



SUNRISE

PORT STEPHENS

Everyday  
is a *holiday*  
when you  
live at  
Sunrise



A new way of living.

HOMETOWN AUSTRALIA  
COMMUNITIES



# Welcome to Sunrise, Port Stephens



The Region

# Put yourself at the *centre* of it all

With Birubi Beach on your doorstep and Anna Bay, Nelson Bay and Salamander Bay only a stone's throw away, Port Stephens is the perfect place to access some of Australia's best beaches.

You'll enjoy the natural beauty among first-class recreational facilities, local shopping, healthcare access, clubs and dining.







Broughton Island

Shoal Bay

Tomaree National Park

Nelson Bay

Fingal Bay

One Mile Beach

Anna Bay

Soldiers Point

Lemon Tree Passage

Salamander Bay Shopping Centre

Birubi Beach



**Ideally located 10 minutes from:**

- » Camel rides at Birubi Beach
- » Koala Spotting at Tillgerry Creek
- » Local Golf and Bowling Clubs
- » Kayaking and Watersports
- » Worimi Regional park

**15 Minutes from:**

- » Gan Gan Hill Lookout
- » Salamander Shopping Centre
- » Clubs and Dining
- » Nelson Bay

**20 Minutes from:**

- » Newcastle Airport
- » Tomaree Mountain
- » Fingal Bay Sports Club
- » Shoal Bay



## The location

# The perfect place to *indulge* your adventurous spirit

Skid across the waves in a rented yacht, or take advantage of all the fantastic water activities right at your front door. There is so much to explore with 26 beaches local to the area, Worimi Regional park and Tomaree Mountain.

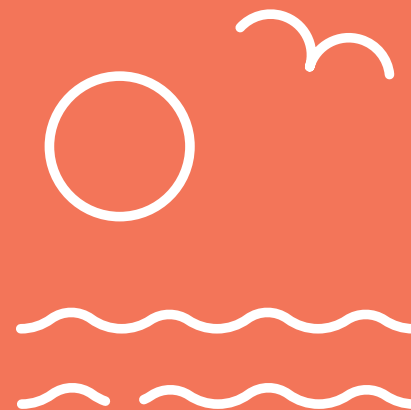


The lifestyle

# This is the most *exciting* time of your life

At Sunrise, you'll discover a way of life that exceeds expectations and redefines what an over 55's community can be.

There is something for everyone at Sunrise and with all of it right on your doorstep, you won't have to leave the comfort and security of our community to get the best out of every single day. It's time to finally start spending your days doing exactly what you've always wanted to do.





## The lifestyle

# Everything you need & more:



Indoor exercise pool and outdoor resort style pool



Wellness centre



Bowling green, full-size tennis court, Pickleball court



Fabulous clubhouse and community bus



Cinema as well as big screen facilities to watch your favourite sports



Caravan / RV parking available

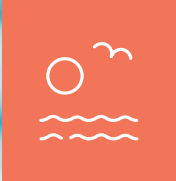


BBQ areas and landscaped gardens



Craft room and well-stocked library







The homes

# The coastal *lifestyle* you've always dreamt of

It's all waiting for you at Sunrise.

We offer 2 and 3 bedroom home packages custom-designed around your wants and needs. Enjoy five-star facilities and an abundance of amenities inside a private community.





The homes

# Real retirement *security*

Our homes are true luxury living and with our partnership with MJM, a leading residential builder, Sunrise delivers high-quality homes for the lifestyle you deserve. Customise your own home or simply choose from one of our ready to move into designs. Contact us for further information on our home and design packages today.



The homes

# *An efficient and durable home*

## **Steel frames**

Steel frames protect your home's structural integrity, providing strength and quality far superior to wood frames.



Strong  
and solid



No warping  
overtime



Safety



50 year  
warranty





## The homes

### Insulation

Sisalation Vapawrap protects your home against moisture, vapour, wind and dust penetration. While Pink Batts are energy efficient, reducing the cost of heating and cooling your home.

