



LUMORA

MERRIFIELD

Welcome  
to over 55s  
lifestyle  
living at  
Lumora



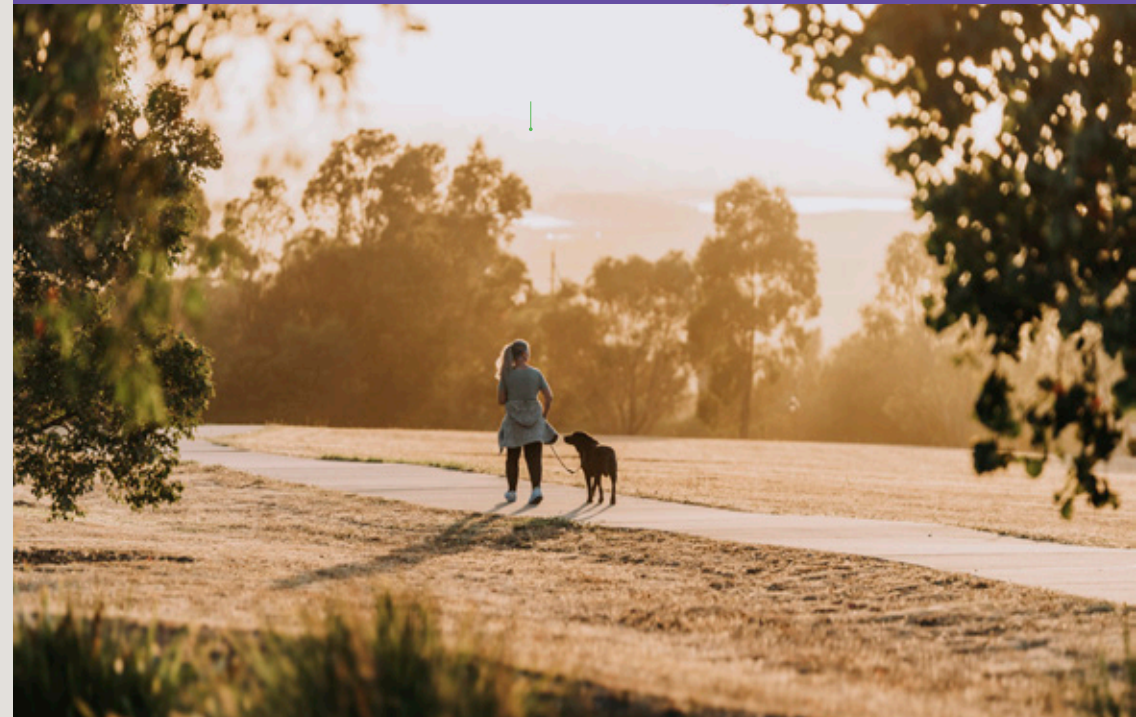
A new way of living.

HOMETOWN AUSTRALIA  
COMMUNITIES

## The Location

# Make lighter city living yours at Lumora, Merrifield

Enjoy all the benefits of lighter city living at the Lumora over 55s lifestyle community. Located in North Melbourne's fastest-growing new city, Merrifield, residents can enjoy a sophisticated lifestyle where city living becomes effortless, balanced and connected. Lumora offers a host of exceptional amenities and a range of affordable modern homes in a boutique community setting.





LUMORA

MERRIFIELD

#### **Ideally Located**

- » Craigieburn Central
- » Merrifield City
- » Northern Hospital Epping

#### **Natural Surrounds**

- » Mount Ridley
- » Grasslands Nature Reserve
- » Merrifield Recreation Reserve

#### **Connectivity**

- » Busways
- » Donnybrook Station
- » Hume Highway
- » Tullamarine Airport



# Boutique living, master-planned for ease

Lumora is a boutique master-planned community designed for connection and ease. The clubhouse, wellness spaces, and shared gardens offer places to socialise, exercise, or simply relax under the trees. With modern and affordable low-maintenance homes built for carefree living, life here feels lighter and tailored to you.





## Legend

- |   |                   |   |                      |
|---|-------------------|---|----------------------|
| 1 | BBQ Area          | 9   | Manager's Office     |
| 2 | Bowling Green     | 10  | Off Leash Dog Park   |
| 3 | Cinema            | 11  | Pickleball Court     |
| 4 | Clubhouse         | 12  | Sauna                |
| 5 | Community Garden  | 13  | Sports Bar           |
| 6 | Gym               | 14  | Visitor Parking      |
| 7 | Indoor Pool & Spa | 15  | Yoga & Wellness Room |
| 8 | Maintenance Shed  |  | Residential Sites    |



The Lifestyle

# *An unbeatable lifestyle!*

Enjoy the warmth of boutique community living with only 196 homes available at Lumora and an unrivalled over 55s lifestyle with amenities that support wellness and social connectivity. Live the life you desire in a modern, affordable home perfect for a lock and leave lifestyle.





## The Lifestyle

# Everything you need and more:



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



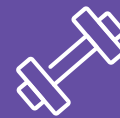
**Pool & Spa**  
Swim laps in the pool, relax in the spa



**Wellness**  
Enjoy the sauna and yoga studio



**Pickleball Court**  
Get active with an outdoor game



**Gym**  
Keep physically active



**Sports Bar**  
Dine at the Sports Bar and enjoy a social game

The Homes

# Find your dream home

Hometown Australia is known for our beautifully designed homes and quality construction. Specifically designed for over 55s looking for a low maintenance, modern home where you can spend more time on the things in life that matter. Homes are designed for the best in living with quality appliances and finishes, entertainer's kitchens, indoor-outdoor entertaining spaces, master suites, guest bedrooms, and more.



\*Artist's impression

Lumora Merrifield

HOMETOWN AUSTRALIA  
COMMUNITIES



Architecturally  
designed,  
*stylishly*  
appointed

\*Artist's impression

The Homes

# Made for *lighter living*

Homes at Lumora are designed for modern simplicity and low maintenance living. Each home features light-filled interiors, generous bedrooms, elegant bathrooms and a practical study space, all crafted for everyday convenience. Quality appliances, refined finishes and stylish master suites add a touch of everyday luxury.

With flexible floorplans, low maintenance design and the freedom to lock up and leave whenever you choose, Lumora offers the space and independence to live life your way.



Scan here to view homes available



\*Artist's impression



\*Artist's impression

# 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

## **Lumora – Merrifield**

320 English Street  
Mickleham VIC 3064

## **Sales Office**

Rosehill Boulevard  
Mickleham VIC 3064

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