

Live life well

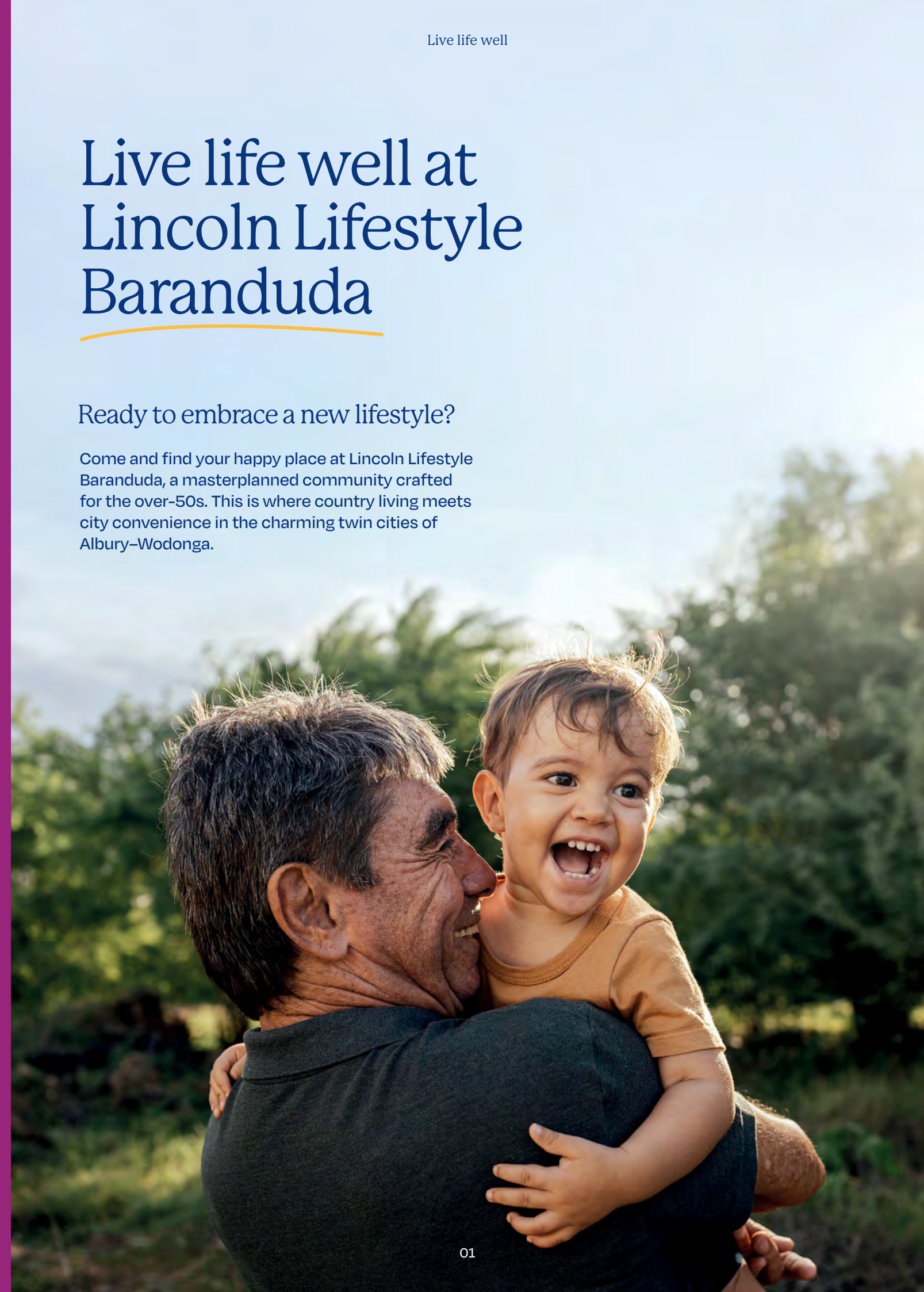


**Lincoln
Lifestyle**
Baranduda

Live life well at Lincoln Lifestyle Baranduda

Ready to embrace a new lifestyle?

Come and find your happy place at Lincoln Lifestyle Baranduda, a masterplanned community crafted for the over-50s. This is where country living meets city convenience in the charming twin cities of Albury–Wodonga.



