



Lifestyle

Phillip Island



Live life in
your own
island time

Lifestyle
PHILLIP ISLAND

Introducing



Lifestyle Phillip Island

Whether you're a Phillip Island local looking to downsize to your own slice of paradise, or a seachanger seeking an uninterrupted island staycation, Lifestyle Phillip Island is the ultimate coastal community. Perfected by our 20 years' of experience and passion for creating enriching homes and communities, this serene seaside oasis will redefine downsizing for our homeowners.

Featuring modern, low-maintenance, first-of-their-kind homes and multi-million dollar amenities, this coastal downsizing community presents boundless opportunities to live your life your way, surrounded by the many natural delights of Phillip Island.

Beyond your personal slice of paradise, you'll enjoy unrivalled proximity to the beach, local shops and cafes, parks and wildlife reserves, walking trails and lookout points, wineries, golf ranges and a whole suite of attractions for which Phillip Island is celebrated.

Admire the spectacular sunsets, explore the bay aboard the community boat and spend time with family and friends as you live life by the beach. Most importantly, you'll enjoy the freedom to do it all in your own island time.

Your personal slice
of **island** paradise



JUSTICE ROAD

CHURCH STREET

Lifestyle
PHILLIP ISLAND

SETTLEMENT ROAD

BELLAVISTA ROAD

Homely delights at Lifestyle Phillip Island



It's the small things that make the greatest impact

Our stylish, brand new homes showcase considered designs, quality fixtures and fittings, an abundance of natural light and the perfect balance of indoor and outdoor spaces. From sustainable features to standard inclusions that are anything but standard, our homes set the tone for your lifestyle of relaxation and leisure. Above all, our homes are designed to help you live a low-maintenance and clutter-free life so you can focus on what's important – you!

Here's just a small selection of inclusions that make the homes at Lifestyle Phillip Island a cut above the rest.

Life is what you bake it

Your modern kitchen showcases stone benchtops, stainless-steel appliances, USB ports, LED strip lighting and a spacious walk-in pantry that caters to your every culinary need.

Catch your Zs with ease

Getting your beauty sleep will be a dream in your home's spacious bedrooms. Featuring either walk-in or built-in robes, there'll be plenty of space for storage.

Wash, brush, floss and flush

Frameless shower screens or a walk in shower, floor-to-ceiling tiles, a fully tiled shower ledge and floating cabinetry including shaving cabinet with LED lighting in your ensuite will help you feel showered in style.

Breathe in the fresh, salty air

Pour yourself a cuppa and watch the world go by on your front veranda or backyard deck.

Colour your home happy

Your homes interior walls will be painted with Dulux Wash and Wear for a superior washable finish, with the ceilings and internal woodwork painted with Dulux EnvirO2 for an eco-friendly touch.

Safe and secure

Locking up your home has never felt safer with security mesh doors and flywire to all rear sliding doors.

Plantation sensation

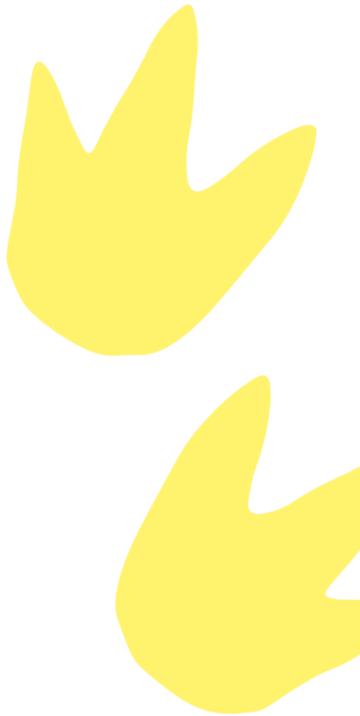
Let the light in or shut it out, with beautiful plantation shutters to the front façade windows of your home.

Make your home your own

Not only will you have the ability to choose from a range of floorplans to suit your lifestyle and budget, you'll also have the freedom to select finishes that reflect your unique style. From the colour scheme on the walls, to the tiles and flooring; making your home your own is superbly simple.

