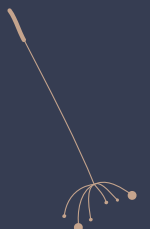


# TALLOWOOD



# WELCOME HOME

Tallowood is a beautiful new address that connects and flows with the environment to provide a carefree immersion into a healthy, active lifestyle all year round.

Combined with the diversity of facilities and the convenience of walkability at your doorstep, the natural environment plays a leading role in enjoying the beauty and peace of your surroundings.







# WELCOME TO TALLOWOOD

Tallowood has been created for you to enjoy the most out of your home, your lifestyle and your community. It is a place where residents can stay actively engaged with natural spaces, whilst living in a stylish and welcoming community. Tallowood is a place you will be proud to call home.

Discover how Tallowood exemplifies a choice of architectural home designs that seamlessly engage the natural beauty of both its rural landscape and the Port Stephens Region. This new and dynamic community provides an intimate village feel with traditional community values.



# THE TALLOWOOD LIFESTYLE DIFFERENCE

Tallowood is an exclusive address for residents. With a lifestyle centred around community atmosphere where the opportunity for learning and discovery are abundant, and plenty of space to create an active lifestyle.

Our residents enjoy a connection with their families, neighbours and the outdoors.

- ✧ Tallowood offers a variety of living options to suit an array of lifestyles and budgets.
- ✧ Architecturally designed homes created to maximise space, natural light and comfort all year round.
- ✧ Homes are finished to a high quality, so there is nothing more to spend.
- ✧ Walkway links connect you to the rest of the community.
- ✧ A community where you get to know your neighbours and feel like you belong.
- ✧ Walking distance to Woolworths, Coles, cafes and speciality stores.
- ✧ Set in the heart of the Medowie community.
- ✧ Award winning Country Club including wellness centre, gym, games bar and much more.





▲ SPORTS COMPLEX

▲ SHOPPING CENTRE

FOR SALE

FUTURE RELEASES

NOW SELLING

FUTURE RELEASES

- A** COUNTRY CLUB
- B** WELLNESS CENTRE
- C** SHADED BOWLING GREEN
- D** BBQ AREA
- E** OUTDOOR POOL
- F** TENNIS COURT
- G** WORKSHOP/AMENITIES
- H** FIREPIT
- I** COUNTRY CLUB LAKE
- J** WALKING TRACK
- K** VISITOR CAR PARKING
- L** RV PARKING - TANDEM
- M** MAINTENANCE SHED
- N** SECURITY GATE
- O** DOG RUN

SHOPPING CENTRE	850M
MEDICAL CENTRE	850M
STOCKTON BEACH	25 KM
AIRPORT	12 KM
SALAMANDER BAY	33 KM
NEWCASTLE CBD	39 KM

Render is an artist impression only. Landscaping indicative only, subject to change.

# MASTERPLAN

TALLOWOOD BY VIVACITY

TALLOWOOD A BEAUTIFUL NEW ADDRESS





# THE COUNTRY CLUB

Tallowood Country Club has something special for everyone. Each space has been meticulously designed exclusively for the residents to enjoy a comprehensive range of facilities.

Relax and embrace indoor and outdoor luxuriously appointed spaces to accommodate social gatherings, activities, dancing or relaxing by the pool.

The Country Club provides you with the opportunity to do and learn something new every day of the year, simply relax whilst enjoying the benefits of living at Tallowood.

# OUR FACILITIES

	WELLNESS CENTRE
	20M HEATED INDOOR POOL
	GYM WITH PNEUMATIC TECHNOLOGY FOR SAFER RESISTANCE TRAINING
	SAUNA
	LIBRARY
	MULTIPURPOSE ROOM
	GAMES ROOM
	CONSULTING ROOMS
	COMMERCIAL KITCHEN
	STATE OF ART CINEMA ROOM
	BAR
	OUTDOOR POOL
	BBQ FACILITIES
	BOWLING GREEN
	MEN'S SHED / WORKSHOP
	CARAVAN / RV / BOAT STORAGE*
	CUSTOM BUILT FIRE PIT
	DINING & LOUNGE AREAS OVERLOOKING PRISTINE ENVIRONMENTAL ZONES
	OFF LEASH DOG AREAS
	GATED COMMUNITY
	COUNTRY CLUB WITH FIREPLACE
	PRIVATE DINING
	FUNCTION ROOM
	TENNIS COURT
	PICKET BALL COURT
	22+ ACRES OF PRIVATE PARK AND BUSHLAND

\*Spaces are limited



# THE HOMES

Tallowood offers you architecturally designed high calibre homes, featuring generous living spaces and a choice of garage size to suit your lifestyle.

