



STRATFORD  
GARDENS





COME HOME TO  
**STRATFORD  
GARDENS**

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All the beauty of the country and convenience of location await you at Stratford Gardens, a brand-new lifestyle living community for the over 55's, looking for an exclusive resort-style living.



PICTURE YOUR  
**BETTER LIFE**

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Incorporating the historic Stratford House and its enchanting established gardens, Stratford Gardens is nestled in the small town of Tahmoor that boasts a vibrant Town Centre shopping district, plentiful local services, and handy rail transport.

Enjoy the convenience, style and comfort of community lifestyle living with Stratford Gardens' comprehensive range of beautiful amenities and make your nest the best with a choice of architecturally designed homes that feature sustainability and high-quality inclusions throughout.

Pursue your best life in Stratford Gardens, a friendly, supportive community offering everything you need to securely live the life you desire.



## RETIRE IN STYLE TO THE COUNTRY

Living at Stratford Gardens will offer many wonderful lifestyle benefits including:

The joy of living in a safe and social community

Serene country atmosphere and ample open spaces

Historic Stratford House and its lush manicured gardens

A variety in designs based upon your lifestyle needs and budget; including diverse property sizes, finishes, and single or double garages

Close proximity, with Tahmoor Town Centre shopping district well within walking distance along with the nearby Tahmoor railway station

An easy 10-minute drive to Picton

A 5-star state-of-the-art Country Club featuring a dining room, and bar, plus games and cinema rooms

An outdoor fire pit and BBQ area

The ability to easily stay active with options including laps in the indoor swimming pool, weight & cardio sessions at the gym, walks through the gardens, or exciting matches on the bowls green

A 30-minute drive to Macarthur Square Shopping Centre in Campbelltown and Narellan Shopping Centre

Connectivity to Camden Hospital (30 minutes) and Campbelltown Hospital (40 minutes)

Wonderful day trips to the Southern Highlands and hikes in multiple local national parks including Mermaid Pool and Tahmoor Canyon

Connections into the beaches of Wollongong (30 minutes)



DISCOVER PREMIUM  
**RESORT-LIKE  
AMENITIES**

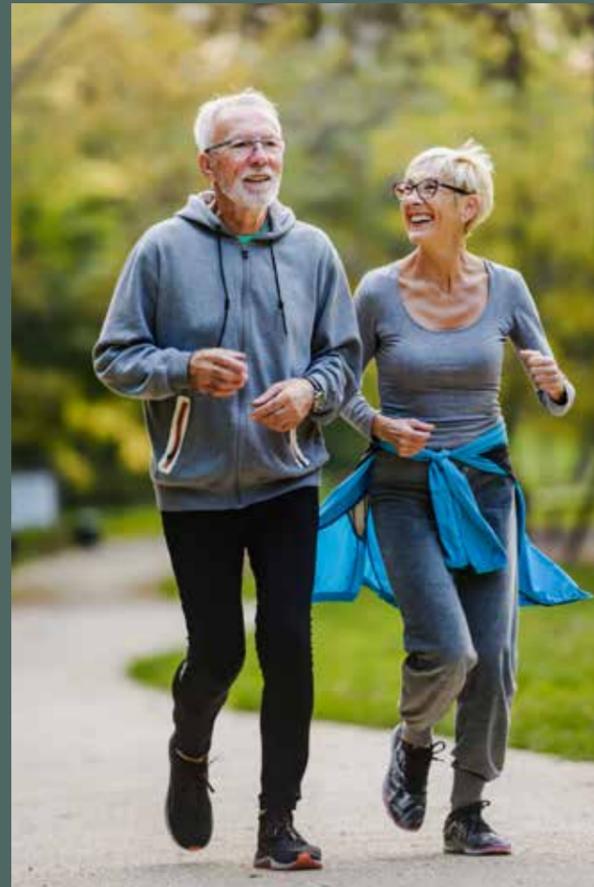
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Led by the state-of-the-art hub for the community, the 5-star Country Club will feature a dining room, bar, games room, library, cinema room and function room – making it the place to meet, laugh and relax. At night, enjoy a BBQ with friends, and catch up by the fire pit.



## THE IDEAL VILLAGE LIFE LOCATION

Healthcare facilities including Camden Hospital and Campbelltown Hospital are each approximately 30-40 minutes drive away. Campbelltown Hospital is currently undergoing a \$632 million upgrade, and construction of a state-of-the-art innovation health hub plus integrated cancer care centre is also underway.



