



GLENFERN
THRUMSTER

Welcome
to over 50s
lifestyle
living at
Glenfern



A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

The Location

Find a sense of sanctuary

Set amid expanses of green open space, Glenfern is a lifestyle community designed to elevate your over 50s living experience.

Nestled between the country and the sea

Located in the welcoming surroundings of Thrumster, just 10 minutes from the thriving city of Port Macquarie, Glenfern offers a host of exceptional lifestyle amenities, a warm, friendly atmosphere and convenient access to all that the glorious Mid North Coast has to offer.



The Location

A relaxed rural ambience

Designed to respect its semi-rural surroundings, this master-planned community affords the luxury of space and serenity.

Nestled among beautifully landscaped grounds and adjoining dedicated natural bushland, you'll enjoy a sense of connection and an active, engaged lifestyle, with world-famous beaches to the east and the Hastings River to the west.





Effortless accessibility:

- » With the Pacific Highway just minutes away, you'll enjoy easy access to major cities and towns both north and south

Connectivity:

- » 1km to Sovereign Place Town Centre
- » 10 minutes drive to Port Macquarie Airport
- » 12 minutes drive to main beaches



Just waiting to be explored

Port Macquarie's wonderful attractions make life a pleasure, with everything you desire within easy reach.

From its magical coastline, waterways and countless leisure opportunities to major retailers, hospitals and a fabulous foodie and cultural scene, the Port Macquarie region has it all.

Swim, surf or take a leisurely stroll along one of the region's breathtaking beaches, from Town Beach to Flynns Beach, or enjoy boating and fishing on the picturesque Hastings River and Lake Innes, loved for their scenic natural beauty. Play a round of golf on nearby courses, walk local trails or sample culinary delights at renowned restaurants, farmers markets, vineyards and breweries.





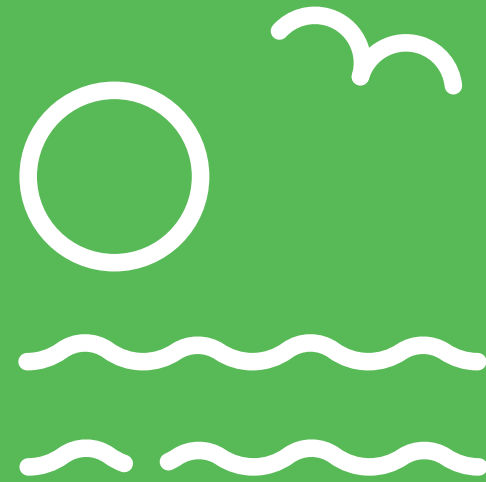
The Lifestyle

Resort living at its finest

With so many fabulous on-site amenities to enjoy, you're spoiled for choice. Get active and try your hand at lawn bowls or pickleball, swim your daily laps in the 25m pool, work out in the gym & wellness centre or unwind in the spa. Catch a movie in the cinema, grab your morning coffee from the café or meet friends and family for lunch at the Sports Bar & Grill.

Get involved in social activities in the clubhouse, settle into the library with a good book or tinker in the workshop. Take the community bus on outings and shopping trips or take your furry friend for a walk in the off-leash dog area.

Enjoy a convenient lock-and-leave lifestyle and when you're home you can park your caravan in the dedicated area, just waiting for the next adventure.





The Lifestyle

Everything you need and more:



Retreat to the glorious gardens



Swim laps in the pool, relax in the spa



Dine at the Sports Bar & Grill or café



Bowl, get active and socialise



Connect with neighbours at social activities



Get active with an outdoor game



Your pets are as welcome as you are



Space to store your boat or caravan

The Homes

Architecturally designed, stylishly appointed

Designed by Hometown's architects to create flexibility and choice, Glenfern homes feature high quality inclusions and finishes. They've been thoughtfully designed and positioned to maximise their natural northerly aspects and cooling breezes. In addition to a range of single-level homes, a two-storey design captures views over soothing green open spaces. These two-level homes have been created for effortless accessibility, enjoying level access from the street and lift access from the ground floor to the master bedroom.



The Homes

Your dream living environment

Each Glenfern home contains two bedrooms including a large master suite with a walk-in robe, along with a study/multi-purpose room to use as your lifestyle requires.

Living spaces flow seamlessly to a covered alfresco dining area and low-maintenance garden where you can soak up the sun or plant a veggie garden. Perfectly planned kitchens incorporate a butler's pantry and central island for easy entertaining.

Raked ceilings and highlight windows enhance the sense of space and light, harnessing northerly sunshine. Along with double garages, wide driveways provide additional parking space for you and your guests. Nothing has been overlooked in the creation of the perfect living environment.



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.

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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

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, 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 50s lifestyle community

Glenfern - Thrumster

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Call (02) 7255 2900