boxes. We will even have tea, coffee and biscuits ready for you when you arrive.

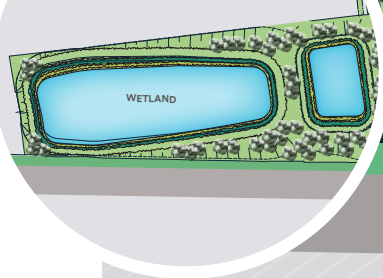


9. Three months in

At this point you will have completed your Clubhouse and gym induction and be immersed in all of the social and wellness activities on offer if you choose to. You will also have the opportunity to have any minor defects rectified that you may have noticed while living in your home.



Wetlands to the west
of the Community



- Standard block size
- Larger block size
- Extra large block size

- Bowling Green
- Croquet Court
- Library
- Gym
- Cinema
- Wellness Lawn

- Pool
- Billiards Room
- Pickleball Court
- Workshed
- BBQ terrace /
Outdoor entertaining area

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