

Life

by Hometown Australia



**Simpler, Smarter,
Still Melbourne**

Explore all that Lumora in Merrifield has to offer!



A Taste of Glenfern

Sunshine, smiles and a sense of community



Ready, Set, Bowl!

The State of Origin Bowling competition is off to a bowling good start

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

Joint Managing Directors Message



Kevin Tucker



Stuart Strong

Welcome to the Winter edition of Life by Hometown Australia 2026. In this edition we take a look at the affordable new homes recently launched at Saltwood Lake Munmorah, learn how Glenfern served sunshine, stalls and a taste of resort-style living at their inaugural Market Day Event, and discover how residents have been keeping socially engaged through Pub Games, art classes and more!

It has been a big start to the first half of the year with a range of affordable, quality, and modern homes launched across many of the communities. Hometown Australia remains focused on delivering affordable, high quality homes, thoughtfully designed for now and later years of life, for Australians over 50 to live in comfort with connection and peace of mind. Recently, a range of new, affordable homes have been released at Saltwood Lake Munmorah. With homes starting from \$630,000 residents can enjoy a peaceful lakeside lifestyle in a boutique community with a thriving social calendar - all without the elusive price point.

Along with affordable homes is the Hometown Australia difference - creating supportive communities with a neighbourhood feel. With a range of quality amenities, vibrant social calendars, and the freedom of independent living, it is clear why so many over 50s are choosing a Hometown Australia community.

Lastly, in this edition we take a look at how residents have been keeping busy across clubhouse openings, creating a sense of belonging through Seniors Week, forming social connections and discovering new creative skills in art classes to the competitive cheers from the Pub Games competition and camaraderie at the State of Origin Bowling competition State Finals.

We hope you enjoy this edition of *Life* by Hometown Australia.

Kind regards,

Kevin Tucker *Stuart Strong*

Kevin Tucker & Stuart Strong
Joint Managing Directors



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LUMORA



Simpler, Smarter, Still Melbourne!

If you're researching affordable downsizing options without leaving Melbourne, then look no further than Hometown Australia's newest community in Greater Melbourne - Lumora over 55s lifestyle community.

Currently under development in Greater Melbourne's fastest-growing new city, Merrifield in Mickleham, Lumora is designed for city living to feel effortless, balanced and connected. Merrifield is a new development transforming into a suburb that will be a thriving hub filled with coffee shops, retail, health and medical essentials, and easy links to transport including access to Hume highway and nearby train stations.

Lumora offers an exceptional way of living for over 55s - whether you are retired, working, or somewhere in between - the community offers a range of premium amenities encouraging an active and socially connected lifestyle. Hit the pickleball court, swim laps in the indoor heated pool, or find a new passion in the creative studio. Enjoy the friendly neighbourhood feel with catch ups in the clubhouse and afternoon drinks on



Magnolia



The Magnolia is a modern design featuring a gourmet kitchen with plenty of space to entertain with versatile living areas, alfresco, and guest bedroom. Enjoy the best of downsizing with a master suite with built-in robe and ensuite, guest bathroom, study, secure single garage, and landscaped gardens.

the outdoor alfresco, take in a movie in the cinema - making new friends later in life has never been easier!

A collection of stylish, affordable and well-appointed homes will be available for purchase from mid 2026 with designs including stunning master bedrooms complete with walk-in robes and ensuite, modern kitchens with quality appliances, open-plan living, and alfresco areas for entertaining. Enjoy flexible living with a guest bedroom, multipurpose room, and separate bathroom for hosting family and friends.

With affordability at the forefront of mind, the land lease model provides the opportunity to enjoy owning a high-quality, purpose built home whilst leasing the land. For downsizers and retirees, this can free up capital for travel and hobbies - all while remaining in Greater Melbourne.

Lumora offers a future-focused choice as a brand new community in an up and coming suburb, designed for living at your own pace. If you are looking to simplify without compromise, Lumora is where comfort, community, and opportunity come together.

To learn more about Lumora visit the website [here](#).



Chasing the Sun to Chain Valley Bay

With endless blue waters in sight, stunning natural surroundings and a relaxed way of living, many retirees are chasing the sun to Chain Valley Bay in New South Wales! A quiet yet vibrant suburb on the Central Coast, Chain Valley Bay is located just a short drive to Sydney and Newcastle for an enjoyable, low-stress, active lifestyle in retirement years.

Enjoy your morning coffee whilst walking along the shores of the pristine Frazer

beach or discover the glorious scenic walking paths around Lake Munmorah. With its close connection to Lake Macquarie and easy access to shops and medical services, enjoy the convenience of everything you need nearby. Explore the Hometown Australia communities in the area making it possible to own your own home in a vibrant community in a sought-after location.



