



Highton

LEVANDE[®]
Retirement, living[™]



An Exceptional New Community in Highton

Levande Highton is a brand new retirement community designed to elevate the everyday. Framed by green open spaces, wellbeing focused amenities and thoughtful conveniences, it's a place where life feels easy and deliberately considered from the very beginning.

Beyond the village, Highton's leafy streets, local cafés and everyday essentials sit just moments from home, while the cultural energy of Geelong, its waterfront, dining and retail precincts, brings another layer of choice and enjoyment within easy reach.

Whether it is a relaxed drink in the clubhouse, a stroll through the gardens, an easy workout in the gym or catching up with friends and family, each space at Levande Highton has been designed to make time feel well spent and moments feel that little bit more exceptional.

Expect More from your Retirement in Geelong

Levande Highton will be delivered across a number of planned stages. Stage one opens with the central clubhouse and the first 61 villas, creating an immediate sense of community from day one.

The completed community will feature 125 villas, offering spacious two and three-bedroom layouts with single and double garage options. Each home includes its own private outdoor area, from courtyards to balconies, creating space to unwind or gather with family and friends.

Ideal for those seeking to downsize while elevating how they live, these architecturally designed homes offer generous proportions, carefully considered inclusions and low maintenance ease.



Artist's impression. Indicative only and subject to change

Retirement Living Built Around Community

At the heart of Levande Highton, the clubhouse feels like a natural extension of your home. A place to come together with friends, welcome family and make new connections along the way. Warm, light-filled interiors reflect the surrounding landscape, creating relaxed spaces where it's easy to feel comfortable, settled and at ease, whether you're dropping in for a coffee or hosting a celebration.

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|  Residents' Lounge |  Games Area |  Hair Salon |  Modern Gym |
|  Wellness Centre |  Consulting Room |  Multi Purpose Recreation Space |  Hobby / Workshop Shed |
|  Indoor Heated Pool |  Dining & Bar |  Alfresco Entertaining |  Gardens / Walking Paths |



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A Connected Location, With Everything at Your Doorstep

Located close to shops, medical services and all the essentials, Levande Highton offers the freedom to live independently, with the peace of mind that support is nearby if you need it. This is a rare opportunity to join a warm, welcoming community in one of Highton's most liveable pockets.

Nearby amenities include:

Shopping & Dining: Waurm Ponds Shopping Centre, Highton Shopping village, Aldi, food outlets on your doorstep

Health Services: Medical One Waurm Ponds, Highton Village Medical Centre, Family Doctors Highton, Residential Aged Care

Recreation & Community: Leisurelink Aquatic & Recreation Centre, Queens Park Golf Course, Highton Bowls Club, Highton Senior Citizens Club, Geelong Central Probus Club, Geelong RSL

An Exceptional Place to Retire



M1 Freeway

Queens Park Golf Course

Geelong CBD

Family Doctors Highton

Highton Bowls Club

Highton Shopping Village & Medical Centre

Residential Aged Care

South Valley Road

Aldi

Bus Stop

Food Outlets & Petrol Station

Colac Road

Waurm Ponds Shopping Centre

Medical One

Bus Stop

This aerial image is indicative only and not to scale. Locations, distances, amenity markers and surrounding features are approximate only and may change over time or differ from actual conditions. LevanDe® makes no representation or warranty as to the accuracy or completeness of the information shown.

Key

- Ceres
 - Wandana / Highland
 - Queens Park / Grantham
 - Montpellier
 - Barrabool
 - Augustine
 - Bellevue
 - Buckley
 - Glastonbury
- 01 Park
 - 02 Hobby / Workshop Shed
 - 03 Clubhouse
 - 04 Multi Purpose Recreation Space



Contemporary Villas Designed for Real Life

Eleven Architecturally Considered Designs: seven unique villa layouts plus four thoughtfully crafted options that follow the natural shape of the land. All homes deliver single level living, filled with natural light and flat street access with no internal or external stairs.

Choice of Sizes and Configurations: two and three bedroom villas with flexible layouts including single and double garages.

Designed for Light and Space: minimum 2650mm ceiling heights throughout living, dining and bedrooms. Well oriented designs with excellent access to natural light.

Generous Built-In Storage: pantry, linen cupboard and broom storage.

Optional Study Areas: ideal for hobbies, work or quiet retreat.

Private Outdoor Spaces: balconies or alfresco areas depending on villa type.

Energy Efficient Design: built to an average 7-star NatHERS energy rating, helping improve comfort and reduce heating and cooling needs.

Water Smart Living: rainwater harvesting for landscaping irrigation and toilet flushing (except to villas Queens Park, Grantham, Wandana and Highland).



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Levande Does That

Retirement living frees you from the day-to-day demands of home ownership. No more mowing lawns, organising repairs, worrying about security or managing everything on your own. With support available for health and wellbeing, inviting shared spaces and a ready-made social community, you can focus on what matters most: enjoying your retirement, your way.

Low maintenance

Lock up and leave

Accessible support services, when needed

24/7 Emergency call system

Combined with...

Simple contract options

Six Month Change of Mind Guarantee*

No stamp duty

Six Month Change of Mind Guarantee*

We want you to feel at home. If you don't, our Six Month Change of Mind Guarantee* means you can leave and receive your ingoing payment returned in full, no questions asked.

*For more information on our Six-Month Change of Mind Guarantee, visit <https://www.levande.com.au/six-month-change-of-mind-guarantee/>.





Everyday Exceptional™

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Welcome to **Everyday Exceptional™**

Register your interest today

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