

Lifestyle Deanside.

UNCONVENTIONAL, UNFORGETTABLE, UNLIMITED



•
MY HOME
COMES WITH
A **FREE**
BEACH HOUSE!
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Lifestyle
DEANSIDE

By Lifestyle Communities®

INTRODUCING

Lifestyle Deanside.



WHERE LIFE IS
UNLIMITED

Lifestyle Deanside is a community that is redefining downsizing for our homeowners. Located in Melbourne's flourishing West, this well-connected and welcoming community places everything you need on your doorstep, just 30km from the CBD, for working, semi-retired and retired downsizers.

Here you'll embrace a permanent vacation lifestyle, enriched by multi-million-dollar amenities, low-maintenance homes, active opportunities and a tranquil atmosphere.

Surrounded by expansive parklands and a network of existing and emerging amenities and transportation options, Lifestyle Deanside is positioned for homeowners to enjoy a perfect combination of urban connectivity and suburban serenity.

BREATHE OUT
AND JUMP INTO YOUR
NEXT ADVENTURE

Location
Location
Location



Superbly situated just 33km from Melbourne CBD, Lifestyle Deanside presents an incredible opportunity to live surrounded by essential amenity, effortless connections, outdoor opportunities and natural beauty.

Living at Lifestyle Deanside means being only 10 minutes away from the vibrant retail and lifestyle destinations of Caroline Springs and Taylors Lakes. No less than five shopping destinations are within a 7-minute drive from home, including City Vista Shopping Centre, Taylors Hill Village, Watervale Shopping Centre, Woodlea Town Centre and CS Square Shopping Centre. For a bigger shopping and entertainment experience, Watergardens is an easy 15-minute drive away.

For total peace of mind, you'll also find a range of medical facilities within easy reach, including Watervale Medical Centre, Active Medical Centre Caroline Springs and Modern Medical Caroline Springs.

Whether you prefer to travel by car, train, bus or plane, you'll be well-positioned to hit the road or take flight. Lifestyle Deanside is conveniently close to a range of transport options, including Caroline Springs and Rockbank Train Stations, both just a 10-minute drive away. Plus, with easy accessibility to the Melton Highway and Western Freeway, driving to your favourite destinations is simple. When you're ready to embark on exciting new adventures, you'll arrive at Tullamarine Airport in less than 30 minutes.

When it's time to indulge, you'll find picturesque wineries and eateries, including Witchmount Estate Winery, Round Rock Winery, Round Rock Taphouse and the Gamekeepers Secret Country Inn & Restaurant, all less than 10 minutes away.

If you love basking in the beauty of nature, you'll relish life at Lifestyle Deanside, with its abundance of surrounding parks and greenery. From the expansive Mount Cottrell Recreation Reserve to the collection of neighbourhood parks dotted throughout the local area, there are so many green spaces to enjoy and explore. Further afield, admire the postcard-perfect views at the Macedon Ranges with lush forests, pastoral landscapes and spectacular scenery just 40 minutes away.



Location,
location,
location

Lifestyle Communities®

- 1 Lifestyle Deanside
- 2 Lifestyle Woodlea

Eateries

- 3 Witchmount Estate Winery
- 4 Round Rock Taphouse
- 5 The Gamekeepers Secret Country Inn & Restaurant
- 6 Galli Estate Winery
- 7 Chef Legenda
- 8 Culpa Espresso Woodlea
- 9 Burger Love Woodlea
- 10 Slices Caroline Springs
- 11 Fancy Things
- 12 Westwaters Cafe
- 13 George Cross FC/ Georgies on Vista Bistro
- 14 Izumi Caroline Springs Japanese Restaurant & Bar

Transport & Access

- 15 Rockbank Railway
- 16 Melton Highway
- 17 Caroline Springs Station
- 18 Watergardens Station

Garden & Hardware

- 19 Eat Grow Garden
- 20 Westlake Nursery
- 21 Bunnings Caroline Springs

Shops

- 22 Thornhill Park The Central Coming soon (late 2023)
- 23 Woodlea Town Centre
- 24 Future Fraser Rise Town Centre
- 25 Planned Deanside Central Shopping Centre
- 26 City Vista Shopping Centre
- 27 Taylors Hill Village
- 28 Watervale Shopping Centre
- 29 CS Square
- 30 Watergardens Shopping Centre
- 31 Brimbank Shopping Centre

Sports & Recreation

- 32 Western Rams Football
- 33 Woodlea Sports Oval
- 34 Future Plumpton Aquatic Centre
- 35 Future Deanside Sports Reserve
- 36 Caroline Springs Leisure Centre
- 37 Caroline Springs Library & Learning
- 38 Taylors Hill Bowls Club
- 39 St Albans Bowls Club