Lakeside

Perfectly positioned on the shores of Lake Macquarie, Lakeside is a boutique community with a range of amenities and a lively social calendar. Invite friends and family for a BBQ and dip in the pool, take a stroll through the beautiful gardens or enjoy a cup of coffee admiring the lakefront views from your garden.



Teraglin Lakeshore

Wake up to lakeside living made for your next chapter. Teraglin is a friendly waterfront community blending genuine connection and a range of amenities for an active and socially connected lifestyle - think pool days, friendly competition, shared laughter and full social calendars. Life here is active when you want it, relaxed when you don't, and always effortlessly enjoyable.



Valhalla

Wake to birdsong and easy mornings at Valhalla, where life is social, secure and carefree. Enjoy lawn bowls, croquet, veggie gardening or time in the men's shed, then explore lake walks, beach days or group outings on the community bus. Here, every day is yours - active, relaxed, or perfectly in-between.



Beachside Bliss Meets Resort Living at Oasis

Step into a lifestyle that feels like a permanent holiday at Oasis Redhead over 50s lifestyle community where beachside living meets everyday convenience. With a brand-new stage of homes now available, there's never been a better time to secure your place in this truly rare location.

"Set just moments from the sand, Oasis offers something few communities can, a resort-style



"Set just moments from the sand, Oasis offers something few communities can, a resort-style lifestyle right in the heart of the city."

Catherine Booker, Sales Manager at Oasis Redhead

lifestyle right in the heart of the city," said Catherine Booker, Sales Manager at Oasis Redhead. Residents enjoy easy access to major medical facilities, Charlestown and Kotara shopping centres, cafés and public transport - all while living beside stunning coastal dunes.

Choose from six beautiful home designs, with the ever-popular Harbour and Nine Mile designs leading the way. Homes are thoughtfully created for effortless living with the Harbour and Nine Mile both featuring large multi-purpose rooms, sun-filled interiors and

alfresco areas designed for year-round enjoyment. "Every home includes operable awnings on all alfresco spaces, giving you comfort, shade and flexibility no matter the season," said Catherine.

Oasis Redhead offers a lifestyle that's relaxed, connected and truly special with resort-style amenities in a location that blends nature with urban conveniences. Currently under construction, the resident amenities include a clubhouse, gym, sauna, outdoor pool and spa. Enjoy a sense of wellbeing with the activity lawn, alfresco deck, picnic area, library, cinema and plenty of spaces to take your four-legged friend for a walk!

Catherine's advice for buyers is simple, "opportunities like this don't come around often. It's incredibly rare to find high quality, move-in-ready homes with resort-style amenities that are close to major hospitals, shopping, and everyday services."

To learn more contact Catherine Booker, Sales Manager, on (02) 4949 7217 or email OasisSales@hometownaustralia.com.au today.





Your Coastal Dream at Saltwood

Welcome to Saltwood, where over-55s living gets a fresh, coastal twist on the Central Coast of NSW.

Perfectly placed between Lake Munmorah and Lake Macquarie, this boutique community blends natural beauty with low-maintenance living, stylish new homes and exciting amenities. From lakeside adventures to laid-back days with friends, Saltwood makes every day feel like a holiday.

Saltwood is a boutique community designed for modern lakeside living. The community is both gated and pet-friendly and features resort-style resident amenities. I'm certain that Saltwood will be the most sought-after community in the local area" said John Adams, Sales Manager at Saltwood.

Stage One homes have just launched with six beautifully crafted home designs released to market. From light-filled spaces, open-plan layouts with striking raked ceilings, dreamy master suites and plenty of room for relaxed gatherings with family and friends -every detail is designed for effortless comfort.

"The homes are designed for low-maintenance living. Priced from \$630,000, all homes offer double garages with internal access, two bedrooms and a study area. I anticipate that stage one will be sold out very soon," John added.



Palms



Designed for effortless entertaining, the Palms invites you to host with ease in its spacious kitchen appointed with quality appliances, overlooking bright open-plan living and dining spaces enhanced by beautiful, raked ceilings.



Mackenzie



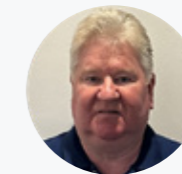
The Mackenzie brings together contemporary style, comfort, and effortless living to create a refined haven perfectly suited to over-55s living.



With premium amenities including a clubhouse, swimming pool, entertainment deck and a gym and wellness centre amenities due to be complete by the end of 2026 - life at Saltwood is set to feel like a holiday every day.

