

Enjoy everything
from **exercising**
to **socialising**

Welcome to Lifestyle Plumpton

Lifestyle
PLUMPTON



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.

James Kelly

James Kelly
Co-Founder & Managing Director
Lifestyle Communities



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Image of Lifestyle Mount Duneed and represents a similar feature for Lifestyle Plumpton.

Plumpton is close to everything from a cellar door to shops galore

There are five big reasons to move to Plumpton. One: Taylors Lakes and Caroline Springs are close by and have lots of shops and cafes. Two: the stunning Macedon Ranges are just down the road. Three: there's an award-winning winery, complete with a la carte restaurant and

cellar door, 5mins away. Four: the city is only a 40min drive. Five: there are three excellent golf courses within cooee. So, eat that chocolate cake, buy that jacket, go to that open-garden, and play those eighteen holes. But before you do, move to Lifestyle Plumpton!

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Enjoy everything
from a stunning
exterior
to a safe interior

Award-winning architecture

Your Clubhouse is going to be the absolute rock star of Clubhouses. Designed by award-winning architecture firm DKO, this luxury, multi-million-dollar centre will house everything from the library to the indoor heated pool and spa, gym, billiards room, cinema and main reception. You'll be able to find a quiet spot to read; have coffee with friends; even hold a private party and be a bit of a rock star yourself – you're never too old to be a karaoke legend!



Safety and security

Who doesn't love a stroll in the evening? Whether it's a walk n' talk with someone you know or an after-dinner constitutional with a great new podcast, you deserve to feel safe doing it.

Living in a protected community makes a huge difference to how you feel, which is why we're big on security. The front gates on each of our communities are locked every night, and our managers are only ever a phone call away.





Image of Lifestyle Mount Duneed and represents a similar feature for Lifestyle Plumpton.

We've got everything
from easy-care
shrubbbery
to 5-star luxury

5-star, resort-style facilities

Ever walked through a resort on holidays and said to yourself, "you know what, I think I could handle this kind of luxury every day..."? Well, that's exactly what you'll get at Lifestyle Plumpton: 5-star, resort-style facilities, 24/7. Here's what's included: a multi-million-dollar Clubhouse with free Wi-Fi; billiards room; indoor heated pool and spa; fully equipped gym; big screen private cinema; bowling green; library with iPads and computers; community bus; and outdoor entertainment terrace with BBQ. So, what do you think?

Low-maintenance homes & gardens

Are you a Sean Connery fan? How about Peter Sellers? The great thing about having your own cinema is that you can watch whatever you like! You'll have plenty of time to do it too because you won't have a big, old house and garden to worry about. Our homes are brand spanking new and they all come with low-maintenance gardens. Did we hear you say shaken? Or was that stirred? It's time to sit back and enjoy life with a glass of your favourite refreshment – you've earned it!





You'll love everything from the walk- in pantry to the 10 year warranty

Our builder

What do you look for in a new home? Solid construction, quality materials, major kerb appeal? We're proud to say that our homes tick all those boxes and more. Full credit goes to Todd Devine homes – one of the state's most reputable builders, they've created over 1500 homes for us since 2008.

You'll be happy with the warranties too:

- 3 month maintenance period
- 3 year non-structural warranty
- 10 year warranty that starts from the date of settlement



Image of Lifestyle Mount Duneed and represents a similar feature for Lifestyle Plumpton.

Your home's interior features

That feeling of sinking your toes into brand new carpet... it's blissful, isn't it? Well, that's just one of the many luxuries our homes have to offer – they're just as beautiful on the inside as they are on the outside. Choose from one (plus study), two and three bedroom homes, then customise your interior.

What's included?

- stone benchtops
- stainless steel kitchen appliances
- large 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.