Health

- 40 Hillside Medical Centre
- 41 Parkwood Green Medical
- 42 Kings Park Medical Centre Hillside
- 43 Taylors Hill Medical Centre
- 44 Watervale Medical Centre
- 45 Active Medical Centre Caroline Springs
- 46 Modern Medical Caroline Springs
- 47 Sunshine Hospital

Parks

- 48 Mount Cottrell Recreation
- 49 Arbourton Park Playground
- 50 Woodlea Adventure Park & Oval
- 51 Fraser Rise Fenced Dog Park
- 52 Attwell Dog Park
- 53 The Ridge Park
- 54 Bazza Park
- 55 Caroline Spring Town Centre Recreation Reserve
- 56 Azzopardi Gardens
- 57 Organ Pipes National Park

Homely delights at Lifestyle Deanside



EVERY LAST
DETAIL IS
SPOT ON



OUR VIBRANT COMMUNITY
FEATURES BEAUTIFUL, MODERN,
LOW-MAINTENANCE HOMES,
PERFECT FOR DOWNSIZERS
WHO DREAM OF LIVING AN
UNFORGETTABLE LIFE.

Here's just a small selection of inclusions that make the homes at Lifestyle Deanside 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.

Breathe in the fresh air

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



IT'S THE SMALL THINGS THAT
MAKE THE GREATEST IMPACT

Colour your home happy

Your home is painted throughout, including ceilings and internal woodwork, using Dulux Enviro2 for that 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.

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!



A HOME WITH
UNLIMITED POTENTIAL



Your ideal home awaits

- Studio

Pickleball Court

Library

Billiard Table
- Cinema

Bowling Green

Croquet Court

Pool
- Gym

Electric Car

Bocce Court

Garden Beds
- Dog Wash

Car Wash

Outdoor Lounge

Outdoor Pool Area
- Outdoor BBQ Area

Community Orchard

Community Kitchen

Wood-fired Pizza Arbour





NO HASSLES,
JUST BENEFITS

Spruce it up

There's nothing quite so soothing as a beautiful garden, and at Lifestyle Communities®, you get all the benefits with none of the hassle! Our passionate onsite gardeners will tend to your front garden, along with all the community gardens, to keep them looking gorgeous all year round. If you're a keen green thumb, there's still room to get creative, as your new back yard provides the perfect blank canvas to design your own natural sanctuary. Otherwise, you can select a low-maintenance landscaping package, so your home is totally complete when you move in. Either way, you'll get to enjoy your gorgeous garden through every season.

Embrace the unforgettable Clubhouse experience

The beating heart of Lifestyle Deanside is the dynamic, multi-million-dollar Clubhouse.

This welcoming hub has been meticulously designed to deliver opportunities that enable you to live your biggest and best life every day.

Inside, you'll find dedicated spaced for wellness, relaxation, social connection, creativity and comfort, so you can spend your time exactly as you please.

Discover your own personal oasis where you can work up a sweat, take a moment to unwind or celebrate special occasions with family and friends.

The opportunities for enjoyment and enrichment are unlimited.

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THIS
COMMUNITY
WAS MADE
FOR YOU

A retreat to call your own

There's no better luxury than time, and at the Clubhouse, you can spend your time exactly as you please, with incredible spaces and features to call your own.

Feeling energetic? Move your body in the fully-equipped gym, swim laps in the indoor and outdoor pool, or hit the pickleball or croquet court for a dose of friendly competition with your neighbours.

Want to unwind? Soak your worries away in the spa, get lost in a gripping novel in the library or simply sit back and relish the beauty of your community gardens.

