

Don't wait another
year to *unlock your*
lifestyle of a lifetime

Lifestyle
SHEPPARTON



Nobody puts baby boomers in the corner

Everything we do, we do for you!

For 20 years, Lifestyle Communities has lived and breathed the wants and needs of the downsizer homeowner; consistently refining our approach, communities, and homes to not only meet your needs – but exceed them!

And with two decades of experience behind us, our focus on giving our homeowners what they want; and what they need, has never been sharper.

We build beautiful, downsizer-centric homes across Melbourne, Geelong, the Bellarine and Mornington Peninsulas and Regional Victoria, complemented by stunning amenities that engender connectivity and wellbeing.

We build communities because our homeowners have worked hard for what they have, and they deserve beautifully designed 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 our homeowners because they seek a space that's truly their own, that strikes the perfect balance between connection and privacy; independence and activity.

We believe it's a privilege to walk alongside the downsizer and elevate the next phase of their lives, which is why we maintain a laser-like focus on best practice outcomes for our people and our product. This is underpinned by all the benefits you'd expect to find at an ASX200-listed company with over 20 communities (and then some).

We champion bigger, more enhanced lives for our homeowners because we know that reducing their property footprint takes a giant leap of faith. Like us, we believe they're just getting started. After all, they're the generation of change. And they're not done yet.

We readily acknowledge that we're not for everyone; but for everyone who wants to downsize without compromise, we're ready when you are.

So far, we've helped over 4,000 happy homeowners discover the upsides to downsizing to a bigger life at a Lifestyle Community. We're incredibly proud of our story and we'd love you to be a part of it.

James Kelly

James Kelly
Co-Founder & Managing Director

A bigger life awaits at Lifestyle Shepparton

Come home to Lifestyle Shepparton. Make the tree change today. Lifestyle Shepparton offers the perfect blend of provincial and metropolitan living.

Shepparton is a fantastic place to live with a lovely temperate climate, plenty of outdoor activities and a wealth of fine food and wine.

This country haven situated on the banks of the Goulburn River has scenic surroundings with many cycle paths which is perfect for leisurely rides, mountain bike trail adventures and walks.



Live where the holiday *never* ends

At Lifestyle Shepparton, you can spend your days soaking up the serene surroundings, or spruce up your daily grind with access to stunning amenities a short stroll from your front door.

Located at the heart of your community, the Clubhouse is architecturally designed with plenty of space for you to relax, recharge or re-energise.

An extension of your own home, you'll have a host of lifestyle-enhancing amenities at your fingertips, including:

Aqua Club



Workshop and Studio



Indoor Pool



Dog Wash



Gym



Tennis Court



Bowling Green



Library and Business Centre



Electric Car



Private Cinema



Boat



Living with *less to-dos* and more ta-das!

Downsizing to a bigger life at Lifestyle Shepparton means you have more time for you, not more time to clean. Our homes are designed to live a clutter free life, so you can focus on what's important - YOU!

Spacious, stylish and filled with natural light, our homes feature contemporary design, quality fixtures and fittings plus the perfect balance of indoor and outdoor spaces.

Each of our beautiful homes come with outstanding features for your enjoyment. We've thought of it all, so you don't have to!