"With just 58 homes to be built, anyone who is interested in living at Saltwood should inspect now to avoid disappointment," concluded John.

To learn more about Saltwood and book a tour today visit the website [here](#) or contact the team at SaltwoodSales@hometownaustralia.com.au.



"I'm certain that Saltwood will be the most sought-after community in the local area"

John Adams, Sales Manager at Saltwood



A Taste of Glenfern Living

Sunshine, smiles and a real sense of community set the scene for Glenfern's very first Market Day held in Thrumster, New South Wales.

With live local entertainment, tasty treats and resident-run stalls, guests enjoyed a true taste of life at Glenfern. Sales Manager Catherine Snook said the day offered the perfect chance to explore the homes, meet residents and experience the vibrant community spirit firsthand.



"We received some wonderful feedback from attendees saying it was the best open home event they have been to!" shared Catherine. With final homes at Glenfern now entering the market, Catherine shared some words of wisdom to those who are looking. "My advice is that now is the time before it is too late!" said Catherine.

Amongst the final launch of homes is the stunning Figtree design encapsulating style, sophistication and effortless living at the amazing price point from \$630,000. Think touches of luxury with a modern kitchen with quality appliances and walk-in pantry, open plan living and dining flowing onto a covered alfresco, and master with walk-in robe and stylishly appointed ensuite. "The Figtree is perfect if you enjoy hosting family and friends with a guest bedroom, powder room and multi-purpose room allowing for flexible living," said Catherine.



"We received some wonderful feedback from attendees saying it was the best open home event they have been to!"

Catherine Snook, Sales Manager at Glenfern

If you're seeking a relaxed, private lifestyle set amongst nature the Glenfern over 50s may be for you. Located in Thrumster, a 10-minute drive from Port Macquarie, residents enjoy a range of resort-style amenities including a modern clubhouse, pool & spa, gymnasium, and bowling green, along with a thriving social calendar filled with morning teas, art classes, and walking groups - making it easy to form new friendships in your next chapter of life.

To book a tour contact Catherine Snook, Sales Manager on (02) 9055 6850 or email GlenfernSales@hometownaustralia.com.au.



Fig Tree | \$630,000



- Modern kitchen
- Quality appliances
- Alfresco
- Master with BIR and ensuite
- Guest bedroom



Horizon



- Modern kitchen
- Quality appliances
- Alfresco
- Master with BIR and ensuite
- Guest bedroom

State of Origin Bowling Competition



The Hometown Australia State of Origin Bowling competition 2026 is well underway with residents recently taking part in the State Finals to determine who will represent New South Wales and Queensland in the Grand Final event, being held at the Laurieton community on the mid north coast of New South Wales on Saturday, 13 June 2026.

Residents across the New South Wales and Queensland communities came together to play in the preliminary rounds and qualifying rounds in April, with winners proceeding to the State Finals held in late May.

"We had a fantastic turnout at our NSW State of Origin State Final event held in Port Stephens NSW. Spectators from several of our competing communities lined the green and it was wonderful to see so many friendly faces returning from previous years, along with plenty of new players and supporters joining us for the first time. The atmosphere was buzzing and the spirit of community was on full display," said Liesl Dawson, Hometown Australia NSW Area Manager - Hunter Region.

Similarly at the QLD State of Original State Final event held at Green Wattle in



Queensland, "The matches were tight and a great watch. Everyone enjoyed coming together at the lunchtime sausage sizzle to recount the morning's play" said Jamie Brown, Hometown Australia Asset Manager – Queensland Region.

Hosted by the Laurieton community, the Grand Final event is set to be a big day filled with friendly competition, comradeship and laughs! Grand finalists will battle it out across men's pairs, women's pairs and mixed pairs to take out the title of Hometown Australia State of Origin Winners.

Good luck to all residents taking part! We look forward to sharing the winners with you in the next edition of the magazine.

Thank you to the State of Origin Bowling 2026 Competition Sponsor:

MHIA – Land Lease Insurance Specialist



State of Origin Finals Players



Glenfern Art Classes Bring Residents Together

Every Monday, the Glenfern clubhouse comes alive with creativity, conversation, and connection as residents gather for the popular Glenfern Art Classes. What began as a small social activity has grown into a much-loved weekly program that is helping residents build friendships, confidence and a stronger sense of community.

Facilitated by talented local resident artists and supported by a professional art tutor, the classes provide a welcoming and inclusive environment where residents of all skill levels can explore

different artistic techniques, express themselves creatively and build confidence along the way.

Local resident Judith Daniels established the art classes at Glenfern after recognising the positive impact creative activities could have on residents' wellbeing and social connection. Judith and her husband, Paul, have lived at Glenfern for two and a half years and say the community quickly became home.

