

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
- YDL Stone Benchtops
- HeartrIDGE Luxury Vinyl Plank Flooring
- Crimsafe 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
- Pickle ball court
- 22+ Acres of private park and bushland

*Limited spots available

HOW TO BUY AT TALLOOOD

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 deposit due at signing.

5.

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

6.

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

7.

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.

8.

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.

9.

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.

Scan to 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.

Scan to 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 55 years old to live at Tallowood.

MELALEUCA

174.13m² TOTAL AREA



The Melaleuca a modern, stylish and spacious home.

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 her vanity, plus a walk-in robe. A second bedroom with built-in robes, plus a multi-purpose room, with sliding cavity doors, 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







GREVILLEA

164.74m² TOTAL AREA



The Grevillea home combines style and practicality, enhancing everyday living.

The open-plan layout flows effortlessly between the designer kitchen, dining, lounge, and alfresco area, filled with natural light for a welcoming atmosphere.

The modern kitchen offers quality appliances and ample storage, perfect for cooking and entertaining. The primary bedroom serves as a tranquil retreat with a spacious built-in robe and ensuite featuring contemporary fixtures.

Versatile outdoor areas cater to various activities, from morning coffee and weekend barbecues to peaceful evenings under the stars. The Grevillea offers comfort, style, and functionality for a modern lifestyle.



LIVING
111.14 m²



ALFRESCO
12.43 m²



PORCH
5.23 m²



GARAGE
35.94 m²



TOTAL AREA
164.74 m²



MAGNOLIA

175.50m² TOTAL AREA



Introducing The Magnolia, a beautifully designed home that features a seamless floor plan.

The spacious kitchen and living area effortlessly connect to the alfresco space and patio, creating an inviting atmosphere for outdoor entertaining. The modern primary bedroom includes a luxurious ensuite and a walk-in robe, while a second bedroom offers convenient built-in robes.

Additionally, you'll find a versatile multi-purpose room that can serve as a home office or an extra bedroom, perfect for adapting to your lifestyle. Completing the package is a double garage, ensuring ample storage and convenience for your vehicles.



LIVING
115.34m²



ALFRESCO
17.03m²



PATIO
9.74m²



GARAGE
33.39m²



TOTAL AREA
175.50m²





SAGE

161.73m² TOTAL AREA



Experience modern living with a thoughtfully designed open-plan layout, blending the kitchen, dining, and lounge areas into a vibrant, welcoming space.

The stylish kitchen boasts modern appliances, sleek cabinetry, and a generous walk-in pantry for clutter-free organisation. Natural light fills the dining area, flowing effortlessly to the alfresco through sliding glass doors, perfect for outdoor dining and relaxation.

The flexible floor plan includes a multi-purpose room adaptable to your needs. The primary bedroom serves as a tranquil retreat with an ensuite and spacious walk-in robe. A second bedroom with built-in robes offers comfort for family or guests.

				
LIVING 110.81m ²	ALFRESCO 12.38m ²	PORCH 2.00m ²	GARAGE 36.54m ²	TOTAL AREA 161.73m ²







IRIS

161.73m² TOTAL AREA



The Iris offers a versatile open-plan layout blending kitchen, dining, and lounge areas into a welcoming space perfect for entertaining or relaxation.

The stylish kitchen features modern cabinetry, quality appliances, and ample natural light. Sliding glass doors connect the dining area to the alfresco, making outdoor dining effortless. A flexible multi-purpose room adapts to your needs—whether a home office or guest room.

The primary bedroom is a tranquil retreat with an ensuite and walk-in robe, providing convenience and storage. A second bedroom with built-in robes offers comfort and style, making the Iris a perfect blend of elegance and functionality.

				
LIVING 110.81m ²	ALFRESCO 12.38m ²	PORCH 2.00m ²	GARAGE 36.54m ²	TOTAL AREA 161.73m ²



BANKSIA

146.26m² TOTAL AREA



The Banksia home offers flexibility and spaciousness, designed to maximise open space and natural light.

