



**GLENFERN**  
THRUMSTER

Welcome  
to over 50s  
lifestyle  
living at  
Glenfern



A new way of living.

**HOMETOWN AUSTRALIA**  
COMMUNITIES

## The Location

# Find a sense of sanctuary

Set amid expanses of green open space, Glenfern is a lifestyle community designed to elevate your over 50s living experience.

### **Nestled between the country and the sea**

Located in the welcoming surroundings of Thrumster, just 10 minutes from the thriving city of Port Macquarie, Glenfern offers a host of exceptional lifestyle amenities, a warm, friendly atmosphere and convenient access to all that the glorious Mid North Coast has to offer.





## The Location

# A relaxed rural ambience

Designed to respect its semi-rural surroundings, this master-planned community affords the luxury of space and serenity.

Nestled among beautifully landscaped grounds and adjoining dedicated natural bushland, you'll enjoy a sense of connection and an active, engaged lifestyle, with world-famous beaches to the east and the Hastings River to the west.







Brand new homes coming soon

Port Central Shopping Centre

North Shore Beach

Town Beach

Flynn's Beach

Hasting River

Port Macquarie CBD

Base Hospital

Port Macquarie Airport

Port Macquarie Race Club

The Retreat

Bunnings

Newport

**Effortless Accessibility:**

- » With the Pacific Highway just minutes away, you'll enjoy easy access to major cities and towns both north and south

**Connectivity:**

- » 1km to Sovereign Place Town Centre
- » 10 minutes drive to Port Macquarie Airport
- » 12 minutes drive to main beaches





# Just waiting to be explored

Port Macquarie's wonderful attractions make life a pleasure, with everything you desire within easy reach.

From its magical coastline, waterways and countless leisure opportunities to major retailers, hospitals and a fabulous foodie and cultural scene, the Port Macquarie region has it all.

Swim, surf or take a leisurely stroll along one of the region's breathtaking beaches, from Town Beach to Flynn's Beach, or enjoy boating and fishing on the picturesque Hastings River and Lake Innes, loved for their scenic natural beauty. Play a round of golf on nearby courses, walk local trails or sample culinary delights at renowned restaurants, farmers markets, vineyards and breweries.







### Legend

- 1 Sales Office
- 2 Managers Residence
- 3 Community Clubhouse
- 4 Pool, Gym & Spa
- 5 Pickle Court
- 6 Sports Bar & BBQ
- 7 Bowling Green
- 8 Sun Deck
- 9 Visitor Parking
- 10 Caravan/RV Parking
- Stage 1
- Stage 2
- Stage 3
- Display Homes
- Future Sites



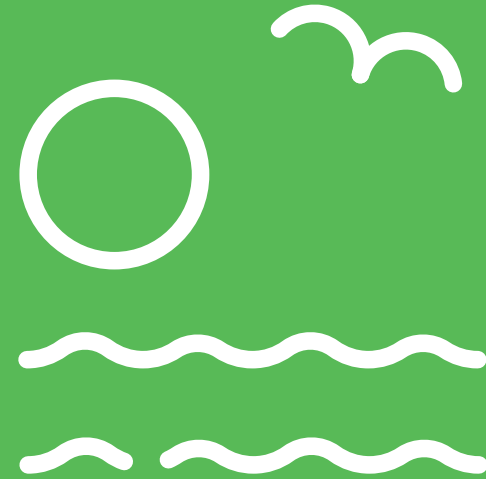
The Lifestyle

# Resort living at its finest

With so many fabulous on-site amenities to enjoy, you're spoiled for choice. Get active and try your hand at lawn bowls or pickleball, swim your daily laps in the 25m pool, work out in the gym & wellness centre or unwind in the spa. Catch a movie in the cinema, grab your morning coffee from the café or meet friends and family for lunch at the Sports Bar & Grill.

Get involved in social activities in the clubhouse, settle into the library with a good book or tinker in the workshop. Take the community bus on outings and shopping trips or take your furry friend for a walk in the off-leash dog area.

Enjoy a convenient lock-and-leave lifestyle and when you're home you can park your caravan in the dedicated area, just waiting for the next adventure.





## The Lifestyle

# Everything you need and more:



Retreat to the glorious gardens



Swim laps in the pool, relax in the spa



Dine at the Sports Bar & Grill or café



Bowl, get active and socialise



Connect with neighbours at social activities



Get active with an outdoor game



Your pets are as welcome as you are



Space to store your boat or caravan



The Homes

# Architecturally designed, stylishly appointed

Designed by Hometown's architects to create flexibility and choice, Glenfern homes feature high quality inclusions and finishes. They've been thoughtfully designed and positioned to maximise their natural northerly aspects and cooling breezes. In addition to a range of single-level homes, a two-storey design captures views over soothing green open spaces. These two-level homes have been created for effortless accessibility, enjoying level access from the street and lift access from the ground floor to the master bedroom.



The Homes

# Your dream living environment

Each Glenfern home contains two bedrooms including a large master suite with a walk-in robe, along with a study/multi-purpose room to use as your lifestyle requires.

Living spaces flow seamlessly to a covered alfresco dining area and low-maintenance garden where you can soak up the sun or plant a veggie garden. Perfectly planned kitchens incorporate a butler's pantry and central island for easy entertaining.

Raked ceilings and highlight windows enhance the sense of space and light, harnessing northerly sunshine. Along with double garages, wide driveways provide additional parking space for you and your guests. Nothing has been overlooked in the creation of the perfect living environment.





# At Hometown Australia we strive to provide home owners with a secure 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 50s and over 55s.

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 gains

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 50s\*. Our communities are vibrant, socially active, affordable, secure and packed with sought-after amenities.

## **Is there onsite management?**

Our communities have a variety of on-site management arrangements, from living at the community to managers available on-site 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.

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

## **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.

# *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.

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

Discover our over 50s  
lifestyle community