"We wanted to be part of a boutique community with like-minded people," Judith said. "We're so

pleased we moved here. We love being part of the community and truly feel at home here."

More than just an art program, the weekly sessions have become an important part of social connection within the Glenfern community. Residents are encouraged to share their experiences, support one another and enjoy the sense of belonging that comes from creating together.

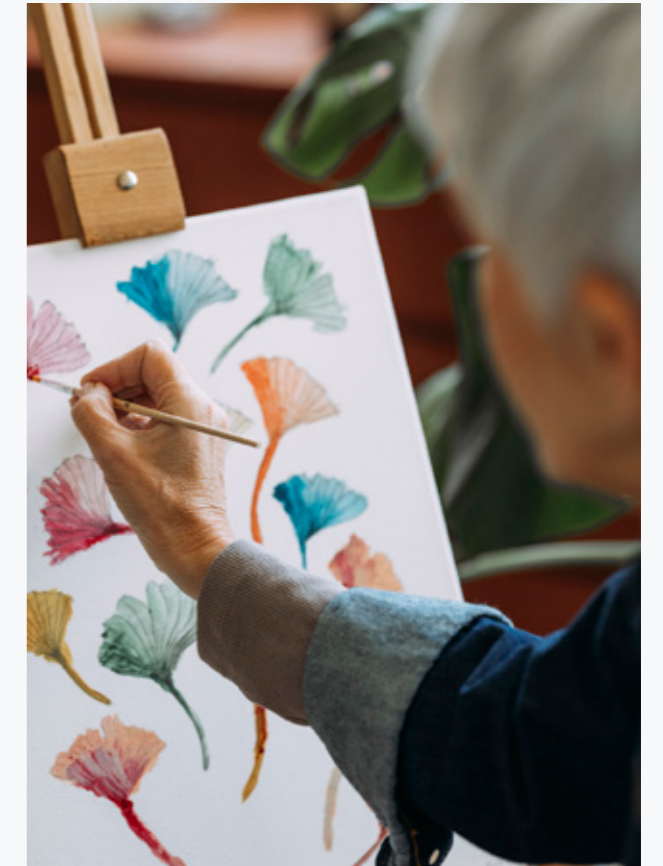
Judith said the number of participants continues to grow, with 11 residents now attending the weekly art and craft sessions. "There's so much talent within the group, and the residents find the classes both therapeutic and fun," she said.

Throughout the year, participants can experiment with a variety of artistic styles and mediums, helping them discover new interests while developing valuable creative skills.

"I've been painting for many years and hope to one day have enough artworks to host an exhibition," Judith said. "I can't tell you how much I love seeing others enjoying themselves and being creative."

"I can't tell you how much I love seeing others enjoying themselves and being creative."

Judith, resident at Glenfern



Residents say the classes provide more than just artistic development — they also create opportunities for meaningful connection, conversation and shared experiences. Many participants look forward to the sessions each week as a chance to socialise, relax and enjoy spending time with fellow residents.

The program continues to have a positive impact on many residents, fostering friendships, encouraging self-expression and creating opportunities for meaningful community engagement.

What's Been Happening Around the Communities



A Grand Opening with a Splash, Serve and Swing at Seachange

The Seachange Wellness Centre officially opened at the beginning of March with 150 residents enjoying a sunny, warm opening event celebration!

Live music, speeches, and food set the tone, while resident-led aqua aerobics, pickleball and bowls showcased all that the clubhouse has to offer. "It was a very well organised day with excellent food, great conversation and a genuine glimpse into how the amenities will be utilised by residents," said Kevin Rogers, Community Manager at Seachange in South Australia.

The vibrant new Wellness Centre has sparked strong excitement and sets a new benchmark for community living. "We look forward to hosting many events and creating long lasting memories in the clubhouse," concluded Kevin.



Six Little Swans, One Big Welcome at Banksia Waters

Banksia Waters in the Tweed continues to live up to its reputation as a land of natural wonders, with a very special new arrival to the community lake.

Recently, Tweed Valley Wildlife Carers reached out with a heart-warming request to rehome six juvenile swans currently in care at Currumbin Wildlife Sanctuary.

The answer was a delighted yes. Within hours, six fluffy cygnets, eight weeks old and full of curiosity, made their grand entrance, instantly charming residents. To capture the magic, talented local bird photographer and Banksia Waters resident, John, was on hand beautifully documenting the moment.

Thanks to John's generous permission, these stunning images now showcase yet another unforgettable Banksia Waters story.

Laurieton Celebrates Seniors in Style!