Built to last

Constructed by reputable builder Todd Devine Homes, your new home comes with a 10-year structural warranty and a two-year non-structural warranty – making it a super safe haven!



Every last detail is spot on



-  Billiards
-  Boat
-  BBQ alfresco
-  Cinema
-  Community shuttle
-  Dog wash
-  Electric car
-  Gym/Active spaces
-  25-metre pool
-  Pilates studio
-  Sports courts



Find your perfect spot

Whether you're looking for ultimate street appeal, a place that's particularly peaceful or a location that's walking distance to the Clubhouse, there's a spot to match your preference.

You may also like to consider the layout of your home and match it with the orientation of your spot for

enhanced comfort and natural light within your home and garden. We take pride in ensuring our communities offer function and flair from every angle so whatever spot you decide upon, rest assured it will provide an incredible living experience.

-  A1 Large & Large Corner
-  A1 Double-sided Large & Large corner
-  A2 Large
-  A3 Extra-Large
-  A3 Extra-Large Double-sided
-  B Standard
-  D Standard
-  Lots currently unavailable, subject to further design detail

Powered for the future

All of these eco-friendly features help us to ensure the future of our communities remains bright – and affordable!

Lifestyle Phillip Island and all future communities will be powered solely by electricity and renewable energy to minimise our impact on the environment and reduce our homeowners' energy bills. We're dedicated to ensuring our communities are sustainable for the future, which means you'll find an array of innovative and energy-efficient features within your home and your community.

More power to you!

Your home and all the homes in the community, will be powered by a community solar and battery microgrid. Helping to power your home, while simultaneously saving the environment and lowering your energy bills by up to 50%! Can you feel the power?

Electric heat you can't beat

Cooking in your new kitchen will be easier than ever with an electric oven and sleek, induction cooktop. We're confident you'll love your cooktop, thanks to its instant and even heat distribution and immediate temperature control. Plus, induction cooking is more efficient than gas burners, reducing energy consumption by up to 70%.

Get smart and save

Make your brand new home a smart one with Smart Home automation, allowing you to use voice commands and technology to control your lights, heating/cooling and other electrical devices.

Keep cool and carry on

Maintaining the perfect temperature within your new home will be a cinch with the Haier hi-wall split system or electric ducted heating and cooling.

Feeling hot, hot, hot!

Heat your water more efficiently with a Chromagen 170 litre electric heat pump that uses up to 65% less energy than conventional water heaters.

Your electric ride

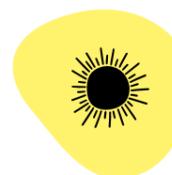
Get out and about in sustainable style with the Hyundai all-electric IONIQ 5. If you prefer to pedal your way around, shared electric bikes will be yours to enjoy.

Make fast connections

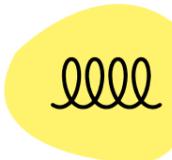
Your new home will be connected by high-speed optic fibre, giving you access to lightning fast internet.



Save energy & money



Powered by solar & battery microgrid



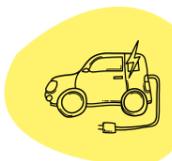
Induction cooktop



Smart home automation



Energy efficient heating & cooling



Shared electric car and bikes

An extension of your own home



Community kitchen
and dining space



Private cinema



Billiards room



Short stay villas



Lounge



Pilates studio



Gym



25m pool



From fleeting vacations
to an island staycation

A restful retreat to call your own



The Common



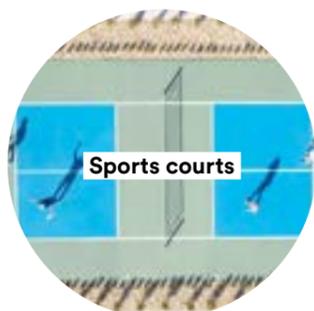
Community shuttle



Undercover alfresco
BBQ area



Community
Boat



Sports courts



Makers Studio



Dog wash



Electric car

Holiday vibes all year round



Are you ready to live like you're on holidays all year round? At Lifestyle Phillip Island, you can spend your days swimming (or lazing) by the pool, move your body in the gym, unwind in the picturesque outdoor spaces and soak up the serene seaside lifestyle.

