

DOWNSIZE YOUR HOME, UPGRADE YOUR LIFESTYLE







BARANDUDA LIFESTYLE ESTATE *by* LINCOLN PLACE

Welcome to Baranduda Lifestyle Estate, Albury Wodonga's premium over 50's community. An escape to the country with all the modern conveniences.

Experience the ultimate lifestyle in this boutique master-planned community of only 96 homes. Settle into a brand-new, low-maintenance home, enjoy premium lifestyle amenities on your doorstep and be a part of a safe and secure community with like-minded neighbours.

Join our thriving community at Baranduda Lifestyle Estate and start your next chapter.



Lake Hume

The tranquil

LIFESTYLE OF ALBURY WODONGA

Nestled ten minutes from the thriving town of Wodonga, Baranduda Lifestyle Estate is located in a tranquil, rural setting just a short distance from many attractions and activities. In addition to a convenient location and support services, the area offers a wonderfully diverse and culturally rich community.

The area is full of natural beauty for residents to enjoy. Explore the mighty Murray River by boat and stay active with a stroll along the local walking paths or riverbank. Lake Hume is a short ten-minute drive away and offers scenic vistas over the water and peaceful spots for BBQs and picnics. Discover the trails of the nearby Baranduda Ranges or enjoy a leisurely day trip to the picturesque towns of Beechworth and Yackandandah.

The twin cities of Albury Wodonga host a vibrant calendar of cultural events, first-class galleries, libraries, and farmers markets. Rest assured, medical services and supermarkets are close by. If you want to travel further afield, Albury Airport is a short 20-minute drive away with daily flights to Melbourne and Sydney.

Experience the perfect balance of urban amenities and relaxed surroundings at Baranduda Lifestyle Estate.

RESORT-STYLE AMENITIES

without the maintenance

Currently under renovation, our state-of-the-art Clubhouse is due for completion in early 2025. What was once an oversized school hall will be transformed into the vibrant heart of the community, preserving its charming vaulted ceilings and floor-to-ceiling windows.

Catch up for coffee in the lounge, movie night in the theatrette, or book club in the library. The wellness amenities including a bowls green, indoor heated swimming pool, pickleball court, gym and more make it easy to stay active.

Residents are supported by an on-site Community Manager, who plays an important role in curating a vibrant calendar of events, designed to foster a strong sense of community and connection amongst residents.

 *Clubhouse*

 *Library*

 *Workshop*

 *Swimming pool*

 *Craft studio*

 *Bowls green*

 *Gym*

 *Yoga room*

 *Pickleball*

 *Games room*

 *Meeting room*

 *BBQ area*

 *Theatrette*

 *Caravan parking*

 *Community garden*







The benefits of LAND LEASE LIVING

Lincoln Place's affordable land lease model offers a smarter downsizing solution, providing homeowners with security, community connection and financial freedom.

Financial Freedom



Reap the rewards of no entry fees, no exit fees and no deferred management fees. When the time comes to sell, you can appoint your choice of agent and keep all capital gains for yourself.



Save money without paying any stamp duty, strata levies, or council fees.



A simple weekly fee covers the lease of your land and on-site community management including maintenance and access to facilities. Eligible residents can access Federal Government Rent Assistance towards the weekly fee, reducing out-of-pocket costs by up to half.

Community Connection



The Estate is designed to create a sense of connection and social interaction amongst like-minded neighbours.



Enjoy the comfort and security of living in a gated community.



Pets are an important part of many families. Your furry friend is very welcome to live with you.



The brand new homes are designed for a relaxed lifestyle. Common areas and lifestyle amenities are maintained by the community management team.

Your new home

Your new home has been designed with easy living as the top priority. With ample open-plan living and entertainment areas, generous outdoor spaces, and smart storage solutions, every detail has been thoughtfully designed to ensure a relaxed and comfortable lifestyle.

At Baranduda Lifestyle Estate, every home is built on-site from the ground up, featuring single-level access to support independent living.

Enjoy the convenience of a modern kitchen and appliances, top-quality finishes, and natural materials. With added touches like built-in storage solutions and split system heating and cooling for temperature control, every aspect of your home has been carefully considered.

Our selection of optional upgrades allow you to personalise your home - creating a space you'll love coming back to everyday.





Feel at home

WITH LINCOLN PLACE

Lincoln Place is the trusted owner, developer, and operator of over 20 land lease communities across Australia. Our commitment to your new lifestyle does not end when you move into your home. We will provide you with the support and resources you need to thrive in your community in the long term.

We are here to support you through your journey to homeownership and are flexible to suit your timeline, should you need time to sell your home. Our New Home Advisors understand the importance of making an informed decision, and will always be completely transparent with you. A simple \$1,500 deposit is all that is required to secure your home and lot and is fully refundable should your circumstances change.

Your peace of mind and long-term financial security are our priorities. We are committed to creating quality homes, resort-style amenities and connected communities that foster your wellbeing and a relaxed lifestyle.





Community masterplan



Find us on Ellen McDonald Drive, Baranduda, VIC



Drive time

- Wodonga: 9 mins (8km)
- Albury: 15 mins (14km)
- Yackandandah: 20 mins (24km)
- Beechworth: 30 mins (35km)
- Melbourne: 3 hrs (330km)
- Canberra: 3.5 hrs (350km)
- Sydney: 5.5 hrs (560km)

Flights daily

- Melbourne: 1 hr
- Sydney: 1.25 hrs



Baranduda Ranges

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