Proudly created by Lincoln Place

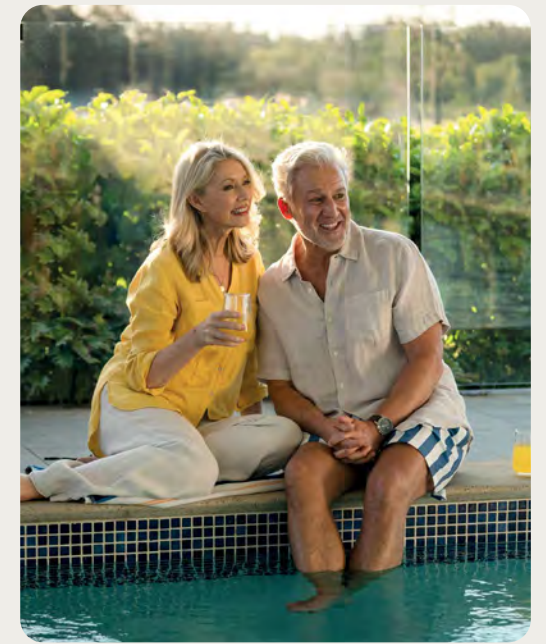


More than 3,000 Australians call a Lincoln Place community home.

As one of Australia's leading lifestyle community providers, we know what it takes to create vibrant, connected neighbourhoods where people can live life well and thrive. It starts with thoughtful design, meaningful connections, and investing in the little details that make a big difference to lifestyle.

We also invest in the big things – clubhouses, pools, sport and recreation amenities, green spaces and gardens, all designed to foster wellness and fun.

With over 25 communities and growing, we've got a place for you.



Why land lease living?

It's a lifestyle created through the land lease model, a popular housing option in Australia and internationally that allows you to purchase a home, while leasing the land.



No stamp duty



No entry or exit fees



You keep all your capital gains



No strata levies or council rates

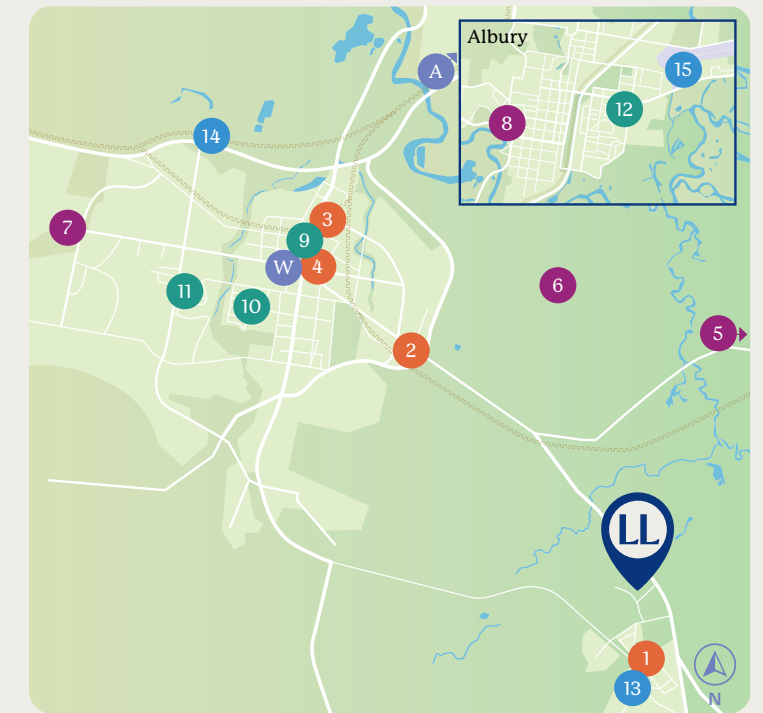


Eligible homeowners may access Commonwealth Rental Assistance

Peacefully private. Perfectly connected.

Where the twin cities
meet wide open space.

Nestled near Albury-Wodonga,
this growing area boasts a beautiful
semi-rural setting within a relaxed
community atmosphere.



Quiet and convenient.