Tahmoor is a small semi-rural town, just a 10-minute drive south of Picton, with the majority of residents being families and retirees. The Tahmoor Town Centre shopping district includes an Australia Post, Woolworths supermarket, chemist and other specialty stores. Additional shopping precincts to visit include Macarthur Square Shopping Centre in Campbelltown, or Narellan Shopping Centre.

Tahmoor is perfectly situated for day trips to the different towns of the Southern Highlands, where you may enjoy a long lunch with family and friends, or explore local antique stores. Closer to Stratford Gardens is the incredible Mermaid Pool and Tahmoor Canyon walks or the Thirlmere Lakes National Park is also an easy drive away. For longer road trips, to destinations such as NSW's glorious South Coast, Canberra or the Snowy Mountains, Tahmoor is just off the M31 freeway, so you'll be on your way in no time!

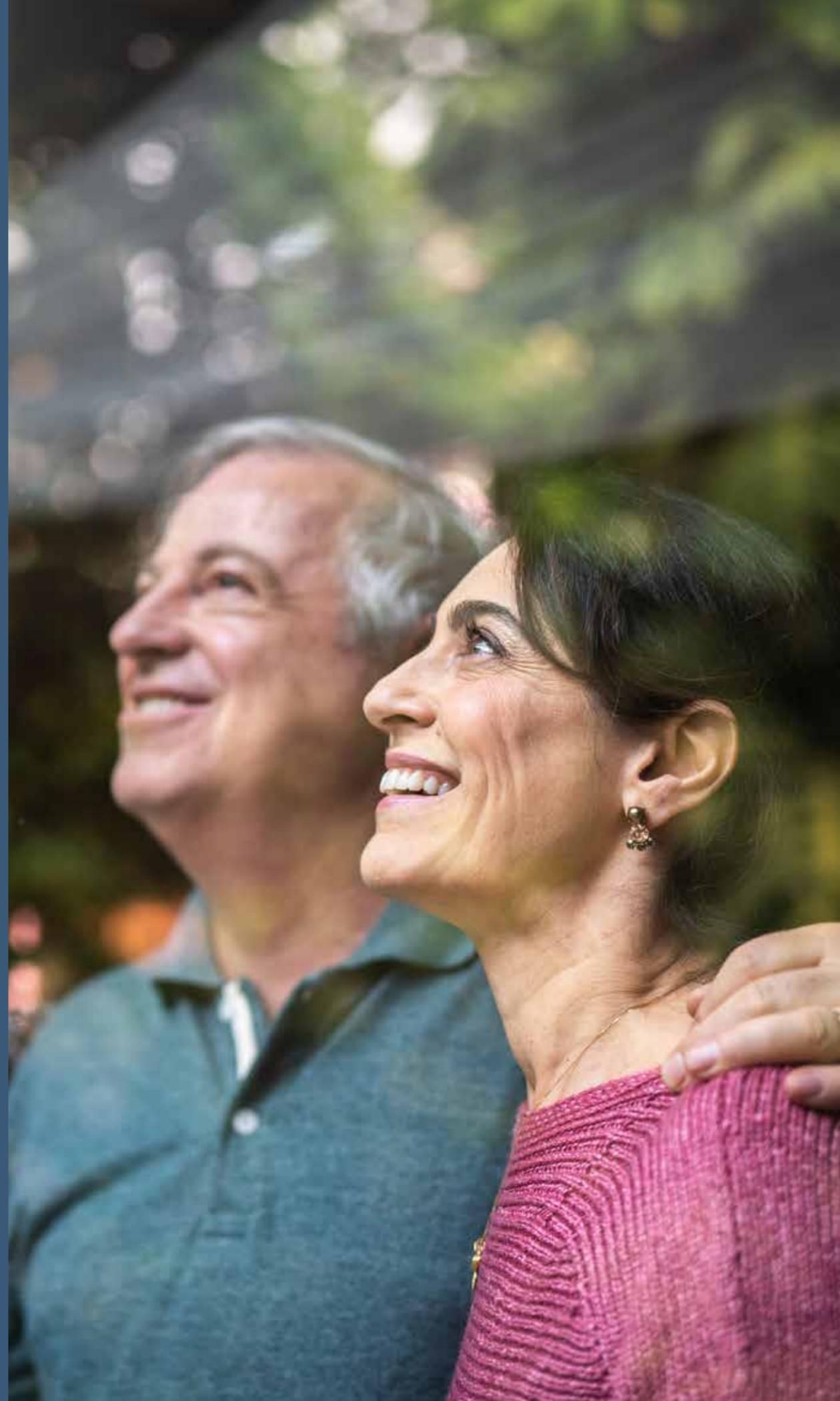
A PLACE TO  
**CALL  
HOME**

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The homes at Stratford Gardens have been architecturally designed to fit your lifestyle and personal needs, and are delivered ready to move in.

