

Lifestyle Communities[®]



 St Leonards – The Shores

Your new way to live starts here

At Lifestyle Communities® we think the best way to live is with more time for yourself, more freedom to choose, and more of your kind of people around you. Which is why we've spent over 22 years helping downsizers swap maintenance for exactly that. For us, it's never just about the house. It's about everything that opens up once the keys are in your hand.



Welcome to Lifestyle Communities® St Leonards – The Shores

Think less retirement village, more “why didn’t I do this sooner?” St Leonards is a hidden gem tucked away on the Bellarine Peninsula. Just 90 minutes from Melbourne, Lifestyle Communities® St Leonards – The Shores is about low-maintenance homes, people who get you and spaces made for living, not just looking at.

You’ll find neighbours who become mates and more ways to spend your time than there are hours in the day.

Mowing the lawn is replaced with morning walks to the beach, fixing gutters gives way to long lunches in town, and when you travel you can lock up and leave any worries behind.

Work a little if you’d like, wander the world if you prefer, or simply stay close and enjoy the every day; a coffee, a laugh, or a catch up the lasts longer than you planned. With low-maintenance homes and a friendly community of like-minded people, you’ll have the freedom to make every day feel like a holiday.



Elevate your everyday at the Clubhouse

The Clubhouse is the heartbeat of your community. It's a place that feels like a natural extension of your own home and life, with spaces to relax, catch up, or try something new, all just a short stroll from your front door.

Catch a film in the deluxe cinema (no need to argue over the remote), challenge a friend in the well-equipped games room, or swap recipes in the community kitchen while something sizzles on the BBQ. Pull up a chair in the cosy lounge for a quiet chat or join the crowd when the mood strikes.

At The Shores, downsizing doesn't mean doing less, it means enjoying more. More time, more friends, more moments that make you glad you made the move.

It's no surprise that up to half of our new homeowners come through word of mouth. Because once people experience the warmth, laughter and connection here, they can't help but share it.



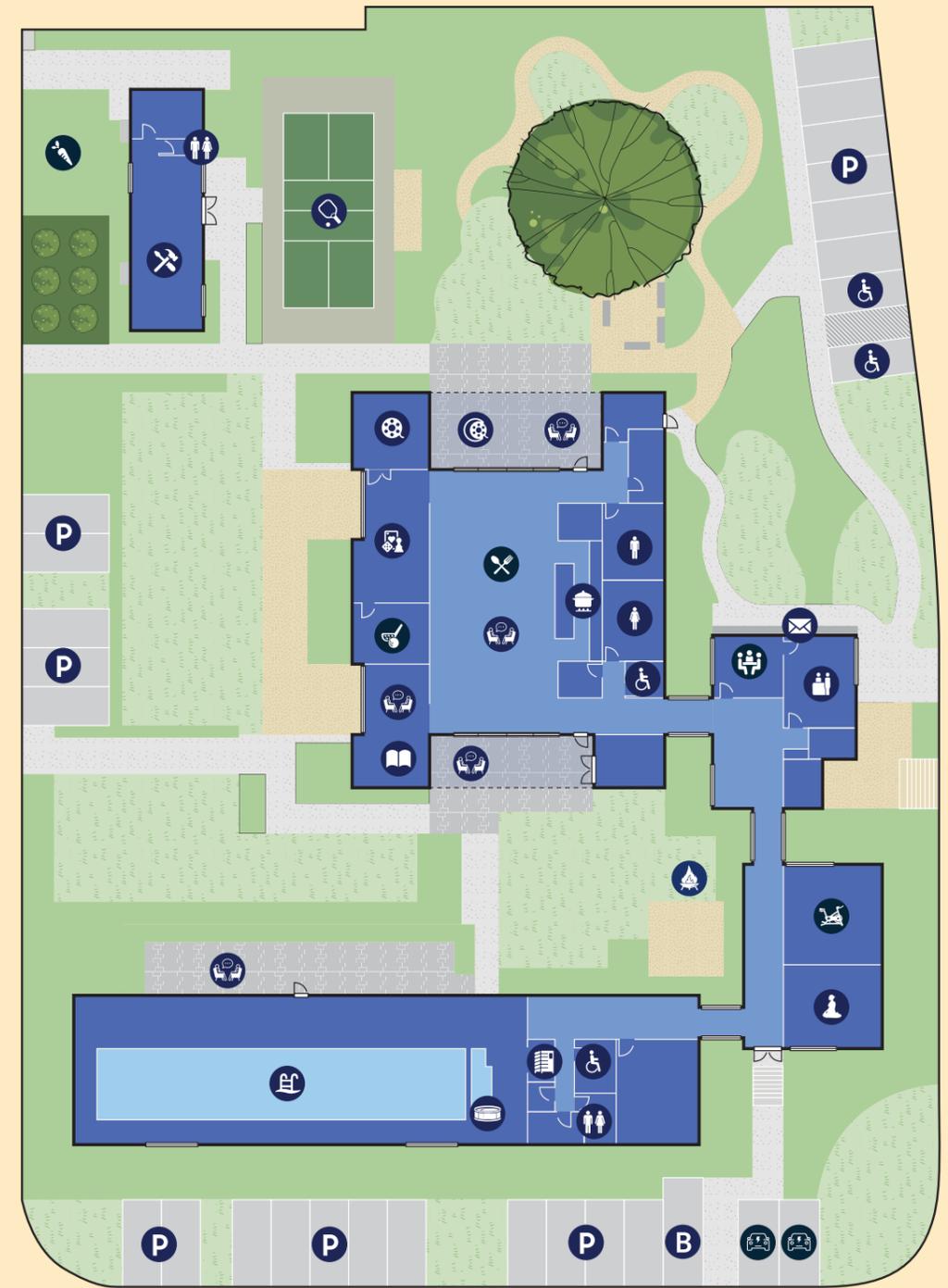
Your wellbeing sanctuary

You'll find everything you need in the Clubhouse to take care of your health and wellbeing. You'll have it all at your fingertips, whether you are training for a marathon or preventing the grandkids lapping you. For now!