### Hebel

Hebel is environmentally-friendly and has excellent insulation and will reduce the noise from outside sources, creating a quiet and peaceful home.



Energy  
efficient



Eco-  
friendly



Noise  
reduction



Fire  
resistant



# At Hometown Australia we strive to provide our residents with an affordable 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.

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

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.

A new way of living.

**HOMETOWN AUSTRALIA**  
COMMUNITIES

# Benefits of land-lease:



## **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.



## **Retain Capital Gain**

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.



## **No council rates**

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



## **No Exit Fees**

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

A new way of living.

**HOMETOWN AUSTRALIA**  
COMMUNITIES



# *Frequently asked questions:*

## **What does a Hometown Australia community offer?**

A new way of living for over 50\*s.  
Our communities are vibrant, socially active, affordable, secure and packed with sought-after amenities.

## **Is there onsite management?**

Our communities have a variety of onsite management arrangements, from living at the community to managers available onsite during a variety of set hours. We also offer residents a 24-hour emergency call service.

## **Are there exit or deferred management fees?**

No, there are no exit or deferred management fees. You will receive 100% of any profits when you sell your home. And there are no additional community fees to pay when you sell your home.

## **Are there stamp duty or legal costs when I purchase?**

There are no stamp duty costs. Our contracts are simple and easy to understand.

## **Am I eligible for government subsidies?**

If you're a pensioner, you may be eligible for rental assistance against your site fees, the level of which varies. You should seek further advice from Centrelink or Veteran Affairs.

## **Will the site fees increase?**

Yes. Site fees are typically increased annually. You can check the amount, or method, of increase in your site agreement.

## **Are there body corporate fees?**

No, there are no body corporate fees. Our management team looks after the operation and maintenance of community amenities.

A new way of living.

# *Frequently asked questions:*

## **Are there any other fees?**

No. There are no added fees. But you are responsible for your own household running costs, including electricity, water use, phone and internet, as well as home insurance.

## **Can I choose my home and my site?**

Yes you choose your home and site. Available designs do vary due to location and size of site. Our sales consultants are happy to help you with new and pre-loved homes.

## **Is my home covered by a builder's warranty?**

Yes, there is a 6-year structural warranty on all new homes, and up to a 3-month maintenance period. Pre-loved and display home warranties can be transferred to you at purchase, if there are any outstanding warranty periods.

## **Is my home treated for pests and termites?**

New homes are constructed with termite resistant products and treated to local council regulations and Australian standards. Your home should be treated annually (at your expense). You need to make your own investigations should you be considering the purchase of a pre-loved home.

## **Do I need to maintain my garden and lawn?**

You are responsible for your own garden, but community management will look after the communal gardens.

## **Can family or friends stay with me?**

Yes. Guests can stay and also enjoy all the facilities and activities, including children under adult supervision. You will need to inform management of any extended visitors.



# *Frequently asked questions:*

## **How do I sell my home?**

Your choice. You can sell it yourself, with a real estate agent, or we can sell it for you.

## **Can I bequeath my home?**

Yes, because you own your own home it becomes part of your estate. Your beneficiaries can sell it or if they choose, live in it, provided they meet our community criteria.

## **Are singles welcome?**

Absolutely. Our communities are welcoming and designed for social interaction. We encourage everyone, including singles, to make new friends and discover new interests.

## **Can I bring my own pet?**

Absolutely. We believe that pets are a very valuable source of joy and companionship. Most of our communities are pet friendly, however there are some rules about the type of pets you can have, depending on the individual community. We encourage you to check with the community you're interested in.

## **Why choose a Hometown community for over 50s?**

This is the lifestyle you've been working towards all your life. Enjoy the freedom of Land Lease living by purchasing a quality home and leasing the land. You'll have the extra savings to do everything you've dreamt of as part of a secure, active community in a great location. Hometown really is the appealing new way of living.

A new way of living.



# Resort-style living for the over 55's

**Sunrise - Port Stephens**

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