Spend your time enjoying everything from **warm-ups** to **catch-ups**

Health & wellness

So, this is where we turn you into a professional athlete. Just kidding. We're all about the lighter side of exercise – keeping fit is more fun when you're having a laugh. And it doesn't matter which size or shape you are, our wellness team can find you the right activity. Of course, if you do have a competitive streak, you can always compete in our inter-community events! Oh, and fun fact: there's no age limit at the Olympics.





Like-minded neighbours

Our communities are full of like-minded people. We've come to the conclusion that everyone's here for the same reason: to enjoy life in a safe and beautiful environment. We create the space; our homeowners bring the vibe. There's always something going on and, honestly, only half of it is organised by us.

Wellness LIFESTYLE





Revel in everything
from staying in
to taking off
on a whim

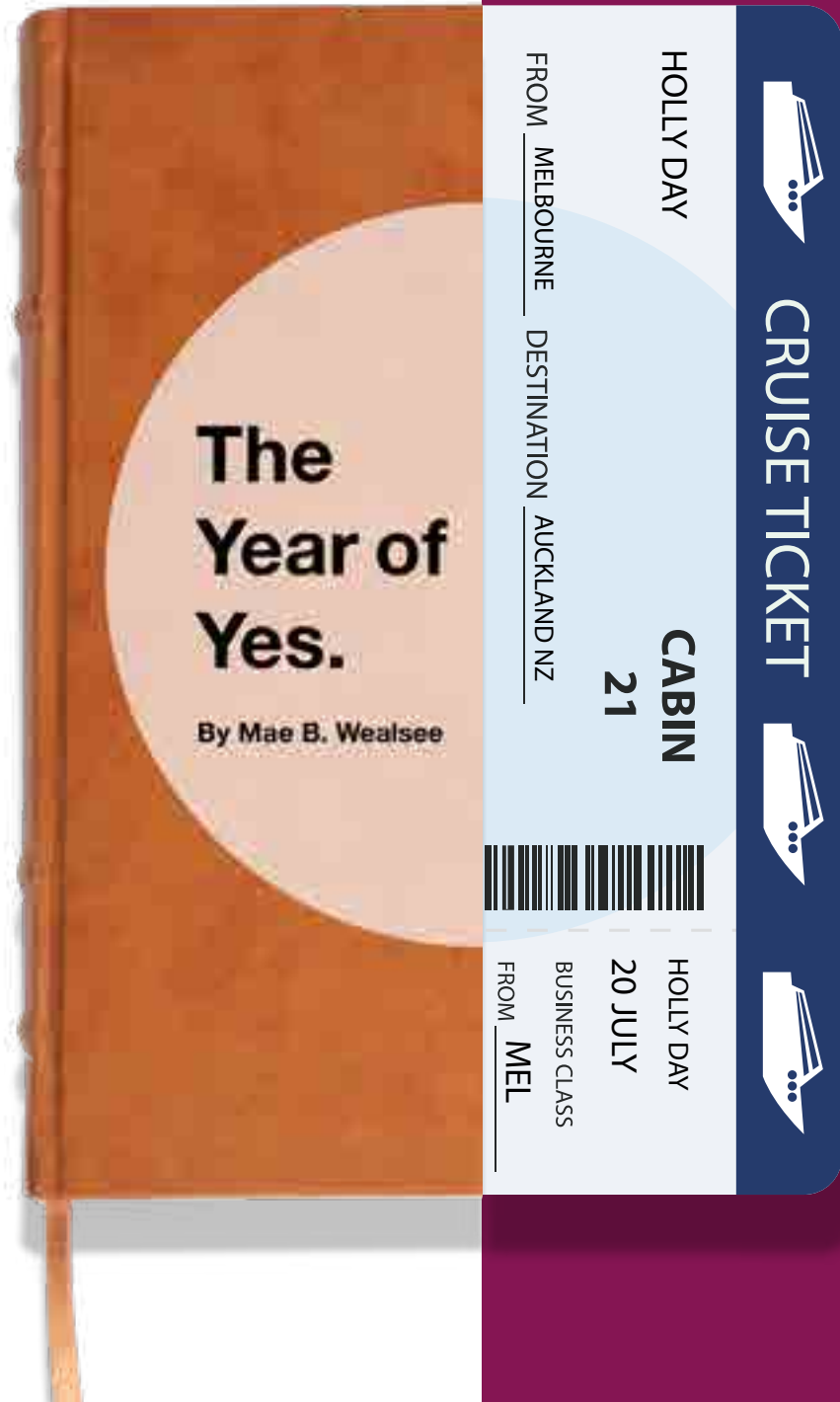
You-time

Sure, it's nice to be social and all that jazz but sometimes you don't feel like doing that. Sometimes you just want to do your own thing in your own time. Would you stay in and cook up a storm? Watch a movie from the comfort of your couch? Or even find a quiet nook and write a book – they say entering your 50s can trigger a burst of creativity! We say go for it. Do what you feel like, when you feel like it, where you feel like it.



Lock up & leave

Got travel plans? Don't let anything hold you back, least of all your house and garden. We'll look after your place while you're gone so you can simply lock-up and leave. Take the Ghan through the outback; head to the city for a stay-cation; do that trip up the West Coast; or go to Vegas and don't tell anyone what happened when you got there! The world is your oyster.





We'll help with everything from moving in to life admin

Generous settlement period

We completely understand that selling your house is a big decision. Not to mention, you probably have close to thirty years' worth of things to sort through! So we like to give you plenty of time to do it.

Capped Deferred Management Fee

When you sell your Lifestyle home, we have what's called a Deferred Management Fee. It's a small percentage of the sales price (4% for each year you've owned your home) and it's capped after five years. Where does the money go? We invest it right back into the community. So, while you're living with us, you get to enjoy stunning, fully-maintained gardens and facilities. And when you decide to move on, you're more likely to get a higher price for your home because everything around it looks great.

12-month satisfaction guarantee