Homes will include two bedrooms, comfortable open plan living plus multi-purpose room, and high-quality inclusions throughout.

Properties come with either a single or double garage.



SELECTING THE  
**PERFECT  
DESIGN**

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The Stratford Gardens team is here for you.

We understand that there are important considerations to think about when buying a property in a land lease retirement living community. We will spend the time discussing each key element with you, and be there during each step of your new home journey.

As you discover more about Stratford Gardens and Tahmoor, we will be able to support you by meeting in person at our sales suite, online or by telephone, plus organise onsite tours, as available.

Our caring and professional team will help you to select the ideal Stratford Gardens home design that best suits your personal needs, lifestyle and budget.



## LAND LEASE RETIREMENT LIVING EXPLAINED

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A unique and positive feature of Stratford Gardens is that it will be the first and only land lease retirement living community in the Tahmoor area, and this brings many wonderful benefits for you.

## BENEFITS OF LAND LEASE LIVING

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You buy your brand-new house, and lease the land at Stratford Gardens, thus making the property purchase more cost-effective

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As you'll be buying the property, but not the land that it sits on, no stamp duty is to be paid

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A weekly site fee is charged, and this covers community costs including maintenance of roads, grounds and community facilities

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Pensioners may be eligible for Commonwealth Rental Assistance, to cover ongoing site fees

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No body corporate or strata fees

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No deferred management fees

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The homeowner receives 100% of capital gain on sale price

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The beautiful gardens throughout the community and front yards are looked after by Stratford Gardens management

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All homes within the community are owner occupied, so this means that there are no rental properties in the community

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No refurbishment costs apply

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It's pet friendly!

With such fantastic inclusions, you'll be able to purchase your home, and revel in the lifestyle you love that is affordable, secure and connected, plus enjoy all of the wonderful premium amenities that you'll benefit in using every day.

REVEL IN THE  
LIFESTYLE YOU LOVE  
THAT IS AFFORDABLE,  
SECURE & CONNECTED



ROCKFORD ROAD

WALK TO SHOPS AND TRAIN STATION



# STRATFORD GARDENS

## MASTERPLAN

**1** 5 STAR COUNTRY CLUB HOUSE

**2** STRATFORD GARDENS

**3** PICKLEBALL COURTS

**4** BOWLING GREEN

**5** STRATFORD HOUSE

**6** WELLNESS PAVILION

**7** MAIN ENTRY

**8** SECONDARY ENTRY

**9** CENTRAL PARK

**10** TAHMOOR INN HOTEL

**11** FUTURE DEVELOPMENT

**12** NEIGHBOURING RESIDENTIAL LOTS

**13** RV AND BOAT PARKING

**P** PARKING

REMEMBRANCE DRIVEWAY

HAWKINS ROAD

STRATFORD ROAD

### DESIGNS

A LAVENDER

B JACARANDA

C LILLY

D CYPRESS

E OAK

F WARATAH

G WILLOW



## HOW TO BUY YOUR NEW HOME

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In order to ensure the process of purchasing your new home at Stratford Gardens is as stress-free as possible, we've compiled the below list of our top tips to help you navigate the home buying journey.

### MEET THE TEAM

We'd love to meet with you, and to share more about the Stratford Gardens development and community. Our friendly lifestyle consultant is available in-person, via telephone and online. Together we'll discuss more about the most important aspects of the Stratford Gardens home designs, range of community amenities. We can also let you know about any upcoming on-site events, and opportunities to visit the development.

### SECURING THE PROPERTY LOCATION

Once you're ready to confirm a location in the Stratford Gardens community for your new home, please make an appointment with our team, and we will be able to lock in the location and home design that you're wishing to secure. At this point we ask that you pay a fully refundable holding deposit of \$1,500 to reserve the property location.

### SIGNING THE CONTRACT

At this point, we'll share and talk through the contract, and answer any of your questions. It is recommended that your conveyancer &/or lawyer also review the contract prior to signing. Once you are ready and happy to sign the contract, a further \$1,500 is payable. If you are needing any support with selling your current home, our team can help you through the selling process.