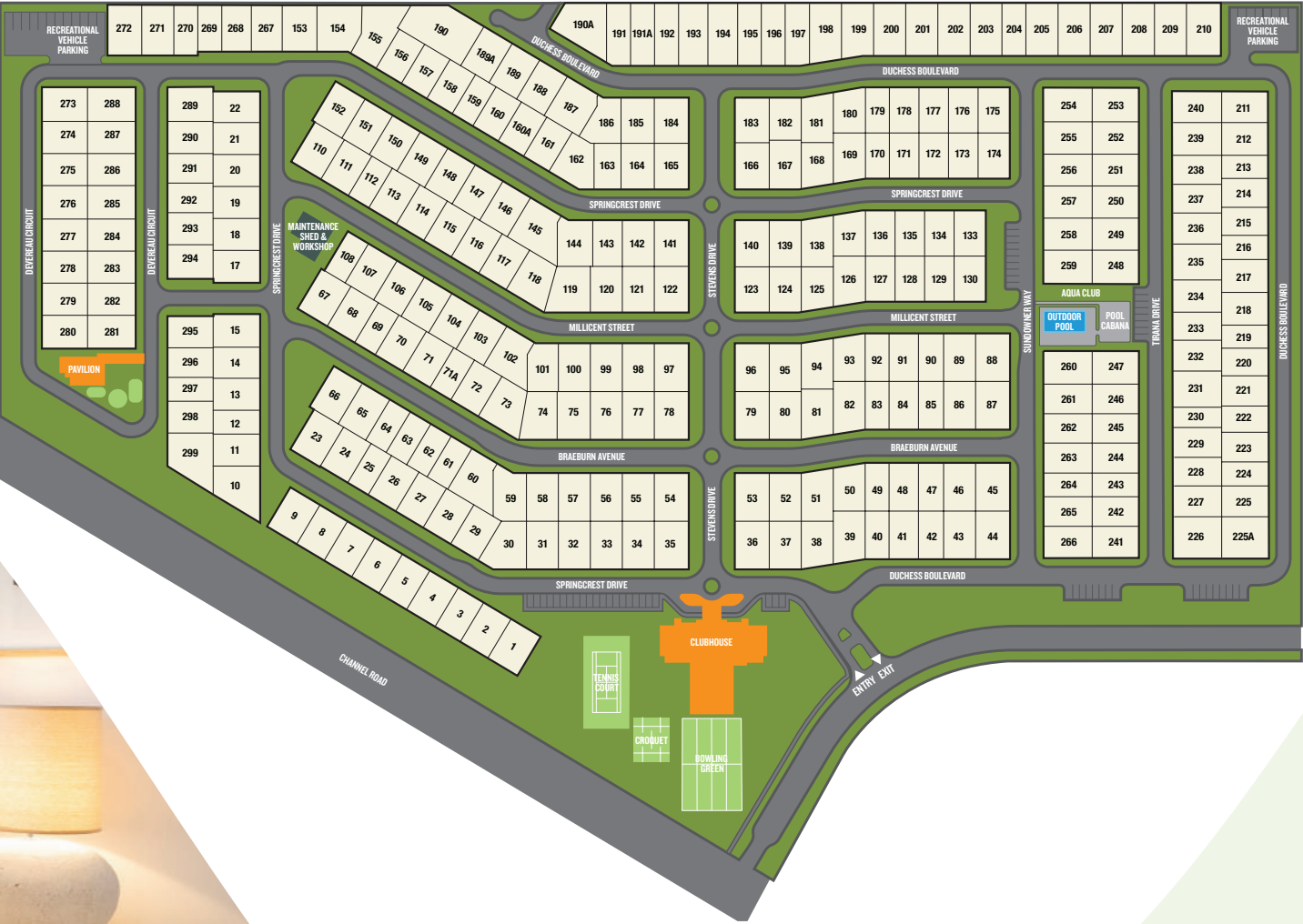
“ We both just got sick of the big garden. We were looking for something and this came up at the right time. It's very nice, we're happy here. It's a nice sized home and the garden is just wonderful, and we're not having to worry about it. ”

Brian & Bev, Homeowners
at Lifestyle Shepparton

Community Map

Lifestyle Shepparton has been designed to allow for easy, friendly interactions with like-minded neighbours, so you'll never feel isolated.

Landscaped gardens make it a tranquil place to stop for a while and take in the scenery. The natural surrounds of the area will even have you reaching for your walking shoes, and we bet you'll wear a path between your own world class amenities and your gorgeous home.



- <  Tristar Medical
- <  Riverside Plaza
- <  Kialla Medical Centre



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A community well connected

Lifestyle Shepparton offers homeowners a beautiful rural lifestyle with all of life's necessities close by.

Located only a five minute drive, or a short bus trip from the centre of town, you'll find that Lifestyle Shepparton is perfectly located to make the most of everything the region has to offer.

Shepparton Marketplace, Riverside Plaza Shopping Centre and several medical centres are all under 5km away.

Should you require urgent medical treatment, you'll have access to the region's finest hospitals, including Goulburn Valley Health, which is less than 10 minutes away. For those who like the arts, the Shepparton Art Museum is nearby and the Riverlinks Entertainment Centre hosts an annual program of concerts, plays and events.

Golf lovers will enjoy teeing off at Shepparton, Kialla or Mooroopna Golf Clubs all of which are within easy reach.

Shepparton is internationally renowned for its magnificent food and wine.

After a leisurely game of bowls or tennis at the community, you can cool off in the pool and then head out for a delicious lunch or dinner at any one of local eateries.

With an incredible selection of restaurants, cafes, wine bars, bistros and bakeries featuring some of the regions finest produce, you're sure to find something to tempt your palate.

The homeowners' shared fishing boat provides another opportunity to get to know other homeowners and explore inland waters nearby.

With a range of walking tracks, picnic areas and picturesque Victoria Park Lake close to hand, nature lovers will find living at Lifestyle Shepparton is as beautiful and inspiring as it is luxurious and secure.