Clubhouse, with plenty of space for you to relax, recharge or rejuvenate. Immerse yourself in a world of wellness, connect with friends in the outdoor common, gather around the BBQ or find a quiet space and feel your worries slip away.

Located at the heart of Lifestyle Phillip Island is the architecturally-designed, multi-million dollar WiFi enabled

Designed to deliver the ultimate coastal retreat, you'll love every moment spent in your deluxe Clubhouse and community.



Soak up the Island's
seaside holiday vibe

Club Lifestyle

Thought life at Lifestyle Communities couldn't get any sweeter? Think again!

Introducing Club Lifestyle – an exclusive program that unlocks a world of unique benefits and adventures. This incredible program will enhance your experience as a Lifestyle Communities homeowner in three big ways:

Everyday extras

We partner with businesses to deliver a growing list of exclusive deals for everyday essentials, so you can spend more on the things you love. From car servicing and furniture, to health services and even beverages, the discounts offered through our partnerships help to make every day extraordinary and extra affordable.

Bigger, better adventures

We want you to take on bigger and better adventures as part of your Lifestyle Communities experience, so we've partnered with APT Luxury Travel and Samsonite Luggage to deliver exclusive discounts and offers.

Hit the Road, on us

Let your coastal lifestyle reach new heights! We're offering motorhomes at Lifestyle Bellarine and Lifestyle Phillip Island, so you can hit the coastal roads whenever you feel a road trip calling.

For the times you desire a change of scenery, you can also stay at Lifestyle Bellarine's short-stay villas or park your caravan at one of our spots.

To share the coastal love, we will be building short stay villas at Lifestyle Phillip Island to give homeowners from other Lifestyle Communities the opportunity to take a break and experience the serene island life.

Whatever your ideal seaside escape involves, you'll have the freedom to experience it your way.

There's so much to sea!