The Laurieton community in New South Wales, was buzzing with energy during Seniors Week 2026, thanks to a fantastic three-day Seniors Expo hosted by the incredible community Social Club. Held in the community clubhouse over three days in March, the event kicked off with an opening by MP Robert Dwyer, followed by a delicious 'Healthy Meals & Tastings' session.

Residents enjoyed informative talks on wellbeing, travel, aged care and community services, balanced perfectly with live music, bush poetry, choirs and a show-stopping concert finale. With food trucks, coffee, ice-cream and warm hospitality throughout, it was a joyful celebration of connection, learning and fun.

A big thanks to the Social Club, especially Di Gornall, for making it unforgettable!





Let the Pub Games Begin!

The Hometown Australia annual Pub Games returned to interested communities this year filled with competition days including darts and trivia! Let's take a look at how communities embraced Pub Games in 2026.



Game On at the Teraglin Pub Games!

Pub Games brought big laughs and friendly competition to Teraglin, hosted over three fantastic nights. With darts, pool and trivia in full swing, the clubhouse buzzed with energy, great food and teamwork. This year's pool and darts competition once again saw strong entries across all three categories. "It was fantastic to see some of the ladies step up again this year and have a go, adding to the friendly competition and great atmosphere of the night," said Amanda Maybin, Community Manager at Teraglin. This year marked the

fourth annual Chain Valley Bay Trivia Night, held at the Teraglin community clubhouse! Once again, a wonderful turnout with nine teams competing from Teraglin and Valhalla. The night was filled with plenty of laughs, fun facts, and great community spirit. "We enjoyed a wonderful couple of evenings at this year's Pub Games, made even better by the fantastic turnout and enthusiasm from everyone involved. A big thank you to all who participated and helped make the event such a success," said Amanda.



Ironbark's Pub Games Hit the Mark

March brought friendly rivalry to the Ironbark community with darts, pool and trivia lighting up the community for the annual Pub Games. Residents came together across darts, pool and trivia with cheers echoing through the games room and community hall as players competed! "Residents at Ironbark thoroughly enjoyed this

year's Pub Games and even those who weren't playing but coming along to show their support," said Suzanne Cooper, Community Manager at Ironbark. Congratulations to the 2026 Ironbark Champions Kevin (Spike), Norma, Danny & Jan, Roy H, and our trivia stars The Golden Oldies!

Game Faces On, Smiles All Round at Grevillea Waters

Residents at Grevillea Waters joined in the fun with two weeks of fierce but friendly competition in this year's Pub Games. Darts and pool battles led to a trivia showdown with six teams chasing glory. Sausages sizzled, trophies were handed out, and laughter filled the room.

"This year's Pub Games was such a hit it has residents already counting down to the next year's competition!"

Tashara Reddy, Community Manager at Grevillea Waters.





Begin living your retirement dream at the boutique Parkside over-55s community, offering resort-style amenities, affordable modern homes, and a relaxed coastal lifestyle in Yamba - Parkside is designed for you.

67 Parkside | Sandpiper
\$720,000



Discover a new way of living in the contemporary and beautifully appointed 33 Sandpiper. Featuring a generous chef's kitchen and beautiful open-plan living and dining spaces flowing onto the alfresco deck - enjoy the Yamba weather all year round. Retreat to the master suite with its oversized walk-in robe and modern ensuite. A guest bedroom, second bathroom, versatile multi-purpose room and double garage provide the flexibility and low-maintenance lifestyle perfect for your next chapter.

- Chef's kitchen
- Open plan living and dining
- Oversized master with walk-in robe and ensuite
- Alfresco
- Double garage



24 Parkside | Coral
\$720,000



The Coral oozes sophistication with touches of luxury featured throughout the design. Cook up a storm in the chef's kitchen complete with quality appliances and ample storage. Relax in the master suite featuring a walk-in robe and ensuite. Host guests in the second bedroom with separate bathroom and enjoy the flexibility of space with a multi-purpose room, internal laundry, and double garage.

- Chefs' kitchen
- Master with WIR and ensuite
- Guest bedroom and MPR
- Outdoor alfresco
- Double garage



Who We Are

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!



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

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



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.




REFER A FRIEND
\$500
EFTPOS GIFTCARD

Start referring now for your chance to receive a \$500 EFTPOS gift card*

Refer a friend or family member who is not in our database, fill out your details and return your completed form to your nearest sales consultant.

If they successfully purchase a **new or pre loved home** you will be rewarded with an EFTPOS gift card valued up to \$500*.

www.hometownaustralia.com.au

*Termsandconditionsapply, www.hometownaustralia.com.au/referafriend

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