

Premium Lifestyle Living

Tamworth

broadlands.com.au

Welcome home to Broadlands Tamworth



Maximise your lifestyle at Broadlands Tamworth:

- Land lease lifestyle community
- Master planned estate
- Premium resort style facilities
- No stamp duty on purchase
- No entry, exit or deferred management fees
- You own your own home
- Secure, gated community
- Designer homes with level access
- Dedicated Community Team
- Pet friendly

Lifestyle living at its finest

When you think about what your ideal lifestyle entails, chances are it includes comfort, convenience and a sense of wellbeing. Broadlands Tamworth is an impressive over 50's master planned community located within one of the most thriving regional cities in Northern NSW.



Resort Style Recreation

Living within a secure and gated community you will have access to a wide variety of premium resort style facilities that inspire relaxation and recreation. At Broadlands Tamworth, the amenities available offer all that and more, ensuring every day is effortlessly rewarding.

Designed to encourage connection and social interaction with friends or a space of retreat, you will enjoy:

- A fully equipped gymnasium
- Coffee lounge perfect for socialising with your neighbours -
- -TV lounge with comfortable seating
- Billiards room -
- An extensively stocked library -
- Large craft and games rooms -
- Large auditorium that often hosts activities like dance classes, tutorials and demonstrations
- Communal kitchen that is great for entertaining
- Indoor heated pool and outdoor pool to help you stay active -
- Community veggie garden where you can grow your very own produce
- Full sized tennis court, ideal for a casual game with friends -
- Full competition length Bowling Green -
- Large outdoor entertainment pavilion with BBQ













Own Your Own Home

With a range of home designs to choose from, there is a residence that will match your desire and personal style. All created with space in mind to maximise light and comfort.

The single level 1, 2 or 2+ study bedroom villas offer internal garaging, spacious entertainment area. All villas come with a choice of modern fixtures and colour schemes to make it feel like home.

Add additional features to further personalise your home with our onsite Community Manager who will ensure your brand-new home is exactly how you have always dreamt it would be.

A Smarter Financial Choice

Land Lease Communities

Land lease communities offer residents a sense of connection, resort-like amenities and a way of life that is relaxed, enjoyable and most importantly free of financial worry. The most significant difference between a land lease community and a retirement village is the financial and legal arrangement that exists between the resident and the operator.

Unlike in a retirement village, there are <u>no</u> exit fees, <u>no</u> departure fees and <u>no</u> deferred management fees applicable on a sale.



You Own Your Home

Buying a Broadlands home means you own it outright. If you decide to sell in the future you keep 100% of the sale price including any capital gain.



No Hidden Fees

Only pay for your outgoings, there are no hidden charges, no rates, no service and exit fees and no deferred management fee.



Lease the Land

A small, weekly fee covers the lease for the land on which your home is located and gives you access to the amazing facilities and services the lifestyle community has to offer.

Worked Example

The worked example below provides an illustrative financial comparison of a typical land lease community and typical retirement village. Please note this example is for illustration purposes only and as with any financial decision we recommend you seek independent financial advice.

	Land Lease Community	Retirement Village
Home price	\$250,000	\$250,000
Stamp duty	Nil	Nil
Weekly Fees	\$150 per week (rent)	\$150 per week (service charge)
Rent assistance (rebate) average per individual	\$60 per week*	Nil
Net weekly cost after rebate	\$90 per week	\$150 per week
Assumed capital growth @ 3% per annum		
Value of home in 10 years	\$335,900	\$335,900
Less: selling costs (2.5%)	\$8,400	\$8,400
Less: Deferred Management Fee and capital gain share paid to operator	Nil	\$130,450^
What you get back	\$327,500	\$197,050

* Estimate based on the average single person in NSW as at April 2021, who is eligible for rent assistance. Individual circumstances vary and you should check with the relevant government department about your eligibility. ^ Calculated at 35% deferred management fee on original purchase price plus 50% share of capital gain paid to operator.



Everything you need, close at hand

Where convenience and contentment combine

From retail, to healthcare services and the everyday conveniences, Tamworth has it all in abundance and within easy reach.

From Broadlands Tamworth you are just a 5-minute drive to Tamworth Shopping World, home to Woolworths, Big W as well as 40 specialty stores and a great food court. Getting away for a weekend or relaxing trip is easy, with both the airport and railway station in proximity.

If you prefer to spend a long morning on the green, then make your way with friends to Tamworth Golf Course, just a few minutes from your front door. Whatever it is you need or desire you'll find it here.

You're just moments away from:

5 minute drive

- Shopping World with Woolworths, Big W and 40 Specialist Stores
- Southgate Shopping Centre with Coles, Post Office, a pharmacy and doctors surgery
- Wests Leagues Club
- Tamworth Racecourse
- Tamworth Golf Course

7 minute drive

- Tamworth Railway Station
- Tamworth CBD
- Bicentennial Park

10 minute drive

- Tamworth Base Hospital
- Tamworth Airport
- Big Golden Guitar Tourist Centre

The community has a bus stop at the front entrance, and many of the nearby clubs offer a courtesy bus for local residents. There are daily train and bus services to Tamworth, both interstate and across the region. Qantas link operates an air service to and from Sydney daily.

Tamworth's extensive shopping and amenity offering, along with its tree-lined streets and open spaces, all make for a unique experience you're sure to enjoy.

Tamworth Base Hospital is also conveniently situated, as are the many medical centres, pharmacies and other health care services on offer.

On the weekends, you'll find a variety of markets to explore. The weekly Tamworth Growers Market is a showcase of produce and a great way to support local farmers. Monthly markets along Peel Street, at Hallsville and Bicentennial Park are brimming with local wares, emerging artists' works and delicious food.



Photo credited to Tamworth Country Music Festival, 2019

A vibrant regional city with international attention

From beautiful vineyards like the magical Tangaratta, to the delicious culinary offerings at Glasshouse restaurant within historic Goonoo Goonoo Station, there are endless choices when it comes to dining options.

The surrounding countryside offers vast hillside views and great small towns that are perfect for day trips with family and friends. Nundle, just 40 minutes away is home to old-world antique stores and cosy cafés, and Willow Tree will see you land at the awarded Willow Tree Inn, voted best 'Country Pub' by the Australian Hotels Association. Or, if you are after some great cellar doors to explore, Armidale has over 30, so you will truly be spoilt for choice.

As the country music capital of Australia, Tamworth is home to the world-renowned Tamworth Country Music Festival, where the town comes alive with music from local and international artists. The second largest country music festival in the world and now in it's 50th year, you can enjoy this yearly celebration every January.

Broadlands

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Broadlands offers an exceptional lifestyle for the over 50's – communities that are affordable, provide resortstyle facilities and spacious homes without complicated financial arrangements or exit fees.

Broadlands was established at Green Point on the Central Coast in NSW over 20 years ago and has grown with an additional three locations at Tamworth, Muswellbrook, and Harrington offering the same distinct value and service that we have become known for.



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Broadlands Tamworth is proudly managed by Lincoln Place, leading creators and operators of Lifestyle Communities along Australia's eastern seaboard.

Focussed on building a positive legacy and exceeding resident expectations, Lincoln Place create lively and engaging communities with facilities and services to satisfy the needs of creativity, connection and holistic wellness.





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