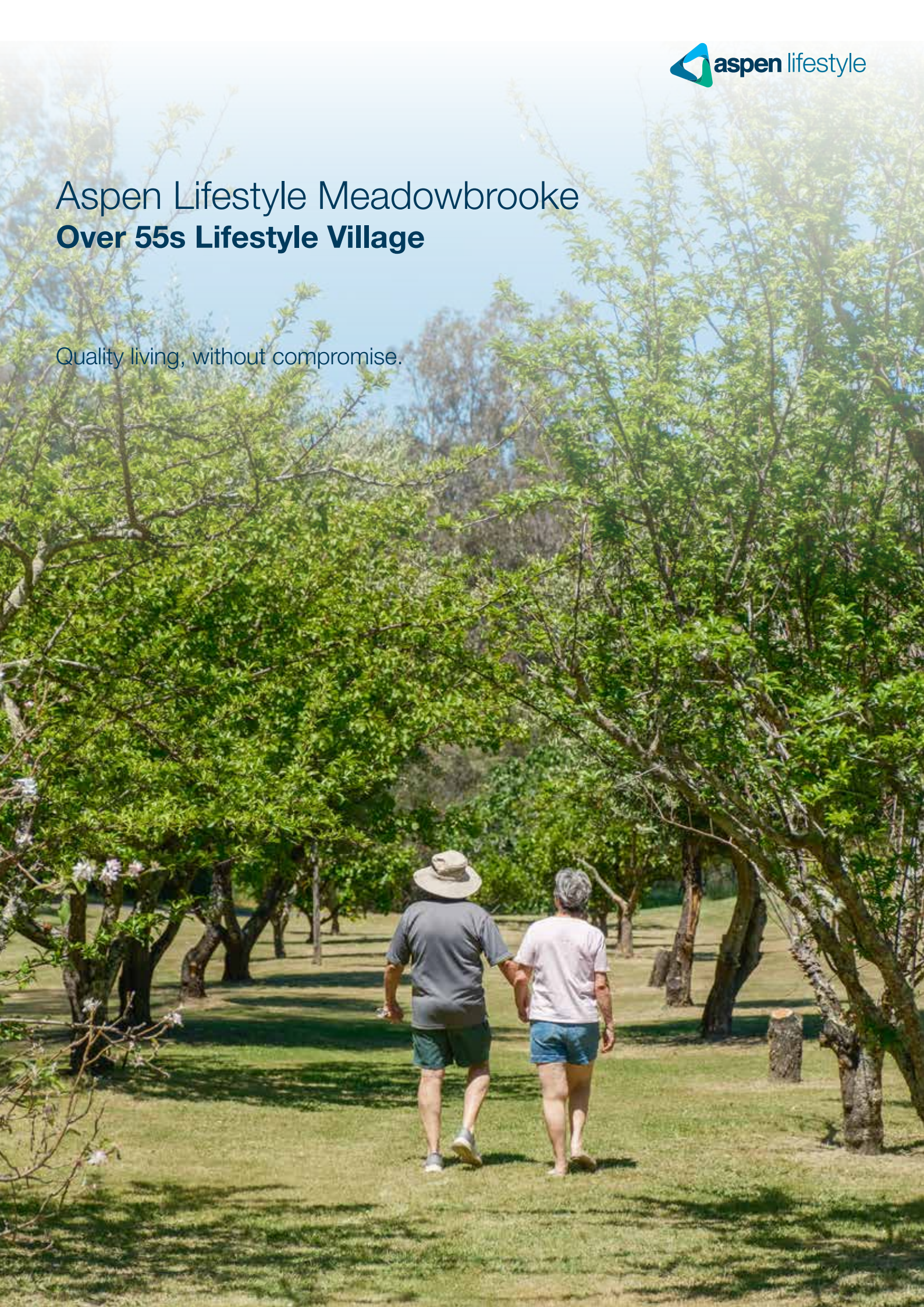


# Aspen Lifestyle Meadowbrooke **Over 55s Lifestyle Village**

Quality living, without compromise.







## About

Aspen Lifestyle Meadowbrooke is an over 55s lifestyle village on the beautiful Preston River in Boyanup. Located less than 2 hours south of Perth and just 15 minutes from Bunbury.

## History

Originally founded in 1894, Meadowbrooke has evolved from a horse stud to a restaurant and wedding venue, and now a vibrant lifestyle village.

Boyanup's historic railway roots are preserved through the nearby Railway Museum, a volunteer-run hub beloved by train enthusiasts.

Meadowbrooke continues to be a key part of this close-knit and welcoming community.

## Our Homes and Community

Our master-built homes are thoughtfully designed to meet your needs now and into the future.

Residents have exclusive access to a range of communal facilities, including a spacious clubhouse equipped with a recreation room and gym offering endless opportunities for socialising and unwinding.





### **The Local Area**

Meadowbrooke is just 20 minutes from the stunning beach, where you can watch the local pod of dolphins. Surrounded by nature, the village offers four nearby walking trails, ideal for peaceful strolls and birdwatching.

The charming town of Bunbury is only a short distance away, offering convenient access to medical services, restaurants and a variety of shops.

For those seeking more, the nearby Ferguson Valley and Margaret River wine regions offer stunning scenery, wineries, and dining experiences.

### **Comfort and Affordability**

Meadowbrooke's homes are quality built but also at competitive prices, making them perfect for those looking to downsize.





## About Aspen Group

Aspen Group is a trusted Australian company, that provides affordable, quality accommodation and living options on competitive terms around Australia.

