

Live life well



**Lincoln
Lifestyle**
Huntly

Live life well at Lincoln Lifestyle Huntly



Ready to embrace a new lifestyle?

Lincoln Lifestyle Huntly is a masterplanned over-50s community just minutes from Bendigo. Here you'll enjoy the best of country living and city convenience in a welcoming neighbourhood you'll love to call home.

Proudly created by Lincoln Place

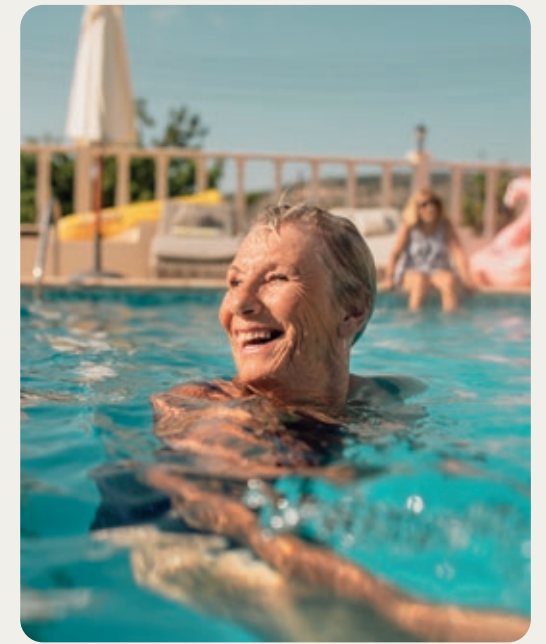


More than 3,000 Australians call a Lincoln Place community home.

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



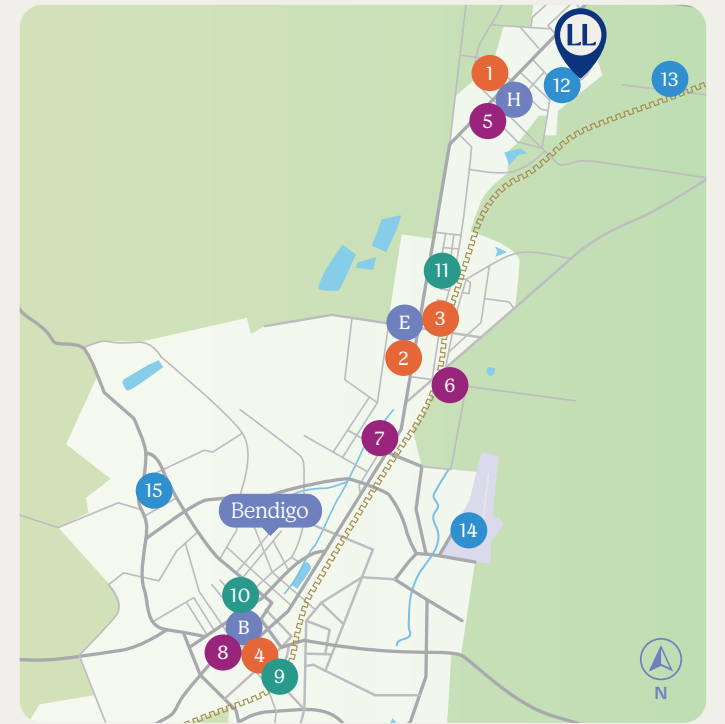
Eligible homeowners may access Commonwealth Rental Assistance

Discover the heritage charm of Bendigo



Perfectly placed.

Fall in love with the country charm of Huntly, a picturesque suburb offering the perfect blend of peaceful living and city convenience in the heart of Greater Bendigo.