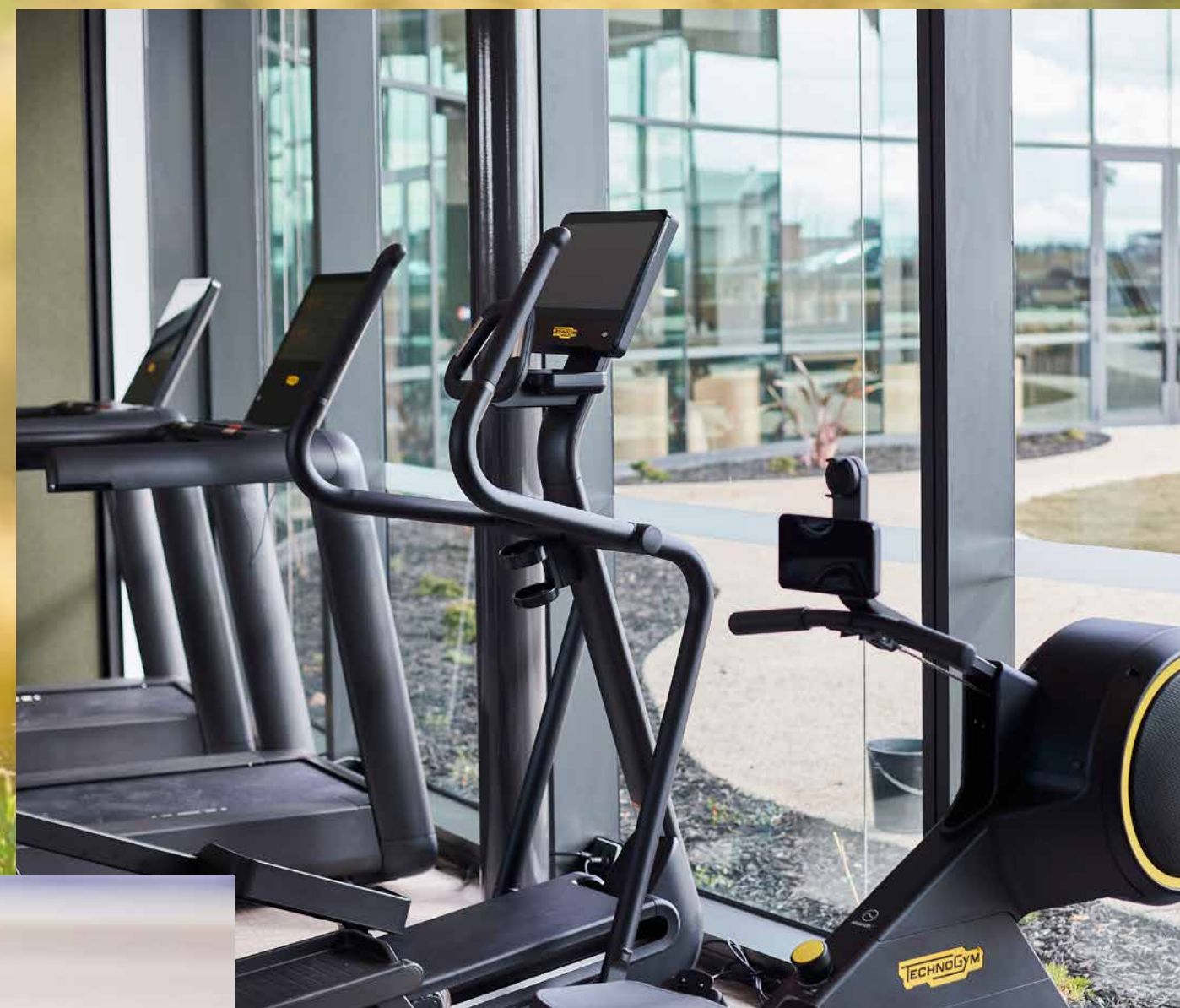
Ready for some entertainment and good company? Spend time with friends in the community lounge and kitchen, enjoy a BBQ, watch a classic flick at the private cinema or gather around the pizza oven for an alfresco dinner.

Want to get stuck into your favourite hobby? Head to the workshop where you can fix, mend or craft a masterpiece, challenge your neighbour to a game of billiards or tackle a puzzle in the lounge.

However, you choose to spend your time, you'll love every moment in the Clubhouse.

“

IMMERSE
YOURSELF
IN YOUR
FAVOURITE
HOBBY



“

A VIBRANT
PLACE FOR
EVERY PACE





Breathe out and
soak in the luxuries



DIVE RIGHT
INTO ONE OF
OUR TWO POOLS





Your 'me time' will be perfect

Whether you're a social butterfly
or a humble homebody,
Lifestyle Deanside has it all.

There'll be plenty of opportunities to be social
and get active with your fellow homeowners
but there's absolutely no pressure to join in.
This is your home. Your lifestyle. Your place
of comfort. We encourage you to do things
in your own time, at your own pace.

However you choose to spend your days,
one thing's for certain: your 'me time' will be
simply superb.



ENJOY LIFE AT
YOUR OWN PACE,
IN YOUR HAPPY
PLACE

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 delivers a
wide range of activities, classes, and community
programs tailored to reflect the interests, needs,
and desires of our homeowners. We're always
open to new ideas, so please feel free to share
yours with us.



YOU CAN TAKE
PART AS MUCH
OR AS LITTLE
AS YOU LIKE



WHERE FRIENDS
GATHER, LAUGHTER
ECHOES



Lifestyle Ease

We take the hassle out of everything, from moving in to life admin.