Bigger adventures and extras, just for you



Lifestyle Fitness

Life's better when you're feeling good

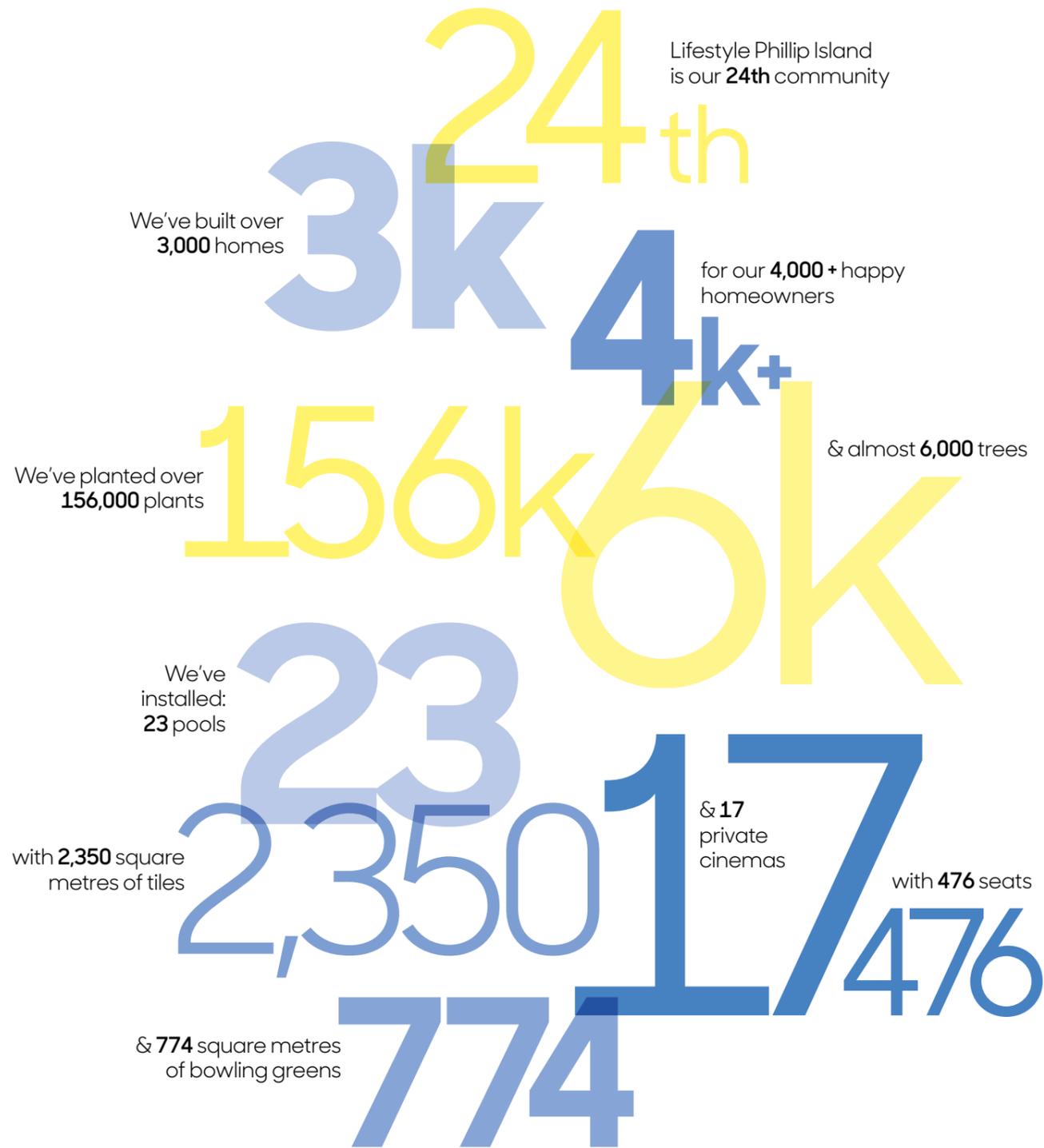
At Lifestyle Communities, we make it easy to get involved in activities that support your overall health and wellbeing.

Our Homeowner Experience Team deliver a wide range of activities, classes and community programs that help you live your best life.

You can take part as much or as little as you like, it's entirely up to you.

Strength in numbers

They say practice makes perfect, and we've had a lot of it. Lifestyle Phillip Island will be built on a strong foundation of experience, innovation and expertise. We like to think the numbers speak for themselves...



It's safe to say we've had a lot of practice to perfect our craft ahead of building your new home and community at **Lifestyle Phillip Island.**



A bit about Lifestyle Communities

We're champions for facilitating a bigger, more enhanced life for our homeowners. A cohort of like-minded retired, semi-retired and working downsizers who belong to a generation that's seen more change than any before; and possibly any to come.

We build communities because our homeowners have worked hard for what they have and they deserve affordable, beautifully-designed and low maintenance homes in concert with best-in-class amenities. We create communities because our homeowners haven't given up on returning to a time when they built strong communities around their own homes. We nurture the homeowners within our communities because they seek a space that's truly their own, that strikes the perfect balance between connection and privacy; independence and activity.

Like us, our homeowners rail against an earnestly bland existence or disappearing into a sea of sameness;

the one-size-fits all approach that places limitations on what's possible. Which is why we actively listen to them; to their hopes for now and their dreams for the future so the next time they ask, "what's next?" we've already been busy reimagining.

But most of all, we champion bigger, more enhanced lives for our homeowners because we know that reducing their property footprint takes a giant leap of faith. This is why we believe it's a privilege to walk alongside them as they elevate the next phase of their lives.

Like us, we believe they're just getting started.

After all, they're the generation of change and they're not done yet.



While this beautiful community is under construction, visit us at our Lifestyle Lounge, located at:

60 Thompson Ave, Cowes

1300 50 55 60

lifestylephillipisland.com.au

We'll sea you there

Lifestyle
PHILLIP ISLAND