



BANKSIA WATERS

TWEED HEADS

Welcome
to over 50s
lifestyle
living at
Banksia
Waters



A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

The Location

Fun and active coastal living

Perfectly positioned on 110 acres, Banksia Waters is the perfect place to start your next chapter.

With stunning surrounds and its very own lake, Banksia Waters offers carefree community living with an active social calendar and sought-after coastal beauty.





Ideally located:

- » Gold Coast
- » Tweed City Shopping Centre & Tweed Mall
- » Tweed Valley Hospital
- » Coolangatta & Tweed Heads Golf Club

Natural surrounds:

- » Coolangatta Beach
- » Wollumbin National Park (Mount Warning)
- » Currumbin Wildlife Sanctuary

Connectivity:

- » Gold Coast Airport
- » Ballina Byron Gateway Airport
- » M1 Pacific Highway

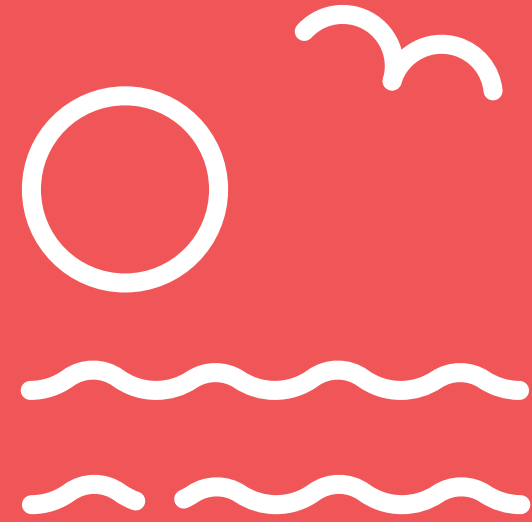


The Lifestyle

A friendly community with great neighbours

Wake up to the sound of birds and start your day with a morning stroll amongst landscaped gardens. Catch-up the latest bestseller from the well-stocked library before joining the active theatre club in the afternoon.

Grab your friends and enjoy a fun pre-dinner game of snooker. There's always something to do onsite or get out on the community bus and explore the many shops, restaurants and natural beauty in the area.





The Lifestyle

Everything you need:



Swim a few laps
and stay active



Work up a sweat,
get healthy and
stay active



Stroll in the
well-maintained
gardens



Connect with
residents at social
activities



Entertain in the
outdoor barbie
facilities



Work your
green thumb



Get lost in
a good book



Daily bus service to
major suburbs and
shopping centres

The Homes

Homes designed for living

Get everything you need and more from one of our pre-loved homes. Hometown pre-loved homes are available across all our locations and in a range of prices and styles to suit you. With new stock arriving all the time, you'll be impressed with what's on offer.

We have premium homes that are as good as new, and pre-loved homes ready to be enjoyed. Visit our website or get in touch with our friendly team.



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.

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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.

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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 during business hours. In case of an emergency, there is also a 24-hour emergency call service to a Hometown Australia representative.

Are there exit or deferred management fees?

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

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. have home insurance.

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

Frequently asked questions

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.

Frequently asked questions

How do I sell my home?

Your choice. You can sell it yourself, with a real estate agent, or we can sell it for you.

Can I bequeath my home?

Yes, because you own your own home it becomes part of your estate. Your beneficiaries can sell it or if they choose, live in it, provided they meet our community criteria.

Are singles welcome?

Absolutely. Our communities are welcoming and designed for social interaction. We encourage everyone, including singles, to make new friends and discover new interests.

Why choose a Hometown community for over 50s*?

This is the lifestyle you've been working towards all your life. Enjoy the freedom of Land Lease living by purchasing a quality home and leasing the land. You'll have the extra savings to do everything you've dreamt of as part of a secure, active community in a great location. Hometown really is the appealing new way of living.

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

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Discover our over 50s lifestyle community

Banksia Waters - Tweed Heads

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