Its northern aspect provides uninterrupted parkland views, enhancing tranquillity and connection to nature.

A bright, airy living area blends seamlessly with a stylish kitchen featuring modern appliances and ample storage—perfect for gatherings.

The Banksia includes two well-appointed bedrooms, with the master suite offering a walk-in robe and ensuite for privacy and comfort. A versatile multi-purpose room adapts to your needs, whether as a third bedroom, office, or extra living area. Clever design, natural light, and serene views make the Banksia both practical and inviting.



LIVING
105.48m²



ALFRESCO
13.79m²



GARAGE
26.99m²



TOTAL AREA
146.26m²







COOLABAH

190.13m² TOTAL AREA



Introducing the stunning Coolabah design, expertly crafted to enhance both space and natural light.

Step into the inviting open-plan living area that effortlessly blends comfort and style, perfect for both relaxation and entertaining. The versatile multi-purpose room can serve as a guest suite, a productive study, or a creative hobby space, tailored to meet your needs.

Retreat to the luxurious master bedroom, complete with an ensuite featuring double vanities and a spacious walk-in robe for all your storage needs. The additional second bedroom is thoughtfully equipped with built-in robes, offering both convenience and charm.

At the heart of the home, the contemporary kitchen boasts modern finishes and seamlessly connects to the alfresco entertainment area, ideal for hosting gatherings or enjoying peaceful evenings outdoors. Don't miss the opportunity to make this beautifully designed home your own!



LIVING
127.61m²



ALFRESCO
11.77m²



PORCH
5.80m²



GARAGE
36.07m²



PATIO
8.88m²



TOTAL AREA
190.13m²

WILLOW

153.64m² TOTAL AREA



Discover the exquisite Willow, a brand-new home design perfectly situated on a corner lot, offering stunning parkland views.

This thoughtfully designed floor plan offers seamless flow and year-round comfort. The serene master bedroom features built-in robes and a private ensuite with dual vanities, while the second bedroom also includes built-ins for convenience.

A versatile multi-purpose room adapts as a home office, guest suite, or playroom. The double garage and internal laundry add practicality, while modern finishes blend style and comfort with nature at your doorstep.

Make the Willow your personal sanctuary.



LIVING
103.65m²



ALFRESCO
9.96m²



PORCH
5.235m²



GARAGE
34.80m²



TOTAL AREA
153.64m²





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 primary 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 Cathy Bejma on 0400 846 066.

MASTERPLAN



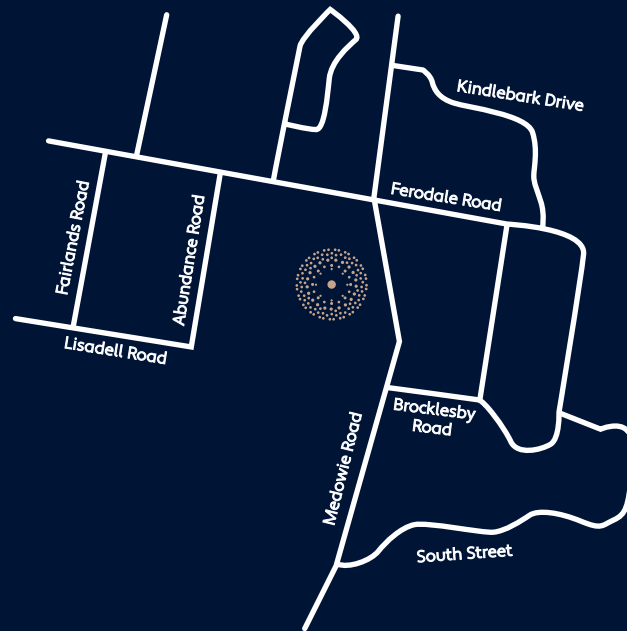
A COUNTRY CLUB

B RV BOAT PARKING

C MAINTENANCE SHED







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