Town Centres

- A Albury, 14km (15mins)
- W Wodonga, 8km (9mins)

Retail

- 1 IGA Baranduda, 2km (4mins)
- 2 Bunnings Wodonga, 6km (6mins)
- 3 Coles Wodonga, 8km (9mins)
- 4 Australia Post, 8km (9mins)

Lifestyle

- 5 Kiewa River Walking Track, 6km (6mins)
- 6 Huon Hill Lookout, 11km (16mins)
- 7 Wodonga Golf Club, 13km (14mins)
- 8 Albury Botanic Gardens, 13km (14mins)

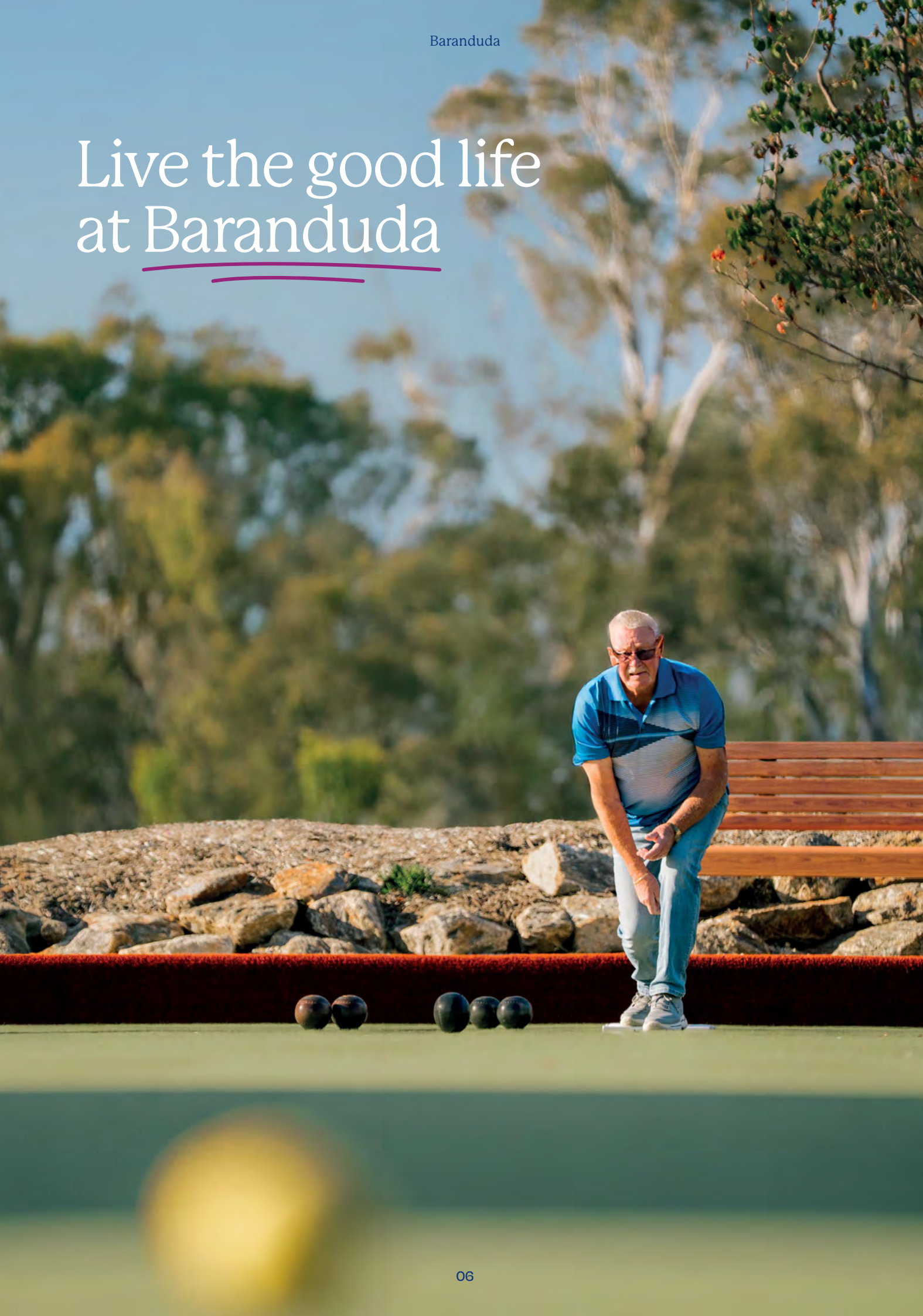
Health and Medical

- 9 Chemist Warehouse Wodonga, 8km (9mins)
- 10 Albury Wodonga Health, Wodonga Campus: Emergency Room, 9km (10mins)
- 11 Melrose Animal Hospital, 11km (12mins)
- 12 Albury Wodonga Health (Hospital), 15km (17mins)