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. We can also show you how to use all the new appliances in your home. Then once you've moved in, we can help you organise to have your moving boxes cleared away.

We give you the grand homeowner tour

Since your new community comes with a host of exciting amenities, we'll walk you through them all. From the incredible Clubhouse with its cinema, indoor pool and much more, to the many community activities on offer, we'll make sure you feel well-acquainted with your new community 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 for you from the Clubhouse. 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 every Lifestyle Community has live-in Community Managers who are there to support you from the day you move in. From maintaining our beautiful facilities, to organising community events, they are on hand to ensure you have a wonderful experience.



UNWIND IN
BEACHFRONT BLISS



BIGGER ADVENTURES AND
EXTRAS, JUST FOR YOU

Club Lifestyle

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

Introducing 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 two big ways:

Holiday on us

We're creating the ultimate coastal getaway at Lifestyle Bellarine, with short-stay villas, motorhomes and caravan parking available for you to enjoy.

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.

Whether your ideal seaside escape involves spending a night or two in a one-bedroom villa, hiring a motorhome to explore the Great Ocean Road or parking your caravan at one of our spots, you'll have the freedom to experience it your way.

Club
Lifestyle

Here at Lifestyle Communities®, we set ourselves apart by positioning ourselves as long-term manager rather than a property developer. Unlike property developers who build and move on, Lifestyle Communities® remains dedicated to our homeowners for the long haul. We are always reimagining how to provide a bigger life for our homeowners.

We apply a Deferred Management Fee (DMF) to ensure our commitment to the community and homeowners. Implementing the DMF guarantees that we at Lifestyle Communities are equally invested in the community's well-being and continued desire to enhance the gardens and amenities.

Each community has a comprehensive 30-year plan, providing consistent refurbishment. The remarkable condition of our first community, Lifestyle Brookfield, is a testament to this approach's success. It still looks fantastic today!

Furthermore, we employ onsite community managers who live and work in the community—facilitating that a high standard and the ability to walk alongside our homeowners are consistently maintained.

As an ASX-listed company owned by prominent Australian Institutions, such as Aussie Super, we are committing to continuous reinvestment in our communities for the long-term benefit of our homeowners. Our focus remains laser-sharp on managing and looking after the communities. With our returns from charging a weekly site fee and the DMF, we do not generate cash profit from building communities.

Discover the Lifestyle Difference



Making the Smart Choice

WE ARE HERE TO SUPPORT YOU EVERY STEP OF THE WAY

Downsizing to a new home is a big decision and we completely understand that you need time to think it through. After all, you want to be secure in the knowledge that you're making a safe and wise decision.

THE UPSIDES OF DOWNSIZING TO Lifestyle Deanside



Live a bigger life now and always

At Lifestyle Communities® you can work full-time, part-time or not at all. Unlike a retirement village, you can remain working full or part-time while living like a king or queen at Lifestyle Communities®. In other words, you can have your cake and eat it too!



Peace of mind when it's travel time

Head off travelling knowing that your home is safe and secure within a gated community, where Community Managers and neighbours are close by.



A holiday state of mind

With the Clubhouse, pool, cinema, gym, sports courts and so many other amenities at your fingertips, you'll enjoy holiday vibes every day. Plus, your home also comes with access to a free beach house, caravan sites and motorhomes!



We love pets!

Bring your pets to your new home. Your pets are welcome to call Lifestyle Communities® home too. There's even a dog wash to keep your pampered pooch primped, preened, groomed and cleaned! How fur-nomenal!



Our homes come with a 10-year structural warranty

Every new home also comes with a low case Post Move-in Maintenance period, two-year non-structural warranty and 10-year structural warranty that starts from your move in day.



We cap the Outgoing Community Contribution

The DMF plays a key role in ensuring our commitment to the community and its homeowners. To help keep your home price, land and facilities contribution affordable, Lifestyle Communities® recovers part of its cost for developing, running and maintaining the community when you sell your home. This payment is a scaled percentage of 4% of the selling price per year and is capped at a maximum of 20% from the fifth year.



We give you time to sell

To help make the moving process easier, we give you plenty of time to sell your existing home.

90_{yr}

We provide security of tenure

Your home comes with a 90-year secure lease for the land it's situated on. This gives you the right to enjoy the spectacular facilities for the next 90 years.



Feel safe and sound

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



More money in your back pocket

You'll enjoy financial freedom when you free up the equity locked in your existing home. Plus, zero stamp duty and no council rates will help you save some serious cash!



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 common landscaped areas.



Good neighbours, good friends

Living at Lifestyle Deanside means you'll enjoy the very best of friendly neighbourhood living, alongside with others who want to live a bigger life.