Some homeowners move interstate for love. Some return to their families overseas. And some simply have a change of heart. Regardless of why you leave, if you decide to sell your Lifestyle home in the first 12 months, you won't have to pay the Deferred Management Fee.

Security of tenure

How long would you like to stay? 70 years? How about 90? As funny as it sounds, you have the right to stay that long – your home comes with a 90-year lease for the lot it sits on. Because it's a lease, you won't have to pay any stamp duty or council rates. And, if you're eligible, you'll still receive rental assistance from the government. The lease is also renewed for the full 90 years when you sell your home.



Helping you move in

Electricity, internet, phone – we'll connect the lot. We'll even tune your TV, and clear away your moving boxes. All you have to do is settle in and pop open the champagne!

Keeping you connected

The whole Clubhouse has free Wi-Fi. You can also print, scan and research online as much as you like in the library using the Clubhouse computers and iPads. Millennials eat your heart out!

Your private concierge

Are you a handyman, or woman? If you answered yes, we'll leave you to it. If you answered no – and laughed – don't worry. Our team can fix everything from light bulbs to smoke detectors. And if the job's too big, we can recommend a tradie. In fact, we can organise quite a lot of things for you, including a function room in the Clubhouse if you have a special event you'd like to celebrate.

Taking care of your mail and parcels

Buying things online is one of life's modern pleasures. Going to the post office isn't though. Get your parcels delivered to Lifestyle Plumpton and we'll store them at reception until you're ready to pick them up. We'll post, collect and distribute your regular mail for you too.



Our 9-step buying process covers everything from decorating inspo to practical info.



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 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 is now payable which secures 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 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 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 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

PLUMPTON

Choose the home location that suits you.

There will be a range of home location sizes to choose from at Lifestyle Plumpton; all within strolling distance of the resort-style facilities.

- Standard Block Size
- Larger Block Size
- Extra Large Block Size
- Smaller Block Size

- Workshop
- Pickleball Court
- Library
- Billiard Table
- Cinema
- Bowling Green
- Croquet Court
- Pool
- Gym