Transport

- 13 Bus stop, 2km (4mins)
- 14 Wodonga Railway Station, 13km (12mins)
- 15 Albury Airport, 17km (15mins)

Live the good life at Baranduda



Murray Valley Highway

With a wide range of attractions and activities, you can savour a thriving food scene, get inspired by its rich arts culture and stay active with a range of outdoor adventures.

Albury-Wodonga also boasts an enviable calendar of cultural events, galleries, libraries and farmers markets, so there's always an opportunity to get out and about with friends.

Explore the famous Murray River by boat or enjoy a stroll along its scenic riverbank. Take a 10-minute drive to Lake Hume, framed by mountain views and the perfect spot for fishing, boating or a relaxing picnic. When you want to travel further afield, enjoy a leisurely day trip to the picturesque towns of Beechworth and Yackandandah.

Rest easy knowing great healthcare is close at hand, with medical services and three hospitals nearby. And when you need to travel, Albury Airport is 20 minutes from home, while Melbourne is a comfortable 3.5-hour drive away.



Lake Hume

Designed to thrive

The masterplan will be brought to life in stages, delivering home collections within the secure grounds of the gated community, alongside an array of recreation, wellness and lifestyle spaces.



Artist's impression. Indicative only.

Your new home is your sanctuary. The beauty of the natural landscape is woven into every detail of the estate. The existing mature trees and open green spaces create a beautiful habitat for native wildlife, including willie wagtails, fairy wrens, squirrel gliders and kangaroos.

We've made everything easy and low maintenance, so you have more time for what you love. From bantering on the bowls green to sundowners on the terrace with friends, your best life is waiting.