Start your morning with a swim, recharge with reformer pilates, or work up a sweat with state-of-the-art gym equipment. And when it's time to relax, the spa and infrared sauna make it easy to switch off and recharge.

Call it self-care, call it future-proofing. Enjoying the health and wellness hub, is a great way to live.





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| Makers Studio | Community Dining | Golf Simulator | Bus Parking |
| Pickleball | Community Kitchen | Lounge Area | Accessibility facilities |
| Vegetable Garden | Male Amenities | Sauna | Library |
| Visitor Parking | Female Amenities | 25m Heated Pool | Mail |
| Firepit | Meeting/
Sales Room | Lifestyle Electric Car
Parking and Charging | Spa |
| Games Area | Pilates Studio | Gym | |
| Indoor Cinema | Outdoor Cinema | Office Area | |

Made for real life

Your home is made for more than just looking good – it's made for living well. It's a place to relax, share good times with friends, and enjoy the freedom downsizing brings.

Since 2008, we've partnered with Todd Devine Homes to create houses that balance smart design with lasting quality. Every detail is considered, from layouts that make life easier to finishes that spark pride every time you walk through the door.

Inside, you'll find light-filled spaces, kitchens that sit at the heart of the home, and plenty of room to relax or entertain. With modern bathrooms, flexible bedroom options and seamless indoor-outdoor living, you'll have a home that feels just right for you.



St Leonards: coastal living at its best

Once a well-kept secret, St Leonards is now a favourite on the Bellarine – and for good reason. Just minutes from Queenscliff and Indented Head, this seaside town combines small-town charm with all the essentials close at hand.

Start the day with coffee at a local café, grab fresh seafood at the St Leonards Hotel, or wander along the shoreline.

With boutique shops, cosy cafés, restaurants and bay views that never get old, it's the kind of place where everyday life feels like a holiday.

Nature lovers are spoiled too, with Edwards Point Wildlife Reserve and Lake Reserve just around the corner – perfect for walking, birdwatching, or simply soaking up the fresh air.



Land your perfect spot

Whether you want street appeal, a quiet pocket, or to be close to the Clubhouse, there's a perfect site to suit.



- **Grange Lot**
12.65m wide x 18.0m long
- **Grange Corner Lot**
13.5m wide x 18.0m long
- **Yarra Lot**
10.0m wide x 18.0m long
- **Deluxe Lot**
13.65m wide x 18.0m long
- **Specific Spots Lot**
11.65m wide x 11.9m or 12.3 long
- **Specific Spots Lot**
12.3m wide x 11.9m or 12.55 long
- **Premium Lot**
14.65m wide x 18.0m long
- **Premium Corner Lot**
15.0m wide x 18.0m long
- **Display homes**
- **Customisation Hub**

Powered for the future

At St Leonards – The Shores and across all our communities, we're switching to all electric, renewable energy. That means lower bills, smaller footprints and homes designed to run smarter.

The power of community

Every home is part of a community solar and battery microgrid, helping cut energy bills by up to 30 percent while protecting the environment.

Cooking made easy

Cooking is a breeze with an electric oven and sleek induction cooktop. Instant heat, precise control and up to 70 percent more efficient than gas.

Get smart

Turn your home into a smart home with simple automation. Control lighting, heating and cooling with a voice command or a tap on your phone. (Because who hasn't wanted to turn the lights off without getting out of bed?)

Keep cool (and warm) and carry on

Electric split systems and ducted options keep things cool in summer and cosy in winter.

Efficient water that's hot to trot.

A Chromagen electric heat pump uses up to 65 percent less energy than conventional systems, so you can feel good about every shower. Even the long ones.

Clever transport. Smart living.

Enjoy sustainable travel with the smart Volvo C40 or one the community's electric bikes.

Stay connected

High speed fibre internet comes standard, so streaming, scrolling or working from home all runs fast and smooth.

Less hassle, lower bills, more comfort. Sounds like a great way to live.



People are our purpose

For more than 22 years, Lifestyle Communities® has been focused on one thing: creating upsized lives for modern downsizers.

Today, more than 5,800 homeowners are part of our communities. They feel supported, connected and proud to call Lifestyle Communities® home, and continue to recommend us to their friends in consistently high numbers. Which says more than we ever could.

If this sounds like a great way to live, maybe it's time to make Lifestyle living yours.



Homeowners from Lifestyle Communities®
St Leonards – The Shores enjoying the new
Clubhouse library

The Art of Home



 1300 50 55 60

 lifestyle communities

Lifestyle
Communities®

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