The *upsides* of downsizing to Lifestyle Shepparton

From financial freedom to enjoying holiday vibes every day, there are many benefits to moving to Lifestyle Shepparton.

Move in while you're young enough to enjoy it

Unlike a retirement village, you can remain working full or part-time while living your lifestyle of a lifetime at Lifestyle Shepparton.

Be your own bank manager

You'll enjoy financial freedom when you free up the money locked in your existing home. In fact, the average downsizer unlocks over \$220,000 of equity*. Plus, zero stamp duty and no council rates will help you save some serious cash!

Holiday vibes all year round

With the Clubhouse, pool, cinema, gym, bowling green and so many other amenities at your fingertips, you'll enjoy feeling like you're on holiday, every day!

Weed no more!

Say goodbye to pesky plants and nature-strip upkeep. Our dedicated gardening team will take care of your front garden and all the common landscaped areas, keeping them looking lush all year round.



Peace of mind when it's travel time

Head off travelling, knowing that your home is safe and secure within a gated community. Plus, take extra comfort in knowing your Community Managers and neighbours are close by and keeping an eye on your home.



Bring your pets

Furry friends are every bit your family as the non-furry kind. That's why your pets are welcome to call Lifestyle Shepparton home too. *How fur-nomenal!*



Your visitors are welcome

It's your home, so of course your friends and family are welcome to visit and stay. Plus, they can enjoy the facilities with you.



The very best of neighbourhood living

Our communities are friendly, peaceful and people-focused places to call home. Living at Lifestyle Shepparton means you'll enjoy the very best bits of neighbourhood living, along with other like-minded people.



Feel safe and sound

Enjoy the peace of mind that comes with living in a safe, secure and peaceful gated community with live-in Community Managers.



*Figures reflect market averages and savings from the sale of a home in suburbs surrounding a Lifestyle Community and do not represent guaranteed savings.



Life's better when you're feeling good

At Lifestyle Shepparton, 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 to live your best life.

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

“You certainly don't get lonely here, there's plenty to do. In our 40 years of marriage we have never been as happy as we are here.”

Ray & Vicki, Homeowners at Lifestyle Shepparton

Lifestyle Ease

We take the hassle out of everything from moving in, to life admin, we're here to help.

We help you move in

Moving to a new home can come with all kinds of hassles. Not here. From connecting your electricity and water to handy hints about the local neighbourhood, we're here to help make your moving experience as effortless as possible. In fact, we can have everything up and running by the time you move in. It's all part of the service. And once you've moved in, we can help you to get your moving boxes cleared away.

We give you the grand homeowner tour

Since your new community comes with a host of exciting facilities and amenities, we'll walk you through them all. From the incredible Clubhouse with its cinema, indoor pool and much more, to the many activities on offer, we'll make sure you feel well-acquainted with your new surroundings and help you personalise your new lifestyle.

We take care of your mail and parcels

If you don't feel like heading into the Post Office, you don't have to. Our community management team can post and receive your mail from the Clubhouse. And if you like shopping online, we can receive your parcels at reception and store them until you're ready to pick them up.

We keep you connected

Ahh, life admin, unfortunately we all have to do it. The only thing that makes it easier is having the tools to get it done! That's why we provide a business centre where you can do all your printing, faxing, scanning and online research. Make use of the free WiFi, computers and printer in the Clubhouse.

Your incredible Community Managers

You'll be pleased to know we have live-in Community Managers who are there to support you from the day you move in. From maintaining our beautiful facilities to organising events, they are on hand to ensure you have a wonderful experience.










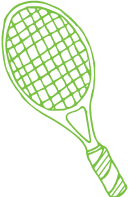
Empowering possibilities

For almost two decades, Lifestyle Communities has championed bigger lives for our Victorian Homeowners.

A cohort of like-minded retired, semi-retired and working downsizers who belong to a generation that's seen more change than ever before; and possibly any to come.

We're incredibly proud of our story so far, and we'd love you to be a part of it.



-  **20+** Lifestyle Communities 
- 3000+** Homes settled
-  **4000+** Happy homeowners
- 23** pools with 2,350 square metres of tiles
-  **17** private cinemas with **476** seats 
- 774** square metres of bowling greens 
-  **2726** square metres of tennis courts

We've planted over 156,000 plants and almost 6,000 trees
just to name a few...

**Whatever lifestyle you're
dreaming of, let Lifestyle Shepparton
bring it to life!**

No stamp duty **No** council rates **No** renters next door

Lifestyle Shepparton

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🔍 **lifestyle communities shepparton**



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@lifestylecommunitiesau



@LifestyleCommunities

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