



SALTWOOD  
LAKE MUNMORAH

Welcome  
to over 55s  
lifestyle  
living at  
Saltwood



A new way of living.

HOMETOWN AUSTRALIA  
COMMUNITIES

## The Location



# The perfect place to call home

Saltwood invites you to experience a new standard of over 55 living. Perfectly positioned between Lake Munmorah and Lake Macquarie, Saltwood is a boutique community blending serene natural surrounds with beautifully crafted new homes and contemporary amenities for those seeking an active yet effortlessly sophisticated lifestyle.





Lake Munmorah

Lake Munmorah Walking Path

Munmorah United Bowling Club

Lake Munmorah Doctors Surgery

Lake Munmorah Shopping Centre

Lake Munmorah Doctors Surgery



#### Ideally Located

- » Lake Munmorah Doctors Surgery
- » Lake Munmorah Shopping Centre
- » Wyong Hospital
- » Newcastle CBD

#### Natural Surrounds

- » Lake Munmorah
- » Lake Macquarie
- » Munmorah State Conservation Area

#### Connectivity

- » Pacific Highway
- » Public Transport
- » Newcastle Airport

CAVES BEACH 15mins

NEWCASTLE CBD 50mins

HUNTER VALLEY 2hrs



# Peaceful lakeside living made easy

Enjoy a tranquil lakeside lifestyle where every day feels effortless. With cafés, shops and medical services just moments from home, you will love the convenience at your doorstep. Explore the natural beauty of Lake Munmorah with scenic walking paths, abundant birdlife and pristine nearby beaches. Staying connected is simple — the lively Central Coast is only 40 minutes away, Newcastle CBD just 50 minutes, and Sydney an easy 1.5 hour drive. Experience effortless living with the freedom to enjoy your days.





# Master-planned for modern lakeside living

## Legend

- 1 Community Clubhouse
- 2 BBQ Area
- 3 Gym & Sauna
- 4 Manager's Office
- 5 Pool & Spa
- 6 Visitor Parking
- Display Homes

## Stages

- Stage 1
- Stage 2
- Stage 3
- Stage 4



The Lifestyle

# Life at your own pace

Saltwood makes it easy to create a lifestyle that's suits you! Wake up to fresh coastal breezes and spend your days enjoying everything this location has to offer. Whether it's exploring the natural beauty of nearby lakes and beaches, making new friends in a vibrant community, or simply embracing a low-maintenance way of living, Saltwood is a place to feel at home.





\*Artist's impression

## The Lifestyle

# Everything you need and more:



**Clubhouse**  
Connect with neighbours, enjoy a book or movie



**Pool & Spa**  
Swim laps in the pool, relax in the spa



**Wellness**  
Unwind in the sauna



**Pet Friendly**  
A pet friendly community (some rules apply)



**Gym**  
Keep physically active



**BBQ Area**  
For all residents to share

The Homes

# Find your dream home

Hometown Australia is renowned for beautifully crafted homes designed to elevate your lifestyle. Purpose built for over 55s, each home offers low maintenance, modern living so you can devote more time on the moments that truly matter. Thoughtfully designed interiors feature quality appliances and finishes, entertainer style kitchens, seamless indoor-outdoor living spaces, luxurious master suites and welcoming guest rooms. Every home blends comfort, style and practicality, creating the perfect foundation for your next chapter.



\*Artist's impression

Saltwood Lake Munmorah

HOMETOWN AUSTRALIA  
COMMUNITIES



Architecturally  
designed,  
*stylishly*  
appointed

\*Indicative imagery only

The Homes

# A living environment that works for you

Downsizing is more than moving – its embracing change and new possibilities.

Architecturally designed to embrace the natural surroundings, every home offers a seamless indoor–outdoor flow, with open plan living and dining areas that extend to a spacious alfresco. Entertainer’s kitchens with quality appliances, stylish master suites and refined finishes throughout create a sense of everyday luxury.

With flexible floorplans perfect for hosting family and friends, low maintenance living and the freedom to lock up and leave whenever you choose, Saltwood gives you the space, comfort and independence to live life on your terms.



\*Images are indicative only

# Hometown Australia are experts in creating vibrant over 50s\* communities.

With more than 15,000 homeowners across 65+ communities, Hometown Australia creates vibrant lifestyle communities where you can enjoy an independent way of living, stay active with quality amenities, build lasting social connections, and embrace lifestyle-rich locations – all without the premium price tag.

You can find our communities throughout Australia, with each location handpicked for its natural surroundings or urban conveniences.

Hometown Australia's land lease living communities provide true value for money, without the high entry and exit fees often associated with other retirement living options.

Choose from the range of quality new or pre-loved homes, carefully designed to suit your needs and your budget. Hometown Australia's active, amenity rich communities are waiting to welcome you into an exciting new way of living!

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

A new way of living.

**HOMETOWN AUSTRALIA**  
COMMUNITIES

# The Hometown Australia Difference

Whether you're looking for a simpler lifestyle, to downsize from your family home, seeking financial freedom, or a stronger sense of community – Hometown Australia offers the perfect place to call home.

We are dedicated to enhancing our homeowner's quality of life through:

- Lifestyle rich locations from iconic beaches to vibrant country towns - there is a Hometown Australia community in your dream location.
- Affordable homes designed for a low maintenance lifestyle without compromising on space or quality.
- Resort-style amenities that support an active lifestyle.
- A welcoming community spirit with social activities and events.
- Professional management and service.
- Financial structure with no stamp duty, exit fees, and you retain capital gain.

A new way of living.

# 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

With Hometown Land Lease living you won't have to pay council fees.



## Retain capital gains

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



## 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.

# *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 available during set business hours and via appointment. In case of an emergency, there is also an after hours emergency call service to a Hometown Australia representative. Each community varies differently, speak with our sales representative to learn more about the community you are interested in.

## **Are there exit or deferred management fees?**

There are no exit or deferred management fees at Hometown Australia.

## **Do I retain all capital gains when I sell my home?**

Yes, 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.

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

# *Frequently Asked Questions*

## **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.

## **Are there any other fees?**

In addition to site fees you are responsible to pay for your own electricity, water usage, 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 generally a 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.

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

# *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?**

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.

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

# Discover our over 55s lifestyle community

## **Saltwood - Lake Munmorah**

205 Elizabeth Bay Drive  
Lake Munmorah NSW 2259

[hometownaustralia.com.au](http://hometownaustralia.com.au)  
[saltwoodsales@hometownaustralia.com.au](mailto:saltwoodsales@hometownaustralia.com.au)  
(02) 4319 8032