Finished with premium inclusions and delivered ready to move in, these homes ensure an immediate start to enjoying your new home and lifestyle.

Some of our premium inclusions are:

- ✧ Rainwater tanks
- ✧ Solar panels
- ✧ Backyard fully fenced

\*All inclusions supplied to standard.





# CHOOSING THE RIGHT HOME FOR YOU

One size does not fit all. And, because every situation is unique, choosing the right home for you should be personalised as well. At Tallowood we understand that the process of moving can be overwhelming and sometimes stressful.

That's why we have a dedicated and caring team to guide and advise you on choosing the right home and help you through the entire journey of moving into your new home.


Throughout this process, we get to know your needs and wants to provide you with a personalised set of choices based on your ideal home and lifestyle preferences.





# BENEFITS OF LAND LEASE LIVING


Choosing to live in a land lease community opens many opportunities to live a wonderful lifestyle, free of stress and full of benefits.

- 

Save money for the things you want

Free up capital to spend on the things you want when you buy a home in our community. You won't pay stamp duty or council rates, deferred fees, management fees, entry or exit fees.
- 

Capital gains are yours to keep

If you decide to sell your home, the capital gains of the sale are 100% yours to keep.
- 

Safety and security is paramount

Always enjoy peace of mind whether you are at home or abroad with our gated community that provides excellent security for you and your loved ones. In this community, there are always neighbours there to look out for you.
- 

Low maintenance living

Our homes are designed for comfort and enjoyment so you can spend your time doing the things you truly love.

- 

Ready to move-in homes

Tallowood offers brand new homes with all the premium inclusions you need so there's no more to spend – just move in and enjoy your new home.
- 

Resort-style living all year round

Our community provide an award winning country club with luxurious and comfortable facilities for residents to enjoy all day, every day at your doorstep.
- 

Social and active lifestyle

With a full calendar of activities and social gatherings, you can participate as little or as much as you want, knowing that you always have someone there to share a cup of tea and have a good time.
- 

Pet-friendly

For many, bringing the furry family members is a deal-breaker when choosing a retirement community. Fortunately, Tallowood welcomes pets at its community as part of the family.





# HOW TO BUY

We understand that the process of buying a new home can be daunting. We have simplified the steps of purchasing your brand new home at our communities and are committed to helping you along this journey.

## ✧ Get to know us

Come and have a chat with one of our friendly consultants. Here you will get to know everything about the community, the facilities, the wonderful lifestyle and the homes. Our personalised service allows you to ask as many questions as you want and take the first step into the home buying journey. This will help you understand what you are looking for.

## ✧ Assess the options

Shop around, and research other suitable options. Do a comparison in terms of pricing, offering and service. Research the developer. It is important that you feel at home, safe and in a happy environment surrounded by people that truly care about the community and the residents.

## ✧ Secure your location

Arrange an appointment with our consultant. At this stage you can secure the location and the home design that

suits your lifestyle and budget. When securing your home, a holding deposit of \$1,500 is required to reserve the location of your home.

## ✧ Contract signing

We will go through the contract with you and answer any questions you may have. When you are satisfied a further \$1,500 is payable upon signing.

From here we can provide you with guidance and advice about selling your current home. If desired we can also help you throughout the selling process.

## ✧ Customisation

This is the stage where you can choose the interior and exterior colours of your home. Our team will explain your chosen floorplan and any customisations available in detail with you.

