

# Aspen Lifestyle Wodonga Gardens **Over 50s Lifestyle Village**

Quality living, without compromise.





## About

Aspen Lifestyle Wodonga Gardens is an over 50s lifestyle village located in West Wodonga, just a 5 minute drive from the city centre.

This vibrant and welcoming community offers both comfort and security, ideal for those ready to downsize to a simplified and relaxed lifestyle.

## Convenience and Security

Wodonga Gardens offers convenience with essential services like shops and medical facilities all close by.

Our gated entrance provides security and peace of mind so our residents can relax and enjoy all that our community has to offer.





## Our Homes and Community

Our quality built homes are thoughtfully designed with aging in mind, ensuring they meet your needs both now and in the future.

Residents can enjoy exclusive access to a range of community facilities, including caravan storage, clubhouse and community gardens.

The village clubhouse features a library, bar, gym, BBQ area and a pool table, providing endless opportunities to socialise and unwind.

## 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.



### The Local Area

The local area has plenty to offer with a nearby shopping centre offering a wide range of stores.

Fitness enthusiasts will appreciate the local leisure centre with an indoor heated pool, perfect for swimming laps. For the golf fanatics, there is a nearby golf course both just a short driveaway.

There is also an entertainment precinct offering restaurants, museums and a variety of cultural events to explore.

### Find Out More

For more information on our welcoming community at Wodonga Gardens, contact our Property Manager on the details below.

**Marney Twitt**  
**0418 428 272**  
**[manager@wodongagardens.com.au](mailto:manager@wodongagardens.com.au)**

**2 Flinders Way, West Wodonga VIC 3690**





## Why Aspen Lifestyle?

Aspen Lifestyle is 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 Wodonga Gardens is an established land lease community in West Wodonga.

There are no entry fees, 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, Wodonga Gardens is more inclusive than retirement villages and is open to individuals over the age of 50 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 Part 4A 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 have an exclusive right to occupy the land and use the various communal facilities.

## What are the benefits of leasing land?

Leasing land at Wodonga Gardens 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 of a similar age 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 management prior to any work commencing.

## Who pays for utilities such as electricity, water and gas?

Residents are responsible for electricity, gas, internet and water usage costs. Residents may be eligible for Government rebates on electricity and gas.





### 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?

Residents are given three bins: one for green waste, one for recycling, and one for general rubbish. Council contractors collect general rubbish and green waste on a weekly basis and recycling collected every two weeks.

### Where is my mail delivered?

Post is delivered by the postman to the individual letterbox in front of each home.

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

Yes, guests are welcome to use the facilities when accompanied by a resident and can take part in the village activities. Consent is required from the Property Manager if staying longer than 10 days and no longer than 50 days in a calendar year.

### Who looks after my garden?

Residents are responsible for maintaining their own gardens, and Aspen Group takes pride in ensuring our village remains neat and tidy.

### 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 reduced sales costs and access to our established village database of buyers.

### Are there any 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, and 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 communities. Current site fees can be provided by the Property Manager upon request.





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

Council rates and village management costs are also covered. This includes our onsite staff that look after the village such as the 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 Wodonga Gardens?](#)

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 villages around Australia and a large portfolio of residential and park properties.





# Wodonga Gardens

2 Flinders Way, West Wodonga

-  Sites
-  Hydrant Locations
-  Emergency Evacuation Area
-  Visitor Parking



# Aspen Lifestyle Wodonga Gardens

2 Flinders Way, West Wodonga VIC 3690



## Local Amenities

- 1 Dental Care, 3mins
- 2 Convenience Store & Petrol Station, 4mins
- 3 Town Centre, 7mins
- 4 Wodonga Railway, 7mins
- 5 Elmwood Medical Centre, 9mins
- 6 Wodonga Hospital, 10mins
- 7 Woolworths, 10mins
- 8 Aldi, 10mins
- 9 Albury Airport, 14mins

## Restaurants

- 10 Wodonga Golf Clubhouse, 6mins
- 11 Miss Amelie, 8mins
- 12 The Goods Shed, 8mins
- 13 Church Street Hotel, 8mins
- 14 Huon Hill, 10mins

## Local Activities

- 15 Birallee Park, 5mins
- 16 Lee Stone Park, 6mins
- 17 Wodonga Golf Course, 6mins
- 18 Wodonga Leisure Centre, 8mins
- 19 Willow Park, 9mins
- 20 Wodonga Bowls Club, 9mins
- 21 Sumsion Gardens, 9mins
- 22 Wodonga Library, 9mins
- 23 Wodonga Entertainment Centre, 10mins
- 24 Wodonga Racecourse, 13mins

\*Estimated travel times by car





## Connect with us

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Aspen Lifestyle Wodonga Gardens  
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P: 0418 428 272  
E: [manager@wodongagardens.com.au](mailto:manager@wodongagardens.com.au)

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