



THE PINES

WOOLGOOLGA

Welcome
to over 50s
lifestyle
living at
The Pines



A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

The Location

A coastal bushland retreat

Say hello to the best of bush and beach. Set alongside Hearn's Lake, The Pines offers an enviable over 50's lifestyle, within walking distance of the beach. Find the freedom to unwind, socialise, or explore in this well-appointed, relaxed, coastal community.





Ideally located:

- » Moonee Marketplace
- » Coffs Harbour Health Campus
- » Woolgoolga's Sikh Temple

Natural surrounds:

- » Woolgoolga Beach

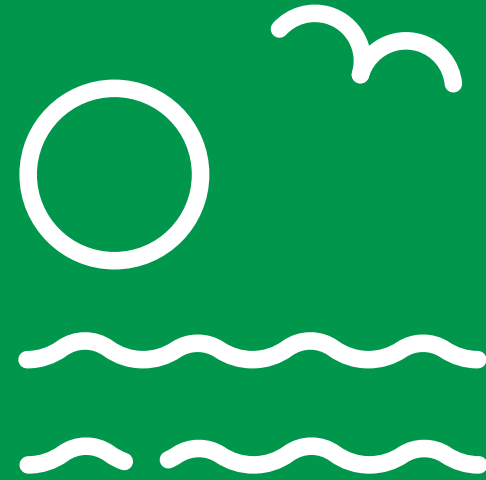
Connectivity:

- » Coffs Harbour Airport
- » Pacific Highway / A1

The Lifestyle

Enjoy the best of bush side coastal living

Start your morning with a stroll to the shore. Experience an invigorating dip in the ocean or come back and swim a few laps in our pool. Enjoy a game of tennis with neighbours, or save the competitions for the game room. If your muscles are sore from one of the local hiking spots, unwind in the spa before dinner. There's always lots to do at The Pines.





The Lifestyle

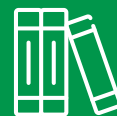
Everything you need:



Swim a few laps
and stay active



Stroll through the
well-maintained
landscapes



Get lost in
a good book



Connect with
residents at social
activities and enjoy
the community bus



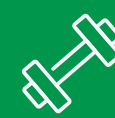
Grab a few friends
for a friendly
double



Have a fun game
or get competitive
with friends



Entertain in the
outdoor barbie
facilities



Stay active and
work up a sweat
in the gym

The Homes

Homes designed for living

You'll appreciate the function and aesthetic of your new home, as well as the peace of mind knowing Hometown only partners with leading residential builders. Your high-quality, efficient and durable home comes with excellent standard inclusions, a choice of colour schemes, upgrade options, plus your choice of a range of well-designed floor plans.

Enjoy the freedom of being part of a well-established and secure community. Visit our website or get in touch with our friendly team.



At Hometown Australia we strive to provide home owners with a secure and inspiring lifestyle.

We're experts in creating exceptional living experiences for those over 50* in our range of land lease living communities. Our communities are vibrant, affordable and teeming with sought-after amenities. Over 12,000 residents call a Hometown Australia community home.

You'll find our communities throughout Australia, with each location close to essential amenities and services that are handpicked for their natural surroundings or urban vibe.

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

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.

A new way of living.

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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.



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.



Retain capital gains

In many other living choices, it's likely within the scope of your agreement that the village will share in any capital gains garnered from the sale of your home. With Hometown Australia, you, or your family, keep 100% of capital gains as cash profit.



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?

We offer you independent retirement living with security, peace of mind, a range of amenities and the company of other like-minded residents.

Is there on-site management?

Yes, you can relax in knowing communities have management during business hours. In case of an emergency, there is also a 24-hour emergency call service to a Hometown Australia representative.

Are there exit or deferred management fees?

There are no exit or deferred management fees at Hometown Australia. Any capital gains achieved are yours to keep!

Are there any legal costs or stamp duty payable when I purchase?

No, there are no government charges such as stamp duty.

Do government subsidies apply?

Yes, they certainly do. If you're eligible for a pension, rental assistance is paid on your site fees or payments through Centrelink or Veteran's Affairs. It is important to make your own inquiry as each individuals' circumstances and eligibility are different. To learn more, visit the Centrelink website.

Are there any body corporate fees?

No, there are no body corporate fees. We have on-site managers who look after operations within the communities and the maintenance of the amenities. have home insurance.

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

Frequently asked questions

Are there any other fees?

In addition to site fees you are responsible to pay for your own electricity and water use, WiFi/NBN, and general household running. You are also responsible for the insurance on your own home if you wish to have home insurance.

How secure is my tenure?

The tenure is secured by a site agreement which is similar to a lease. Each state is governed by different legislation, so site agreements may vary from state to state.

Are the homes covered by builder's warranties?

Yes, there is a generally six-year structural warranty on all new home orders including a

three-month maintenance period. If you purchase a pre-loved or display home in an existing community the remaining warranties are transferred to you. For any older homes we recommend you undertake a pest and building inspection in the same way you would if you purchased a home outside a community.

Do I need to maintain the gardens and lawn?

The community management maintains all the communal areas (please note: this may vary by community), however you are responsible for maintaining your own garden. Homes are designed to have low maintenance gardens to assist in the ease of over 50s living.

Frequently asked questions

Can my family or friends stay with me?

Yes, your guests can stay, and they are welcome to enjoy the community amenities and activities with you! As a security measure, we do ask that you please advise management of any extended stay by visitors. Children are also welcome, but they do need to be supervised whilst in the community.

What happens when I want to sell my home?

You can sell the home yourself, list it with a real estate agent, or we can sell it on your behalf – the choice is yours.

Can I bequeath my home?

Yes, the home becomes a part of your estate. Your beneficiaries can reside in the community if they meet the criteria, or they may simply sell the home.

Are singles welcome?

Yes, most definitely! Our single residents blossom when they are welcomed into the community, quickly making new friends and taking up 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.

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Discover our over 50s lifestyle community

The Pines - Woolgoolga

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