

YOUR LIFE *your style*

New over 50s community in Officer South.
lifestylekadunapark.com.au

Lifestyle
KADUNA PARK

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 create a lifestyle that had 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. Best of all, it's affordable. 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 Kaduna Park.

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

James Kelly

James Kelly
Co-Founder & Managing Director
Lifestyle Communities



“Making something
beautiful and attainable
is what we’re all about.”

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Experience the laid-back, relaxed lifestyle of Kaduna Park while still being just minutes from Officer's thriving community.

You can enjoy easy access to local cafes and markets, or head over to nearby Heritage Springs and Arena shopping centres. And if you feel like a change of scene, Westfield Fountain Gate is only a short drive away.

Open to over 50s who are either working, semi-retired or fully retired, this brand-new community comes complete with the best that Lifestyle Communities has to offer: contemporary homes, 5-star resort-style facilities, safety, security and financial freedom. Pets are welcome, as are friends and family.

We're a friendly bunch at Lifestyle Communities. So, if you're looking for an unbeatable, community lifestyle in the location you know and love, 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 1500 homes for our communities — all on time, all to the highest standards and now 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 just beautiful.

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



Home design: Flinders
Facade: Bells
External colour: Needlewood

Artist impression. Image for illustrative purposes only.

Our homes appeal to everyone who walks in the door.

Light and airy, well-built, cosy and spacious all at once! Our homes are the perfect balance of comfort, style and practicality. They're easy to maintain, heat and cool, whatever the weather. And you can make them your own with a number of interior colour palettes and customisations to choose from.

What size home do you think you'll need? We have two bedroom homes, with and without a study or three bedroom homes to choose from. 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
- ILVE induction cooktop
- stainless steel kitchen appliances
- large corner pantry
- soft-close drawers
- double basins
- heated towel rails
- built-in mirrored robes
- 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.

No more hard work, indoors or out! Spend as much or as little time as you like in your low-maintenance backyard and relax knowing a gardener will keep your front yard looking beautiful all year round.

In many ways, Lifestyle Kaduna Park 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.

Moving into Lifestyle Kaduna Park means moving into 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 local to Officer South. You're welcome to bring your pets to live with you too. 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."

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



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.

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 location 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 a 10-year warranty

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.

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 the first 12 months and you settle within nine months.



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

Life is 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. You will also have access to 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/wellness





Lifestyle Kaduna Park will feature a multi-million-dollar, luxury Clubhouse with beautiful green spaces for everyone to share. The Clubhouse is the heartbeat of the community and will house everything from the lounge, to the indoor heated pool and spa, gym, games room, cinema and the main reception area. Warm and inviting, it's 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.



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 heated pool and spa, fully equipped gym, big-screen private cinema, lounge with computer access and free WiFi, billiards room, croquet court, pickleball court, community bus, electric car, outdoor entertainment terrace with BBQ area and a multi-million-dollar Clubhouse! There is even a dogwash and park for your pets.



Artist impression. Image for illustrative purposes only.



Photos taken at Lifestyle Ocean Grove and represents a similar feature for Lifestyle Kaduna Park.



Everyone should feel safe in their own home.

Everyone wants to 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 while 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 lounge where you can do all your printing, faxing, scanning and online research. There's free WiFi 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 a light bulb or changing the battery in your smoke detector, we can help with that too.



Supporting you through the buying process

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

Visit one of our beautiful communities to have a look, meet one of our friendly consultants, have a cup of tea and help us understand exactly what you're looking for.



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 location 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 six 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 is now payable which secures your home. 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 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. There is now no further financial commitment as your total home payment is 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 also give you generous settlement terms of up to six 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 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 whilst living in your home.

Lifestyle

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Your new home comes with a new lifestyle.

We have a range of block sizes and home designs at Lifestyle Kaduna Park, including two, two bedroom plus study and three-bedroom homes. All brand new, contemporary, affordable and within strolling distance of our resort-style facilities.

- Dog Park
- Bowling Green
- Croquet Court
- Pickleball Court
- Lounge
- Gym
- Cinema
- Pool
- Billiard table

Display Suites
 Standard Block Size
 Larger Block Size
 Extra Large Block Size

Lifestyle

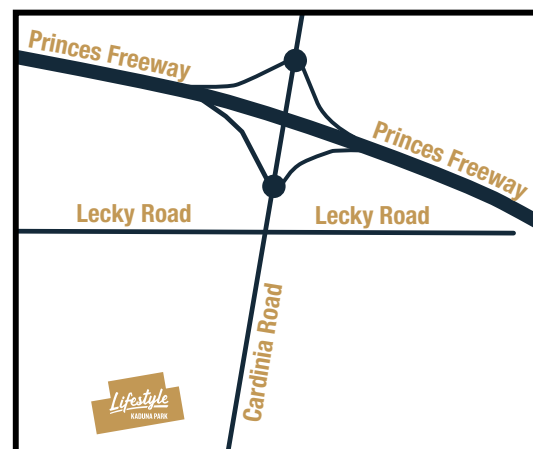
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lifestylekadunapark.com.au

Visit our Lifestyle Lounge at:
Corner of Mortlake Drive & Leeson Street
Officer South, VIC 3809



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