Town Centres

- H Huntly, 2km (3mins)
- E Epsom, 7km (8mins)
- B Bendigo, 15km (19mins)

Retail

- 1 IGA Huntly, 3km (4mins)
- 2 Bunnings Epsom, 8km (9mins)
- 3 Epsom Village Shops, 8km (9mins)
- 4 Bendigo CBD retail zone, 14km (19mins)

Lifestyle

- 5 Huntly Hotel, 2km (3mins)
- 6 Bendigo Golf Club, 9km (11mins)
- 7 Bendigo Botanic Gardens, 10km (12mins)
- 8 Bendigo Art Gallery, 15km (20mins)

Health and Medical

- 9 Chemist Warehouse, 15km (20mins)
- 10 Bendigo Health Hospital, 13km (19mins)
- 11 Bendigo Medical - Epsom Clinic, 7km (8 min)

Transport

- 12 Windmill St/Waratah Rd (bus stop), 240m (1min)
- 13 Huntly Railway Station, 2.3km (6mins)
- 14 Bendigo Airport, 13km (17mins)
- 15 Bendigo Coachlines, 14km (17mins)

Country charm. City convenience



Discover a celebrated culinary scene, local vineyards and great shopping just a short drive from Bendigo. Your new life at Huntly is everywhere you want to be.

Close by you'll find Bendigo, a gold rush boom town rich in heritage, ornate architecture and lively annual events. Known as Victoria's Top Tourism Town, you'll love discovering its cafes, foodie hotspots, hidden beer gardens and local boutiques.

What's more, Bendigo has been officially recognised by the UNESCO Creative Cities Network as a City of Gastronomy since 2019, and serves up a delectable calendar of foodie events each year.

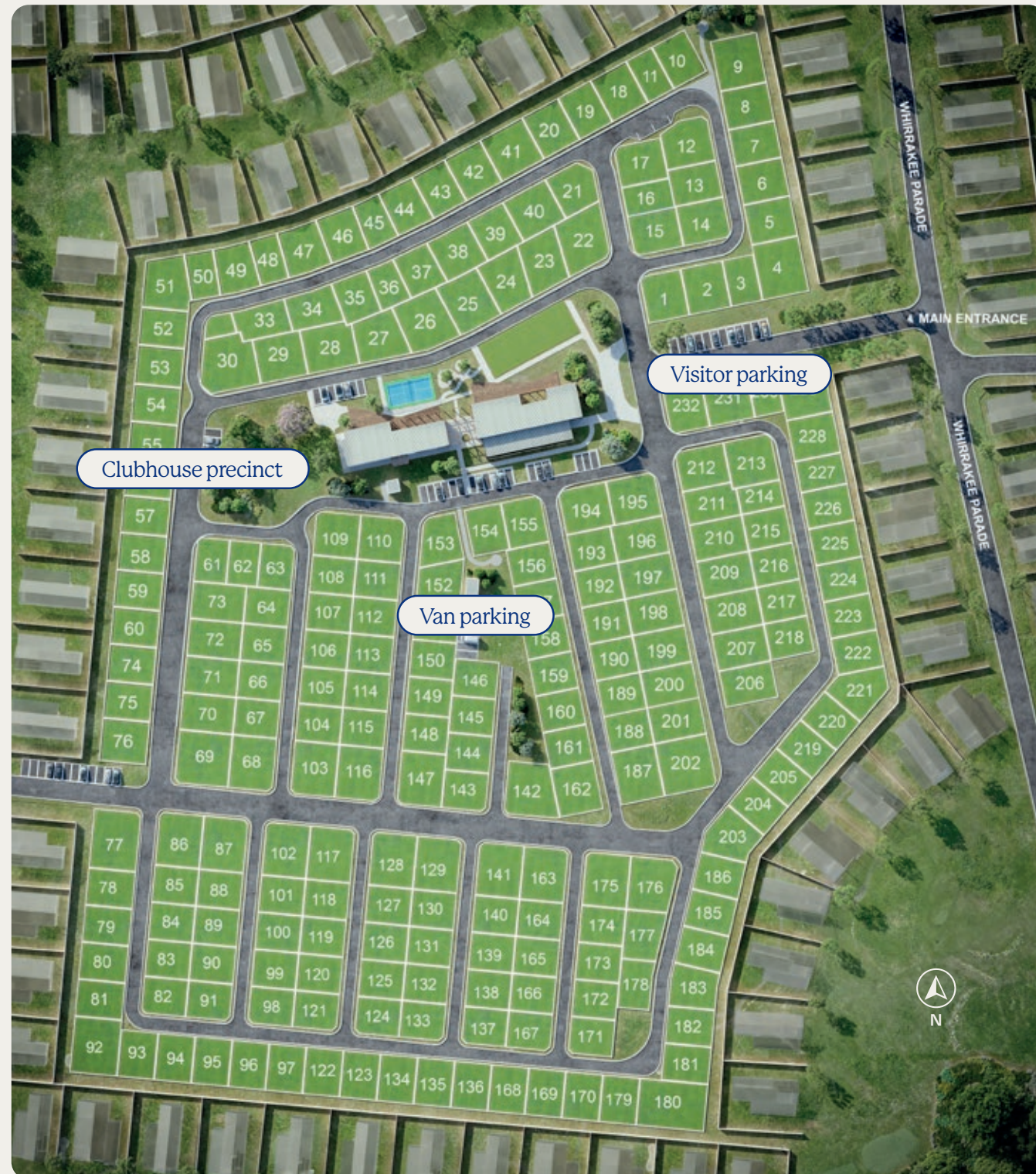
Whether you step out a brisk morning walk, enjoy a leisurely cycle or enjoy a picnic in the park with friends, Huntly boasts plenty of green open spaces to entice you outdoors.