Built-in wellbeing

Walking tracks
Community garden
Workshop

Places to connect

Clubhouse and resident's lounge
Community kitchen
Dining areas
BBQ area

The everyday needs

Secure gated access
Caravan parking
Pet friendly

The Clubhouse: The beating heart of the community

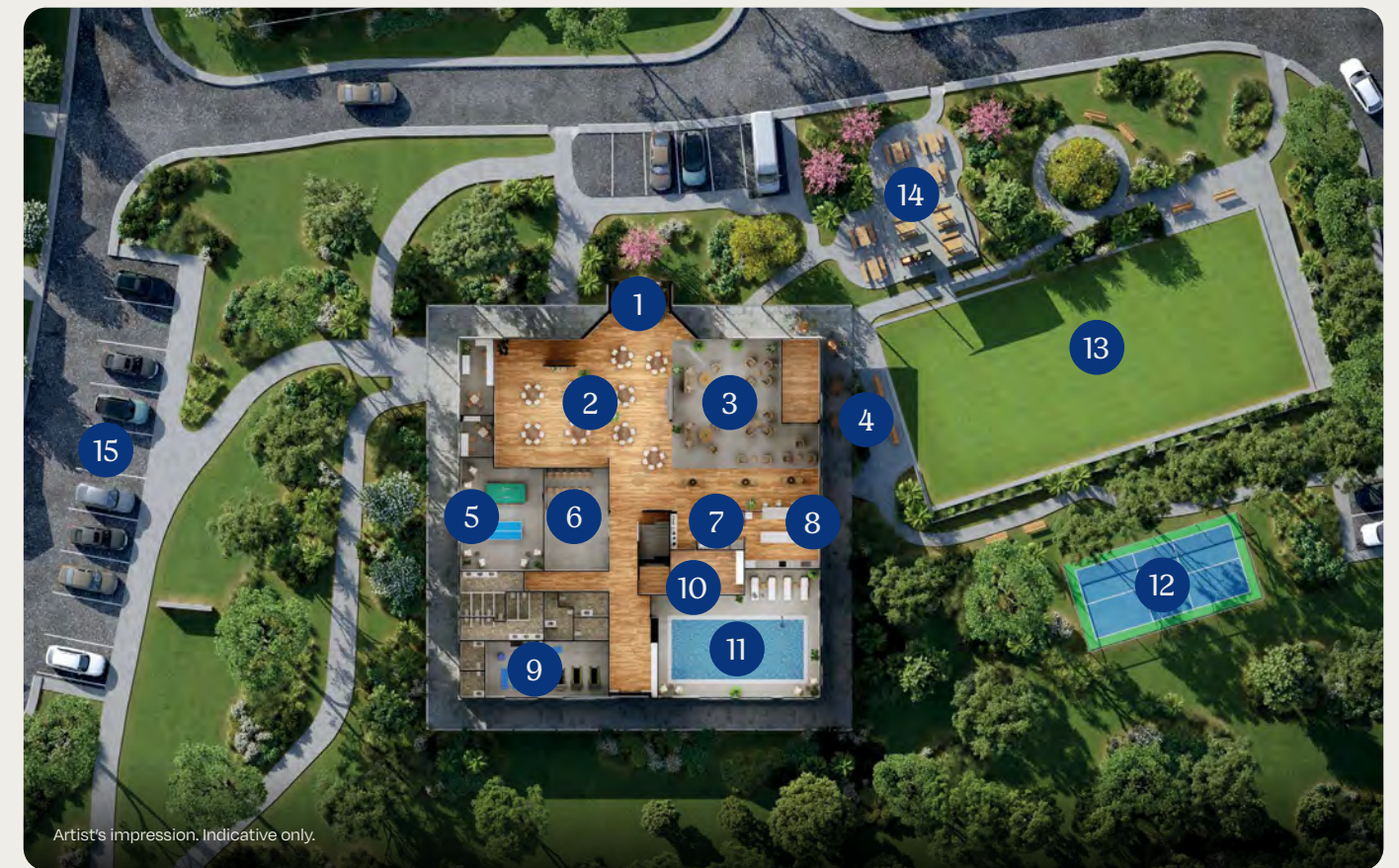
The Clubhouse is the community's living room — a wellness haven, a social hotspot and a quiet retreat, all in one.



Make every day a new adventure. From a peaceful morning yoga class followed by a lively game of pickleball, to catching the latest film in the theatre, the clubhouse is your place for friendship and fun.

Spend an afternoon getting your hands dirty in the community garden, check out the latest novels in the library or catch up with new friends over a pot of tea.

Whether you're looking for social connection or a calm getaway, the clubhouse is yours to enjoy, your way.



Artist's impression. Indicative only.

Clubhouse Amenities

- | | | |
|------------------------|---------------------|-------------------------|
| 1 Sitting area | 6 Theatre | 11 Indoor swimming pool |
| 2 Dining area | 7 Bar | 12 Pickleball court |
| 3 Resident lounge | 8 Community kitchen | 13 Bowling green |
| 4 Outdoor seating area | 9 Gym & yoga studio | 14 BBQ pavilion |
| 5 Games room | 10 Craft room | 15 Visitor parking |



Pickleball



Indoor pool



Theatre



Games room



Artist's impression. Indicative only.

Inclusions

- Secure, gated community access
- Carport with remote roller door
- 90-day post-move-in maintenance check
- 12-month non-structural warranty
- 10-year structural warranty

Peace of mind built in

Embrace easy living

We've taken care of the essentials so you can focus on creating a lifestyle that works for you.

At Lincoln Lifestyle Baranduda, enjoy a ten-year structural warranty for peace of mind and quality inclusions, from efficient appliances to comfort-enhancing touches and secure community living.

Made for the everyday

Every Lincoln Place home is designed to evolve seamlessly as your living needs change over time. With welcoming layouts, smart features, and opportunities to apply your personal style, living here is easy by design.



