

TALLOWOOD



RE-IMAGINED
RETIREMENT



RE-IMAGINED RETIREMENT AT **TALLOWOOD MEDOWIE**

Create the independent, retirement lifestyle that you have been dreaming of at Tallowood Medowie.

An abundance of enriching real-life experiences awaits at Tallowood Medowie.

Set in a beautiful natural landscape within the Port Stephens region, Tallowood Medowie is within a convenient walking distance of supermarkets, specialty stores, cafés and other amenities.

This stunning community includes a comprehensive Country Club with a 20-metre indoor pool, gym, sauna, cinema room, library, private dining room, bar, games room, tennis and pickle ball court, covered bowling green and outdoor pool.



PREMIUM INCLUSIONS ARE STANDARD

Your new Vivacity Property home will include premium inclusions.

We develop architecturally designed boutique retirement communities that offer comfortable homes featuring premium inclusions delivered ready for you to move in. We'll partner with you to understand your lifestyle preferences and help you navigate the journey of selecting your new home.

We will collaborate and help you to choose the right home suiting your every need. Our dedicated team will listen and support you to discover a home design that fits your priority preferences, budget, and daily lifestyle. We'll tailor the experience to you, offering thoughtful details, modern elegance, and contemporary community facilities. It's retirement living re-imagined - just for you.

TALLOWOOD PREMIUM HOME INCLUSIONS

- 3.3K Solar Panels
- Daikin Zoned Ducted Air Conditioning
- 2.7m Internal Ceilings
- Two Pack Kitchen Cabinetry
- Caesarstone Benchtops
- HeartrIDGE Luxury Vinyl Plank Flooring
- Invisiguard Screen Doors and Window Screens
- Digital Entry Lock
- Bathroom Tiles to Ceiling, Shaving Cabinets and Shower Niche in Bathroom



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 room
- Commercial kitchen
- State of the art cinema room
- Bar
- Outdoor pool
- BBQ facilities

- Bowling green
- 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
- Function room
- Tennis court
- Picket ball court
- 22+ Acres of private park and bushland

*Limited spots available

HOW TO BUY AT TALLOWOOD

Buying a new home is simplified at our communities, and we're here to guide you every step of the way.

1.

Meet our Team: Speak with our team to learn about our community, amenities, and beautiful homes for sale on current and future releases.

2.

Consider Your Options: Explore and compare to ensure you find the right fit for your needs and preferences.

3.

Reserve Your Home: Choose the perfect home and location for your lifestyle and budget with a \$1,500 holding deposit during your appointment with our sales team.



4.

Sign the Contract: Review and sign the contract with us, with an additional \$1,500 due at signing.

5.

Personalise Your Home: Attend the colour selection and variations appointment if you wish to customise your home further.

6.

Pre-Settlement: As completion nears, inspect your new home with our team, confirm all details, and arrange for moving services.

7.

Settlement Payment: Your final settlement payment should be done at least within 5 to 3 days prior moving in to allow funds to clear.

8.

Move-In: After settlement money has been cleared on our end, you will be ready to collect your house keys, take ownership, and move into your new home with our full assistance and a warm welcome to the community.

9.

Meet Your Community Manager: Your community Manager will be your first point of contact after you move in, she will arrange an appointment with you to go through an induction of the Country Club and discuss other matters regarding living at Tallowood.

10.

Welcome Night: Join the Welcome Night to meet your neighbours and discover community activities to enjoy the lifestyle your new home offers.

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.

[Find out more.](#)



How much are the site fees?

The site fee includes the payment for renting the property where the house is situated, access to communal facilities, and the expenses for maintaining shared areas like gardens and grounds conducted by an on-site maintenance team.

Site fees are subject to an annual review as per State regulations and differ depending on the location, so it is advisable to get in touch with the sales team for further information.

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.

What does my site fees cover?

- Council rates
- Maintenance of community facilities
- Road and curb maintenance
- Common area garden maintenance and pruning
- Use of resort facilities

- Secured gated community

What is not included in your site fee:

Owners are responsible for the cost of their own utilities, home maintenance and home and contents insurance.

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 the number of pets allowed per household and caring for your pet in the community. Only small to medium dogs are allowed in

the community with written authorisation from your community manager.

Who maintains the common areas and facilities?

The common areas and facilities are maintained by the community 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 to 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 need to be approved by the community manager by written request before commencements of any modifications.

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 and contents.

What age do I need to be to move in?

You need to be over 50 years old to live at Tallowood.

MELALEUCA

174.13m² TOTAL AREA



The Melaleuca is a brand new home design ready to call home.

Set in a peaceful location, the Melaleuca offers abundance of space, starting from an inviting porch, ideal to enjoy a cup of tea or coffee.

