



SUNRISE

PORT STEPHENS

Everyday
is a *holiday*
when you
live at
Sunrise



A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

The Location

The place to indulge your adventurous spirit

Start your next chapter at Sunrise, our premier resort-style community. Located in Port Stephens, between the ocean and countryside, Sunrise is designed to meet all your needs and exceed your expectations. Spend your time exploring the natural beauty and discover why Sunrise is the perfect place to live the lifestyle you deserve.





Ideally located 10 minutes from:

- » Camel Rides at Birubi Beach
- » Koala Spotting at Tillgerry Creek
- » Local Golf and Bowling Clubs
- » Kayaking and Watersports
- » Worimi Regional Park

15 minutes from:

- » Gan Gan Hill Lookout
- » Salamander Shopping Centre
- » Clubs and Dining
- » Nelson Bay

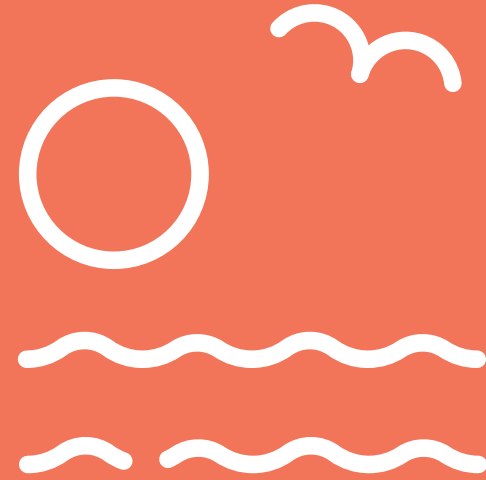
20 minutes from:

- » Newcastle Airport
- » Tomaree Mountain
- » Fingal Bay Sports Club
- » Shoal Bay

The Lifestyle

Enjoy the journey, not just the destination

Celebrate your life with resort-style living for the over 55s. Start your day with a dip in one of our two pools, relax in the spa or wellness centre, catch up with friends at the sports bar and grill. Sunrise makes it easy to live your best life.





The Lifestyle

Everything you need and more:



Swim a few laps and stay active



Work up a sweat, get healthy and stay active



Bowl, get active and socialise



Enjoy the clubhouse, in a secure community



Enjoy movies together or have fun in the games room



Get lost in a good book



BBQ areas, community areas, parks, gardens, outdoor seating



We welcome pets, some rules apply

The Homes

Homes designed for a lifestyle you'll love

It's all waiting for you at Sunrise.
We offer 2 and 3 bedroom home packages
custom-designed around your wants
and needs. Enjoy five-star facilities
and an abundance of amenities inside
a private community.



The Homes

An efficient and durable home

Steel Frames

Steel frames protect your home's structural integrity, providing strength and quality far superior to wood frames.



Strong and solid



No warping overtime



Safety



50 year warranty





The Homes

Insulation

Sisalation Vapawrap protects your home against moisture, vapour, wind and dust penetration. While Pink Batts are energy efficient, reducing the cost of heating and cooling your home.

Hebel

Hebel is environmentally-friendly and has excellent insulation and will reduce the noise from outside sources, creating a quiet and peaceful home.



Energy
efficient



Eco-
friendly



Noise
reduction



Fire
resistant

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.

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.

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

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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.

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

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.

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.

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

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.

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Discover our over 50s community today

Sunrise - Port Stephens

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