Built to deliver comfort, smarts, and style

Comfort comes first

- Single-level homes - no internal stairs
- Wide doorways & minimal hallways
- Level-access showers, reinforced for handrails
- Wall ovens & storage at easy-to-reach heights
- Insulation and double glazed windows for year-round comfort

Designed for you

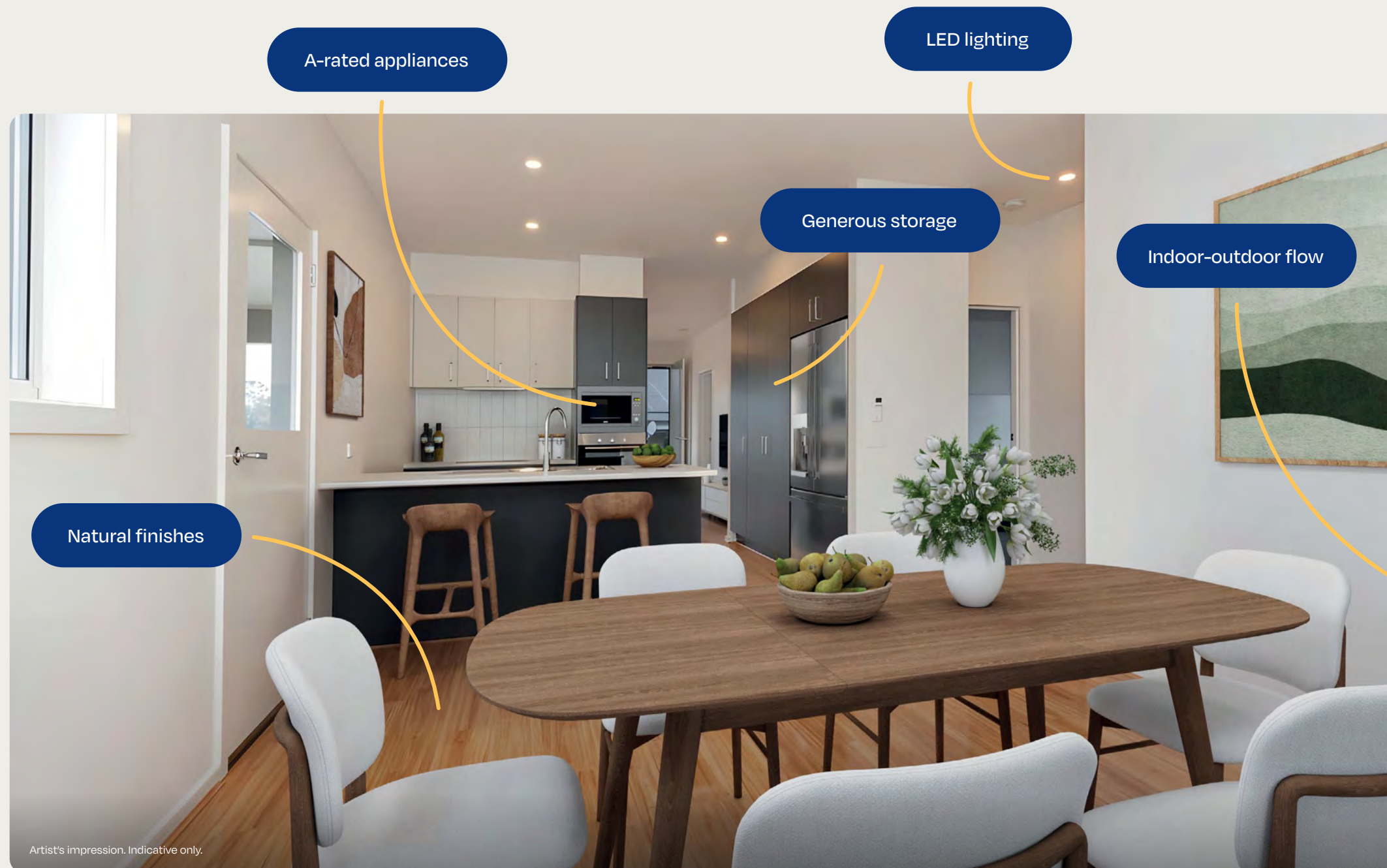
- Right-sized layouts – from 2 to 3 bedrooms
- Open-plan living with indoor-outdoor flow
- Light-filled kitchens, generous bench space
- Private outdoor areas
- Smart laundry access & thoughtful room flow

Room to live

- Some homes have wider garages and longer driveways
- Space for your tools and gear

Future focused

- Corner and bookend lots for privacy and light
- Mix of façades for beautiful, varied streetscapes
- Sustainability built in:
 - LED lighting
 - A-rated appliances
 - Natural finishes
 - Ceiling fans & clothesline
 - 2.5kw solar system on every home
 - One tree planted for every home





Your Lincoln Place journey

We've mapped out your journey with care, ensuring you feel fully supported every step of the way.