A generous master bedroom with ensuite with his and hers, plus a walk-in robe. A second bedroom with built-in robes, plus a multi-purpose room that can be converted into a 3rd bedroom or study room.

Enjoy the different living spaces such as the courtyard and alfresco area. A generous kitchen with quality appliances, flowing into the living room and alfresco, perfect to enjoy with families and friends.



LIVING
122.05m²



ALFRESCO
9.70m²



PORCH
5.98m²



GARAGE
36.40m²



TOTAL AREA
174.13m²







GARDENIA

141.49m² TOTAL AREA



The Gardenia is a beautiful and practical home that offers a flowing floor plan with plenty of space throughout the home.

A generous master bedroom with a walk-in robe and his and her vanities, a second bedroom with built-in robes and a multi-purpose room that can be converted into a study or guest room.

A spacious kitchen with a walk-in pantry opening to living areas and covered alfresco.

The Gardenia has been meticulously designed to maximise space providing maximum comfort all year round.



LIVING
105.41m²



ALFRESCO
10.36m²



PORCH
4.84m²



GARAGE
20.88m²



TOTAL AREA
141.49m²

DAFFODIL

161.92m² TOTAL AREA



The Daffodil is a brand new design at Tallowood offering luxury living and north facing aspect overlooking nature and open spaces.

Offers luxury living in a cleverly mastered home without compromising space.

A spacious open-plan kitchen with a walk-in pantry, Hampton cabinetry, Smeg appliances and upgraded Häfele handles.

The master bedroom is situated at the rear of the home opening onto a patio area and is complemented by a walk-in robe and his and hers ensuite.

A second bedroom with built-in robes and a generous multi purpose room that can be converted into a formal living area, bedroom or study room.



LIVING
119.10m²



ALFRESCO
12.57m²



GARAGE
30.25m²



TOTAL AREA
161.92m²







MARIGOLD

161.73m² TOTAL AREA



The Marigold is a brand new design at Tallowood.

This home offers a convenient floor plan. Flowing effortlessly from the porch into a beautiful and well appointed kitchen, ideal to enjoy with family and friends.

The living and dining area provides a seamless indoor-outdoor entertainment zone ideal to enjoy all year round.

When it is time to retreat, relax in the spacious master bedroom with ensuite and walk-in robes.

The Marigold offers a second bedroom and a multi-purpose room, that can be transformed into a study room, hobby room or guest bedroom.



LIVING
110.81m²



ALFRESCO
12.38m²



PORCH
2.00m²



GARAGE
36.54m²



TOTAL AREA
161.73m²



BOTTLEBRUSH

195.17m² TOTAL AREA



The Bottlebrush is a brand new design at Tallowood.

This large home has been architecturally designed to provide spacious living areas. A large and stylish kitchen with Hampton cabinetry, 40mm stone benchtops, Häfele handles, Smeg appliances and a walk-in pantry.

Spacious living and dining area overlooking the covered alfresco area and multi-purpose room, that can be transformed into a 2nd living area, study or hobby room.

Retreat into the master bedroom set with a stylish ensuite and walk-in robe and a second bedroom with built-in robes.



LIVING
142.33m²



ALFRESCO
16.24m²



PORCH
2.61m²



GARAGE
33.99m²



TOTAL AREA
195.17m²





GYMEA

164.53m² TOTAL AREA



Practical and spacious new home design at Tallowood.

This stylish home has been architecturally designed to provide spacious living areas. A functional and modern kitchen with Hampton cabinetry, Häfele handles, Smeg appliances and a large pantry.

Family and dining area flowing to the covered alfresco area. The master bedroom set with a stylish ensuite with walk-in robe, a second bedroom with built-in robes.



LIVING
113.24m²



ALFRESCO
12.38m²



PORCH
2.00m²



GARAGE
36.91m²



TOTAL AREA
164.53m²

KURRAJONG

150.74m² TOTAL AREA



The Kurrajong is a brand new design at Tallowood.

This home has been architecturally designed to provide spacious living areas. A large and stylish kitchen with Hampton cabinetry, Häfele handles, Smeg appliances, upgrade splashback and stylish black tapware in kitchen, ensuite and bathroom.

North facing living and dining area overlooking the covered alfresco area. Multi purpose room that can be transformed into a study room, hobby room or guest bedroom. Master bedroom with a stylish ensuite with walk-in robe and second bedroom with built-in robes.



LIVING
103.99m²



ALFRESCO
13.79m²



PORCH
5.98m²



GARAGE
26.98m²



TOTAL AREA
150.74m²







WATTLE

167.14m² TOTAL AREA



The Wattle is a brand new custom design home at Tallwood.