## ✧ Pre-settlement

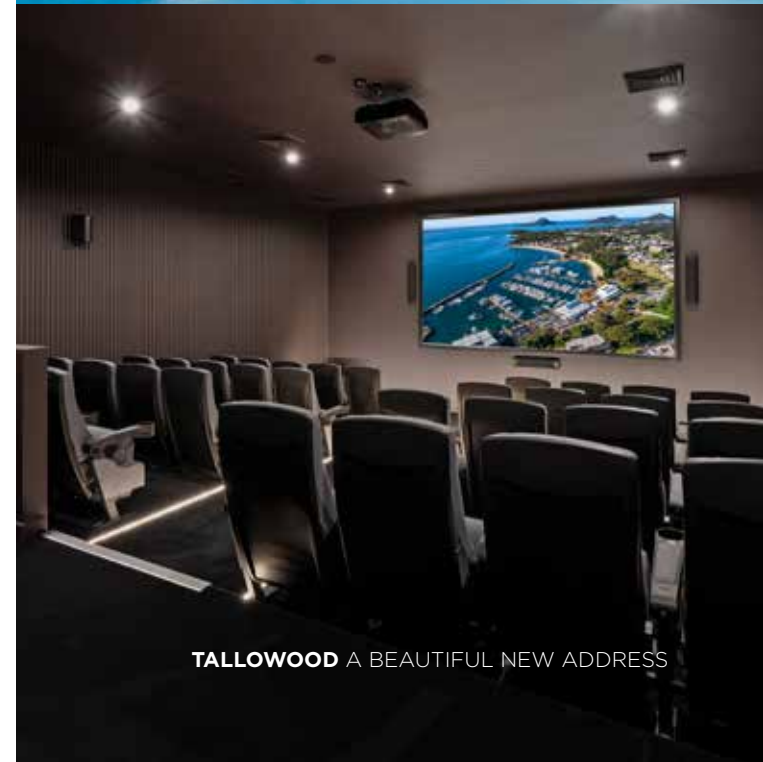
This is an exciting time as your home is nearing completion and almost ready to move into. During this time your community manager and consultant will walk you through the house where you will have the opportunity to check that everything is in place. We will also give you information about the moving date and recommend a removalist to look after

## ✧ Settle and move in

Your home is now ready. At this stage you pay the settlement and take full ownership of your new home. We will assist you and provide you with as much help as we can during the moving process. We will be there to welcome you into your new community.

## ✧ Welcome Night

By now you have settled in and started enjoying your new home. The Welcome Night is an event held regularly and is a great opportunity to get to know your neighbours and learn about all of the activities and social gatherings at the community.





# FREQUENTLY ASKED QUESTIONS

## Do I own my home?

Yes. The land lease model allows purchasers to own their homes 100% at an affordable price point. This gives you the convenience to free up more of your savings.

## Am I entitled to the Government Rent Assistance?

If you are on a pension with benefits from Veterans Affairs or Centrelink the Rent Assistance applies on your site fees. It all depends on your financial circumstances. To find out more information on your eligibility please visit:

[www.humanservices.gov.au/rentassistance](http://www.humanservices.gov.au/rentassistance)

## How much are the site fees?

If you are entitled to Rent Assistance the weekly site cost will be reduced according to your financial situation.

For more information about the calculation of on-site fees, please visit:

[www.landleaseliving.com](http://www.landleaseliving.com)

## Do I have to pay a corporate deferred management fee, entry or exit fees?

No. Under the land lease model, you don't pay any extra fees unlike the traditional retirement living model.

## How secure is my tenure?

The tenure of your site is very secure at Tallowood. We operate under the Residential (Land Lease) Communities Act 2013, NSW. This legislation seeks to promote fair trade practices by operators by improving the governance of residential communities.

Find out more <https://www.legislation.nsw.gov.au/#/view/act/2013/97>

## What does my site fees cover?

Your weekly fee includes the lease of your land as well a variety of costs related to operating and maintaining the estate of the community and the use of the facilities. This includes Council rates, Public liability insurance, common area maintenance and landscaping, access to the facilities such as the Country Club, indoor and outdoor pools, gym, cinema, etc.



## Do I have to pay stamp duty?

No. You don't pay stamp duty on the purchase of your home. This is one of your many savings at Tallowood.

## Are pets welcome in the community?

Yes. Pets are welcome in the community. Please follow the community guidelines about caring for your pet in the community. If your pet is over 15 kg, please seek written authorisation from your community manager.

## Who maintains the common areas and facilities?

The common areas and facilities are maintained by staff members.

## Can family or friends stay with me?

Yes. They are welcome to visit and stay with you. Please advise the community manager prior arrival as there are community guidelines around the length of stay and use of facilities.

## Do I have a builder warranty in my home?

Yes. All new homes come with builder structural warranty.

## Can I bequeath my home?

Yes. Your home is part of your estate. Your appointed beneficiaries may reside in the home if they meet the community age and entry criteria or they may simply sell the home.

## Can I make modifications to my home?

Any modifications on the outside of the home that are visible to the community need to be approved by the community manager.

## What other fees do I need to consider?

The only outgoing expenses are the use of your utilities such as gas, electricity, water, phone, internet and any insurance you have on your home & contents.

## What age do I need to be to move in?

You need to be over 50 to live at Tallowood.









# Come home to Tallowood.



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1 Magnolia Place, Medowie, NSW 2318  
0460 000 773  
sales@tallowoodresortliving.com.au  
vivacityproperty.com.au