When you want to go exploring, there are great rail and bus connections, as well as easy access to Melbourne's CBD. Bendigo Airport offers multiple daily flights to Sydney and Melbourne, while Bendigo Base Hospital is close by.



Bendigo Tramways

Designed to thrive



The masterplan is being 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.



At Huntly, you'll enjoy a lifestyle that perfectly blends rural tranquillity with city convenience. From the homes and clubhouse that feature native plantings reminiscent of the surrounding bush, to the preservation of mature trees and open green spaces, the unique beauty of the countryside is embraced in every detail.

Everything is crafted to be easy, social and low maintenance so you can get more from life - whether it's a relaxing bushwalk, a dip in the sparkling pool, a lively game of pickleball or toasting with friends at happy hour in the clubhouse.

Built-in wellbeing

Wellness centre with indoor pool and Gymnasium (future)
Bowling green and pickleball court

Places to connect

Future clubhouse and residents' lounge
Kitchen, bar and dining areas
Theatre
BBQ pavillion

Everyday needs

Community garden
Caravan storage
Secure gated access
Community Manager



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.



Come and join the fun. Stay active in the gym, take a dip in the pool or test your skills on the bowls green. There's always something happening in your warm and friendly neighbourhood.

Find your natural rhythm. Curl up with a book in the library, grow some veggies in the community garden or enjoy a movie with friends in the cosy theatre.

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



Clubhouse and Wellness Centre

- | | | |
|---------------------------|---------------------------|--------------------------------|
| 1 Theatre | 5 Games room | 9 Gymnasium (future) |
| 2 Alfresco dining and BBQ | 6 Lounge | 10 Indoor heated swimming pool |
| 3 Library | 7 Dining room | 11 Pickleball court |
| 4 Craft room | 8 Community kitchen & bar | 12 Bowling green |



Wellness centre



Heated indoor pool and spa



Wellness centre alfresco seating



Pickleball court



Inclusions

- Secure, gated community access
- 90-day post-move-in maintenance check
- 12-month appliance warranty
- 6-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 Huntly, enjoy a six-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.

A-rated appliances

Generous storage

Indoor-outdoor flow

Natural finishes



LED lighting

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
- Insulated for year-round comfort

Designed for you

- Right-sized layouts – 2 bed and 2 bed + study options
- Open-plan living with indoor–outdoor flow
- Light-filled kitchens, generous bench space
- Smart laundry access & thoughtful room flow

Room to live

- Plenty of storage and some homes with private alfresco areas

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
 - 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 14-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 (VIC), 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 an area determined to be liable to flooding and is not in an area where a bushfire attack level has been specified in a planning scheme.

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

Rubbish: Weekly general waste, fortnightly recycling.

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.

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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lincolnplace.com.au

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