



**BORONIA RANGE**

SPRINGDALE HEIGHTS

Welcome  
to over 55's  
lifestyle living  
at Boronia  
Range



A new way of living.

**HOMETOWN AUSTRALIA**  
COMMUNITIES



## The Location

# Feel welcomed by an established community

Enjoy the best of both worlds, with a warm country feel and all the convenience and services you'd expect from a vibrant regional centre. Boronia Range has options to suit everyone. Stay at home and enjoy the first-class amenities or step out for adventure in the natural beauty of the region. You'll appreciate the many options to relax, unwind and explore.



**Ideally located:**

- » West End Plaza Shopping Centre
- » Albury Private Hospital
- » Thurgoona Golf Club

**Natural surrounds:**

- » Nail can Hill Reserve
- » Monument Hill
- » Mount Buffalo National Park
- » Lake Hume

**Connectivity:**

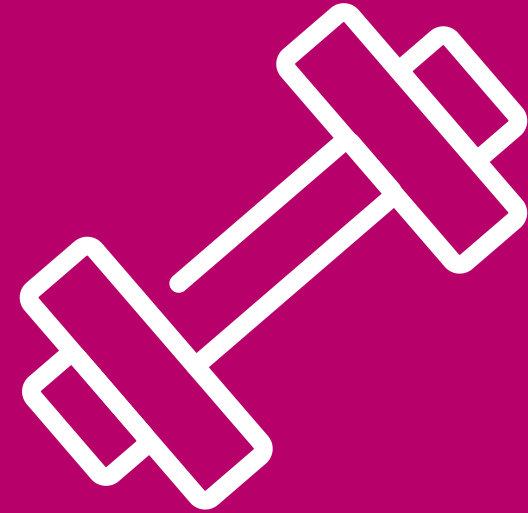
- » Albury Airport
- » Hume Freeway

The Lifestyle

# Relax, unwind and explore

You'll be spoiled for choice. Start your day working up a sweat in the gym, followed by a dip in the pool. Or if a slower pace is more your thing, potter around in the community garden. After breakfast, enjoy socialising on the full-sized bowling green or enjoy some solitude in the library.

Creative types will love catching up for craft group in the clubhouse, and there's regular fun to be found in the games room. Cap off a busy day with a movie in the cinema. The active community enjoy a busy social calendar of events, with something to suit everyone.





## The Lifestyle

# Everything you need and more:



Swim a few laps and stay active



We welcome pets, some rules apply



Have a fun game or get competitive with friends



Connect with residents at social activities



Get lost in a good book



Stroll through the well-maintained landscapes



Entertain in the outdoor barbie facilities



Enjoy movies together

The Homes

# Homes designed for living

You'll appreciate the function and aesthetic of your new home, as well as the peace of mind knowing Hometown only partners with leading residential builders. Your high-quality, efficient and durable home comes with excellent standard inclusions, a choice of colour schemes, upgrade options, plus your choice of a range of well-designed floor plans.

Enjoy the freedom of being part of a well-established and secure community. Visit our website or get in touch with our friendly team.



# 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.

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# 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.

# *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.

# Discover our over 55's lifestyle community

## **Boronia Range - Springdale Heights**

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Call 02 5104 1006