Designed to maximise space and comfort, a welcoming entry with separate living areas and quality inclusions throughout. A spacious kitchen with walk-in pantry, Smeg appliances, Häfele handles and Hampton cabinetry with open plan spacious living and dining areas flowing to the covered alfresco area.

When it's time to relax, unwind in your master bedroom equipped with a walk-in robe and ensuite. Second bedroom with built-in robe. This home sits on a large block with additional parking space available, ideal for medium size caravan or boat.



LIVING
103.23m²



ALFRESCO
16.32m²



PORCH
6.92m²



GARAGE
40.67m²



TOTAL AREA
167.14m²





HIBISCUS

167.14m² TOTAL AREA



The Hibiscus is a brand new custom design home at Tallwood.

Designed to maximise space and comfort, a welcoming entry with separate living areas and quality inclusions throughout. A spacious kitchen with walk-in pantry, Smeg appliances, Häfele handles and Hampton cabinetry with open plan spacious living and dining areas flowing to the covered alfresco area.

When it's time to relax, unwind in your master bedroom equipped with a walk-in robe and ensuite. Second bedroom with built-in robe. This home sits on a large block with additional parking space available, ideal for medium size caravan or boat.



LIVING
103.23m²



ALFRESCO
16.32m²



PORCH
6.92m²



GARAGE
40.67m²



TOTAL AREA
167.14m²



TULIP

168.49m² TOTAL AREA



Experience elegance and comfort in The Tulip.

Introducing The Tulip, a beautifully designed residence with an effortlessly flowing floorplan that culminates in a sophisticated covered alfresco area ideal for relaxation and entertaining. The highlight is a spacious master suite featuring walk-in robes and a dual-vanity ensuite, delivering a private retreat for homeowners. Accompanying this is a sizable second bedroom equipped with built-in robes, alongside a versatile room that can be tailored to your needs—be it a third bedroom, a study, or a dedicated space for your hobbies.

The gourmet kitchen is a chef's delight, boasting a practical walk-in pantry and transitioning smoothly into the family and dining areas, which overlook a tranquil courtyard. Designed with multiplicity in mind, The Tulip offers various living spaces to savour comfort and entertain guests throughout the seasons.



LIVING
117.71m²



ALFRESCO
10.92m²



PORCH
5.70m²



GARAGE
34.16m²



TOTAL AREA
168.49m²





AZALEA

154.64m² TOTAL AREA



The Azalea is a newly designed custom home situated on a corner lot.

This home features spacious living and dining areas, as well as a welcoming alfresco area and porch that lead to an open plan living space with a modern kitchen equipped with stylish appliances. The home also includes a large master bedroom with an ensuite bathroom, a second bedroom, and a multi-purpose room. A double garage completes this stunning property.



LIVING
103.65m²



ALFRESCO
10.57m²



PORCH
5.62m²



GARAGE
34.80m²



TOTAL AREA
154.64m²



BUILDING THRIVING COMMUNITIES

Our aim is to build thriving retirement communities in architecturally designed, lavish spaces for residents inspired to live an active and connected life of well-being.

We build communities that come to life - where an abundance of opportunities await. We call it re-imagined retirement.

For all sales enquiries, book an appointment at our Display Suite with Kim Bright on 0460 000 773.

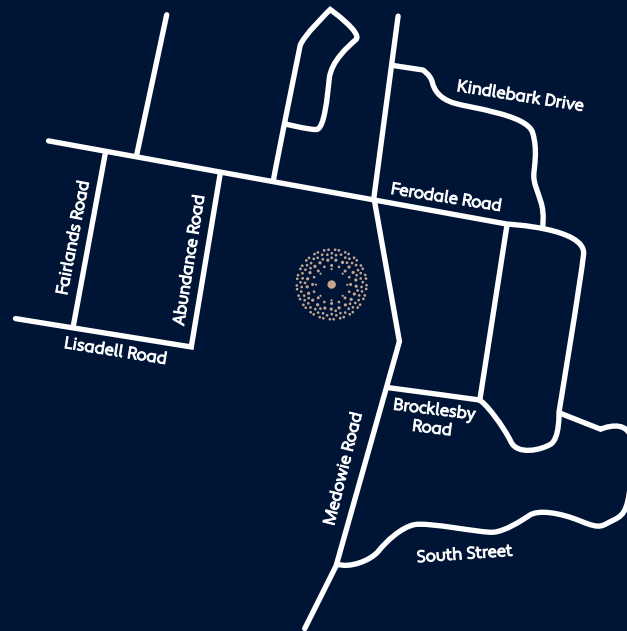
MASTERPLAN



A COUNTRY CLUB **B** RV BOAT PARKING **C** MAINTENANCE SHED







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