1

Visit us

Visit your preferred Lincoln Lifestyle community to tour the homes and facilities. Our New Home Advisor will be on hand to answer your questions.

2

Choose off the plan

Select from upcoming releases and design your home to suit your lifestyle with tailored colour schemes and approved upgrades. You'll have extra time to list your current home or take a holiday before moving in.

3

Place a deposit

Secure your new home with a fully refundable initial \$1500 deposit. At this stage you may wish to think about putting your existing home on the market.

or

Choose off the shelf

If you prefer to move in immediately, choose from completed homes, expertly styled with colour schemes and finishes already selected.

4

Receive your contract pack

Receive your contract documents, including the Disclosure Statement, Contract of Sale, and Residential Site Tenancy Agreement. We recommend reviewing them with your solicitor.

5

Sign & secure

After the standard 21-day cooling-off period, sign contracts and pay the contract deposit, as well as any upgrade costs.

6

Inspect & prepare

We'll walk you through your new home before you move in and make sure you're happy with every detail while we finalise the paperwork.

7

Settlement time

In the legal handover, you'll complete the final payment and home ownership officially transfers. Your new home is now yours.

8

Move-in & start living

Your new lifestyle has begun. Our dedicated Community Managers are there to help you make the most of your new lifestyle.

9

Selling your home

We'd love you to stay, but when it's time to sell, you can choose any real estate agent. You set the sale price and keep all capital gains.

FAQs

(a.k.a. the things everyone asks)



1. Do I really own my home?

Yes! You own your home outright – you just pay a simple weekly site fee for the land, access to amenities, and maintenance of the community.

2. What's the Weekly Site Fee cover?

It's one handy fortnightly direct debit that covers:

- Maintenance of shared areas (gardens, roads, clubhouse)
- Access to pools, gyms, community hall, and other facilities
- Your friendly Community manager and grounds team

You just need to budget for your own utilities – water, power, internet – nothing unexpected.

3. Can I get Government Rent Assistance?

If you're eligible, yes! Many residents receive Commonwealth Rent Assistance, which helps offset that site fee. Centrelink or Veterans' Affairs can confirm your eligibility.

4. What legal protections do I get?

You're covered under the Residential Tenancies Act (1997), which means your rights as a land lease resident are well looked after – just like renting.

5. Any sneaky fees?

No:

- No stamp duty
- No entry or exit fees

6. If I sell, do I keep the profit?

All of it. You appoint whichever agent you like, and 100% of any capital gains are yours – no catches.

7. What about guests and pets?

Absolutely. Guests? Bring them along. Pets? Small furry friends are welcome too – just register them with your Community Manager.

8. What about flood and fire?

The estate is not located in a flood risk area. Where individual lots fall within a designated Bushfire Attack Level (BAL) zone, homes are constructed to the required BAL standards to ensure appropriate protection.

9. How's rubbish, mail, maintenance handled?

Rubbish: Is collected weekly, with waste and recycling picked up on alternating weeks.

Mail: Dropped into your letterbox by the regular postie.

Home Maintenance: The beauty of our homes is that they have been designed with low maintenance in mind. Residents are responsible for the maintenance of their home and garden. Front lawns are maintained by the community management team.

10. Can I customise my home?

We offer a range of homes and provide a variety of upgrades and colour schemes for you to choose from. And once you're in, internal changes are allowed within guidelines – just keep external colour or structural changes consistent to protect your investment.

Still have questions?

No worries – we're always happy to chat. Give us a call, book a visit, or drop by for a cuppa. We'll walk you through it all, no pressure, no jargon – just straight answers from real people.



A friendly face each day

Picture leafy streets where neighbours wave hello and friendships grow over the garden fence.

This is the kind of community where you can be as social, or as quiet as you like, but there's always something going on if you feel like joining in.

It's a community where you truly belong.

Our onsite Community Manager is your own local expert, organiser and storyteller, on hand to help you make the most of your new lifestyle. They already have the best knowledge of nearby hotspots, delicacies and day trips. Inside the community gates, they're arranging social activities to fill up your calendar.



It's your time to live life well

Book a visit, discover
your new home.

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