WE ARE ALWAYS REIMAGINING HOW TO PROVIDE A BIGGER LIFE FOR OUR HOMEOWNERS



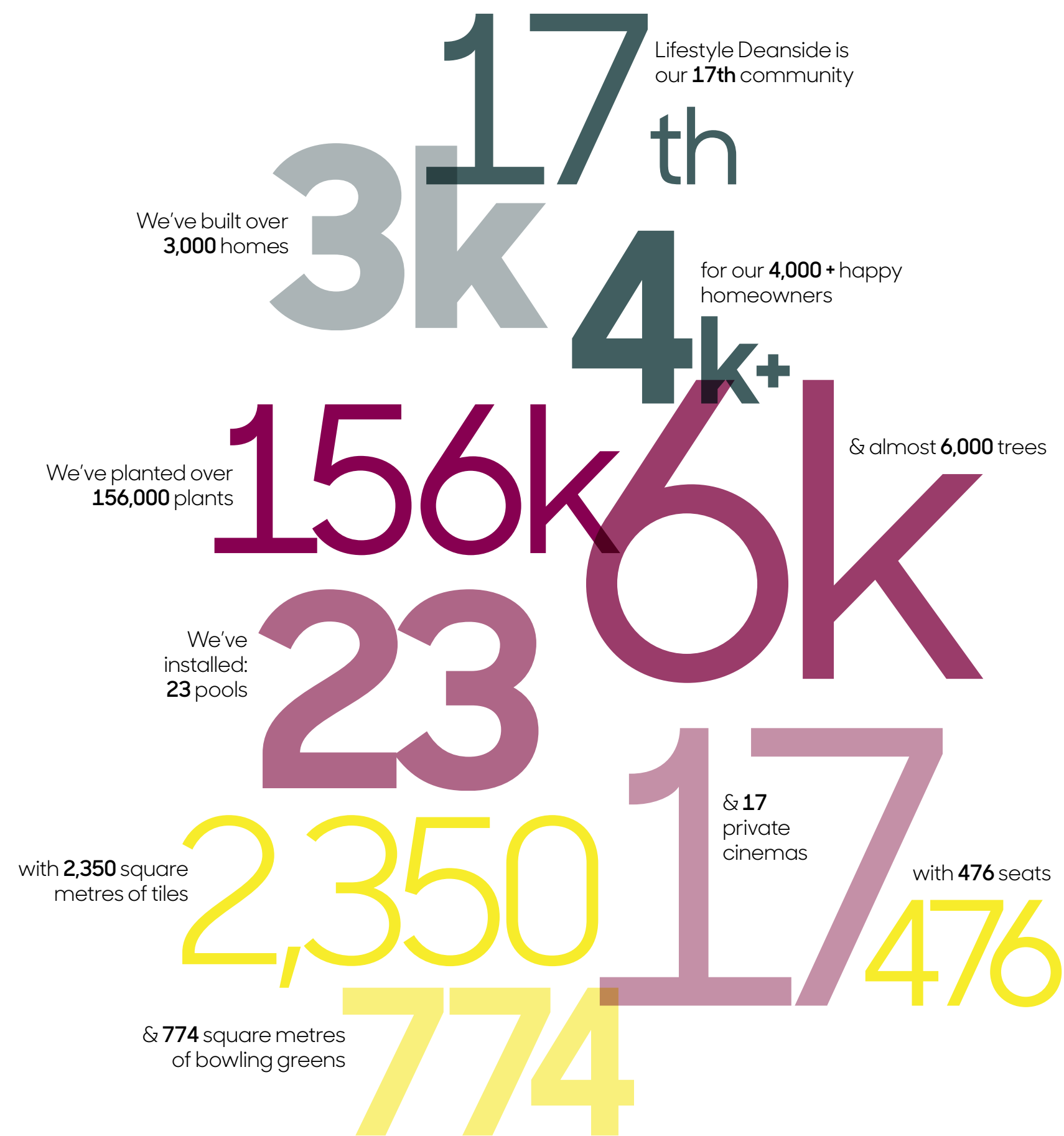


WORLD-CLASS
AMENITIES ON
YOUR DOORSTEP



Strength in numbers

They say practice makes perfect and we've had a lot of it. **Lifestyle Deanside** 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 of your new home at **Lifestyle Deanside.**



Next steps

We are ready when you are to support you as you embark on your journey to an unconventional, unforgettable, and unlimited vibrant new life filled with happiness and adventure at Lifestyle Deanside.





Visit us at
Lifestyle Deanside

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lifestyledeanside.com.au