Our diverse portfolio comprises of three main sectors: lifestyle, residential and holidays. We believe that everyone should be able to enjoy all aspects of their life, whether it be buying or leasing, downsizing, or enjoying holidays in a cost-effective manner.

## Find Out More

Aspen Lifestyle Meadowbrooke offers a warm and welcoming environment. For more information, contact our Property Manager on the details below.

**Leeanne Barker**  
**08 9731 5522**  
**[manager@meadowbrooke.com.au](mailto:manager@meadowbrooke.com.au)**

**33 Turner Street, Boyanup WA 6237**



Image for illustrative purposes only.

## Why Aspen Lifestyle?

Aspen Lifestyle are a part of Aspen Group, an ASX listed leading Australian property group with over 20 years of experience. Our purpose is to deliver quality, comfortable and affordable living options.

Our homes are thoughtfully designed to support your lifestyle now and into the future. As a resident, you will also enjoy exclusive benefits, including access to the community facilities and a 10% discount at any of our holiday parks across Australia.



## Benefits of land lease

Aspen Lifestyle's land lease model allows you to own your own home and pay no stamp duty, no council rates and no exit fees meaning you get 100% of the capital gains on your home.

We also set our rents significantly below the Commonwealth Rent Assistance cap meaning qualified residents may be eligible for Government support.



No entry  
or exit fees



No council rates  
or strata fees



Retain 100% of  
capital gains



# Frequently asked questions

Aspen Lifestyle Meadowbrooke is an established, growing land lease community in Boyanup.

There are no entry/exit fees, council rates, stamp duty or strata/body corporate fees. You own 100% of your home and lease the land through a site agreement.

## Do I need to be retired?

No, Meadowbrooke is more inclusive than retirement villages and is open to individuals over the age of 55 who are working full-time or part-time whilst living in the village as well as those who are fully retired.

## Do I own my own home?

Yes, residents own their own home and lease the land through a residential site agreement.

## Do I own the land?

No, when purchasing a home, residents commit to a long-term lease on the land and pay lease payments fortnightly. Residents pay lease payments fortnightly and have an exclusive right to occupy the land and use the various communal facilities.

## What are the benefits of leasing land?

Leasing land at Meadowbrooke has various benefits including:

- Commonwealth Rent Assistance payments for those who are eligible
- Uninterrupted access to community facilities
- Residents do not pay council rates, water rates or body corporate fees
- Community gardens and common landscaped areas are preserved by our skilled gardening team
- Residents will be living with like minded individuals in a safe and secure community.

## Do I need to get my own house insurance?

Yes, residents are responsible for organising their own house and contents insurance.

## Who maintains my home?

All homes are built from premium materials that are designed to withstand the weather and last the test of time. As the owner you are responsible for the maintenance of your home.

## Can I customise my home?

Residents have complete freedom when they move in to make any interior changes they desire. Changes to the exterior of a property must be in keeping with the overall look and feel of the village and must be disclosed and approved by park management prior to any work commencing.

## Who pays for electricity?

Meadowbrooke pays for electricity, gas and water. When connected, residents are responsible for their consumption of these services. Each property has individual meters which are read every 2 months.

## Is the village secure?

Our community is gated meaning residents can relax knowing their home is safe and secure within the village.



### Can I keep a pet?

Our village is pet friendly, however, there are some rules that apply to ensure the rights of all homeowners are respected.

### Who collects my rubbish?

Rubbish is collected weekly from the village.

### Where is my mail delivered?

Mail is placed in your own letterbox in the communal area.

### Can my visitors use the facilities and can they stay?

Yes, guests are more than welcome to use the facilities when accompanied by a resident and take part in activities that regularly take place at the village. However, consent from the village Property Manager is required for guests staying longer than 3 weeks.

### Who looks after my garden?

We take care of the front gardens to the homes for a period of 12 months. Residents are responsible for looking after their own garden after this time.

### How do I sell my home?

Residents have the flexibility to sell their homes at any time and have the option to either choose Aspen Group for sales representation or an external real estate agent of their choice.

Residents retain full autonomy in making this decision. Upon the sale of your home, the land lease concludes.

Choosing Aspen Group for sales representation offers the advantage of access to our established village of database of buyers and reduced administration costs.

### Are there any other selling costs?

Residents can choose to sell their home through our experienced team, with a selling fee similar to standard property transactions.

Alternatively, if a resident decides to hire an external real estate agent, they will need to negotiate the commission, which may include additional processing fees.

### Can I get pay TV and internet access?

Yes, internet is available as well as free to air TV.

### Will I have to pay stamp duty when I purchase?

No, there are no stamp duty charges.

### What is the weekly site fee?

Site fees vary across our villages and are used to run and maintain the village.

Site fees cover various costs including site rent, the use and maintenance of all communal facilities, community gardens and streetscapes.

Village management costs are also covered which includes our onsite staff that look after the villages such as the village Property Manager or grounds staff.







### [Can I bequeath my home?](#)

Yes, the home is considered part of a resident's estate. If eligible your beneficiaries can move into the village or if ineligible, they may sell the home.

### [Who owns Aspen Lifestyle Meadowbrooke?](#)

Aspen Group is the owner of the village and is a publicly listed company (ASX:APZ).

Aspen Group is committed to addressing the increasing pressures associated with the Australian housing market and offering Australians an affordable, high quality, living alternative.

Aspen Group owns a number of lifestyle village around Australia with a large portfolio of residential and park properties.









## Connect with us

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