



Seachange Arundel Lifestyle Resort

Seachange offers an extensive array of facilities within its 5-Star Country Club Including:

- Indoor heated pool & Spa
- Floodlit tennis courts
- Championship lawn bowls
- Art and Craft Studio
- Cinema
- Golf putting greens
- Steam room
- Sports bar
- Pool tables
- Meeting room
- Residents Kitchen
- Change rooms & Facilities
- Tennis pavillion
- Vegie Garden
- Workshop
- Teppanyaki BBQ
- Massage rooms
- Golf driving nets
- Sauna
- Dance Floor
- Wine Cellar
- Darts
- Stage
- Bowls Bar
- Library
- Gymnasium

✓ No Stamp Duty

✓ No Exit Fees

✓ Secure Living

✓ No Renters

✓ Pets Welcome

Location, location, location!



The Most Centrally
Located Lifestyle
Resort on the
Gold Coast

The Seachange Lifestyle Resort at 299 Napper Road Arundel is located in Central Gold Coast and is perfectly placed for easy access to transport, shopping and active lifestyle amenity.

Directly Opposite:

- Shopping centre including Coles and specialty shops
- Bus stop 150m from the front entrance
- Tavern featuring affordable meals and live entertainment
- Medical centre, plus dentists, pathologists, optometrists and a chemist
- Vet clinic
- Petrol station and car wash

Within 5-10km:

- Harbour Town Discount Shopping Centre
- Gold Coast Hospital
- Surfers Paradise and Main Beach
- The Gold Coast Broadwater & Southport Yacht Club
- Southport CBD, Ferry Road Markets, Marina Mirage, Gold Coast Turf Club
- Seaworld, Movie World, Dreamworld

Within 3km:

- Parkwood Light Rail Station
- Westfield Shopping Centre
- Southport Sharks
- Golf courses
- M1 Motorway access
- Helensvale Train Station (gives direct access to Brisbane including the Airport)
- Gold Coast Light Rail Including substantial car parking for commuters

**Call Margie today for a site visit and Morning Tea or
Happy Hour if you prefer - 0413-046-736**

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Frequently Asked Questions

What is Seachange Lifestyle Resort Arundel?

Seachange is Queensland's most awarded lifestyle resort village for over 50s. It is a master-planned, gated lifestyle resort and is operated by one of Queensland's oldest and most awarded development companies- Pradella Property Ventures (Pradella). The resort operates under the Queensland Government's Manufactured Homes Act, which is why the purchase is Stamp Duty Free.

Where is Seachange Arundel?

Located in Central Gold Coast, Seachange Arundel is located directly opposite amenity including a shopping centre with a Coles as well as a medical centre and Tavern. The site is very close to the Light Rail train station (with ample parking) and a few short kilometers to the Helensvale Train station as well as the M1 Motorway.

Who is Arundel Seachange suitable for?

Seachange Arundel has been developed for over 50s who may or may not be working still, but who wish to ease into an active retirement affordably. Seachange Arundel is NOT a retirement village and does not provide care facilities for the residents, although third party care organisations (such as Anglicare etc) are welcome to make house visits as owners transition from the active phase of life into the twilight years. So unlike many retirement villages, Seachange Lifestyle Resorts do NOT take EXIT Fees from owners when they on-sell their properties. Importantly though it is expected that residents will move on if they do need substantial care facilities as this maintains the intent of an active-lifestyle community. Children and grandchildren are welcome and encouraged to visit Seachange, although they are not permitted to live in your home on a permanent basis. No renters are permitted at Seachange.

Can Family and Friends Stay With me?

Yes although when using resort amenity it is expected that family and friends will be supervised by the Home Owner, and ensure that community rules are followed by visitors and guests.

Is it true that I may receive a Government rebate on the site fees?

Yes. If you are eligible for the pension or payments through Centrelink or Veteran Affairs

you may be eligible for rental assistance on your site fees e.g: a standard single pensioner may qualify for approximately \$68.60 per week currently (as at September 2019). A table can be supplied to show the general rent assistance however each purchaser must check with Centrelink themselves and arrange for the rental assistance payment directly from Centrelink. Site fees to Seachange are payable fortnightly in advance on a direct deposit basis.

Do site fees increase?

The site agreement specifies the ways in which site fees can increase in line with the CPI or market review.

What other costs are there?

Although home owners are not required to pay council fees, or for maintenance of gardens or common amenity, each home owner must pay their own electricity, water, gas, telephone, pest control and home and contents insurance (it is mandatory to have home insurance). Each home must be repainted externally every 10 years from the original building completion.

Do I pay Stamp duty when I purchase a home?

No. Under Queensland Law when you purchase a home under the manufactured homes act the site is stamp duty free. Your sales contract and site agreement must be marked with "NIL" stamp duty. It is your duty to ensure you mark the contract with "NIL" stamp duty.

Is there any on-site Security?

The resort has a security gate access with intercoms and security cameras to all main areas within the resort. The homes have intercoms, landlines, high speed Internet, electronic gate remotes and remote-control garages. A full time on-site professional caretaker further ensures that your home will be safe at all times even when you are travelling. Many residents like to caravan, and caravans can be parked securely on site (although separate fees apply so please enquire further if this may suit you).

What is the Pet Policy?

Seachange Arundel allows home owners to keep pets. There is a pet approval basis to confirm that the pet is appropriate for the property and is suitable within the context of a community environment eg dogs need to be less than 10kg.

Who Maintains the Gardens and Lawns?

Seachange provide site management via the Site Agreement which requires them to maintain all the gardens and common amenity. Home owners need to maintain their own side and rear gardens only.

Are there any Exit Fees and can I include my home in my Will?

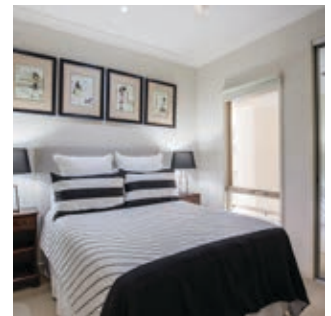
No. All your capital gains are 100% yours to keep. Unlike many retirement villages and some lifestyle resorts, there are NO deferred management or exit fees. Additionally, your home can be included in your estate like any other home.

How Do I On-Sell My Property When the Time Comes?

When the time comes for an owner to sell their home at Seachange Arundel the owner may engage the on-site sales team to do the re-sale or they may engage any third party outside real estate agents or sell their property themselves. In addition to entering into a purchase contract with the owner of the house within the resort, the Developer Pradella will require your purchaser to enter into a Site-Agreement with the incoming purchaser that will detail the costs of using all the common amenity as well as the community rules for the use of the site amenity. It's a simple process that is covered by Queensland government legislation which ensures your tenure is secure.

Introducing Lot 28 Redondo Street, Driftwood Park, Seachange Arundel

With a street address of 28/299 Napper Road Arundel, the home site on offer is in one of the very prime locations for the Arundel resort. Being one of the first built in the estate it was built to a very high standard and has been repainted internally and externally. The home is located within a very short walk to the main gates and to the central communal facilities. This home has ample visitor parking out the front and sits on an over-sized extra-wide tree-lined boulevard, which makes it ideal for entertaining family and friends effortlessly. The home site is arguably among the very best central locations in the resort.



Disclaimer:

All reasonable efforts have been taken to ensure the information supplied is accurate. Purchasers are advised to check all the information contained herein and seek legal and financial advice before entering into any contract to purchase. The seller and its agents take no responsibility for any details supplied herein which have been supplied in good faith but without any warranty as to their accuracy.

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