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### CUSTOMISING YOUR HOME

This is the exciting moment where we'll work together to finalise the interior finishings of your home. Our team will share with you all the available floor plan and customisation options.

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### PRE-SETTLEMENT

It's nearly time to move in! Your new house will be almost ready, and the Stratford Gardens team will arrange a walk through of the property giving you the chance to carefully check that everything is to the agreed specifications, plus to confirm a date to move in. If needed, we are able to supply you with the names of respected removalist companies, you may wish to use.

### FINAL SETTLEMENT

The day you've been longing for has arrived. You will need to pay the final settlement on the property, and therefore, take full ownership of your beautiful new home and lifestyle at Stratford Gardens. At any time during these important final moments of settling and moving, our team is available to support you with answering any questions that you may have. We want this process to be as smooth as possible for you.

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### WELCOME CELEBRATION

We regularly hold Welcome Evening events, and these are a fantastic way to meet your new neighbours, and to discover more about your new home, community and about the Tahmoor local area.



# FAQ's

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## **How old do I need to be to live at Stratford Gardens?**

You need to be 55 years and over to live at Stratford Gardens.

## **Will I own my Stratford Gardens home?**

Yes, you will own your home. When you buy a home via a land lease living model, purchasers own their property and lease the land the property sits on. By utilising this model, property prices are quite affordable and no stamp duty is applicable.

## **Am I entitled to apply for Government Rent Assistance?**

If you are on a pension with benefits from Centrelink or the Department of Veteran Affairs, Government Rent Assistance will apply on your site fees. This is a non-taxable allowance available to both singles and couples. It is important to note that confirmation of the assistance is dependent on your personal financial circumstances.

## **Weekly site fees**

Each Vivacity Property community is different and the cost will depend on the location and amenities. For more information, talk to your Sales & Lifestyle Manager.

## **What is included in my site fee?**

As well as the lease of your land, the weekly site fee includes common area maintenance and landscaping, the use and access to all community facilities including the indoor swimming pool, gym and cinema room, etc.

## **Are there any other fees I should know about?**

In addition to your weekly site fees, you will need to pay outgoing utility fees such as internet, electricity, telephone, water, gas and any home contents insurances.

## **Will my home have a builder warranty?**

Yes, all new homes at Stratford Gardens come with a builder structural warranty.

## **Will I need to pay a deferred management fee, or corporate / strata fee?**

No, you will not need to pay a deferred management fee, or corporate / strata fee. This is one of the important differences between land lease retirement living and the traditional retirement village model.

## **Do I need to pay stamp duty?**

No, stamp duty is not applicable because by utilising the land lease retirement living model, you own your house and not the land that the house sits on.

## **How secure is my Stratford Gardens tenure?**

The Stratford Gardens tenure is secure. 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 at this website: <https://www.legislation.nsw.gov.au/#/view/act/2013/97>

## **Can I modify the exterior of my Stratford Gardens home?**

To make any modifications to the exterior of your home (that are visible to the community), you will need approval from the community manager.

## **Can family and friends stay with me at Stratford Gardens?**

Yes, absolutely. Your family and friends are welcome to visit and stay with you. We do ask that you let the community manager know about a visit prior to arrival, as there are guidelines for the use of community facilities and duration of stay.

## **Is Stratford Gardens pet friendly?**

Yes, at Stratford Gardens pets under 15kg are welcome. There is further information in the Community Guidelines with recommendations for how to care for your pet, and if your pet is over 15kg, you will need to ask for written authorisation from your community manager prior to moving in.

## **Who looks after the common areas, gardens, and facilities?**

The Stratford Gardens team will look after the common areas and gardens plus community facilities.

## **Am I able to bequeath my home?**

Yes, you are able to bequeath your home, which is part of your personal estate. In addition, please note that the appointed beneficiaries are able to reside in your home (if they meet the community criteria), or they may rather choose to sell the home.

A gravel path lined with hedges and trees in a garden setting. The path is flanked by low, green hedges and tall, leafy trees. Sunlight filters through the branches, creating dappled shadows on the path. The overall atmosphere is serene and well-maintained.

A NEW COMMUNITY

# READY TO BLOOM

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With a location that perfectly fuses serene country living with everyday conveniences, Stratford Gardens is Tahmoor's newest retirement living community.

Create your ideal lifestyle in your brand new architecturally designed and customised home, whilst enjoying world class facilities in a connected and premium community.

Discover more about your sublime new lifestyle, enquire at Stratford Gardens today.

