



RE-IMAGINED
RETIREMENT





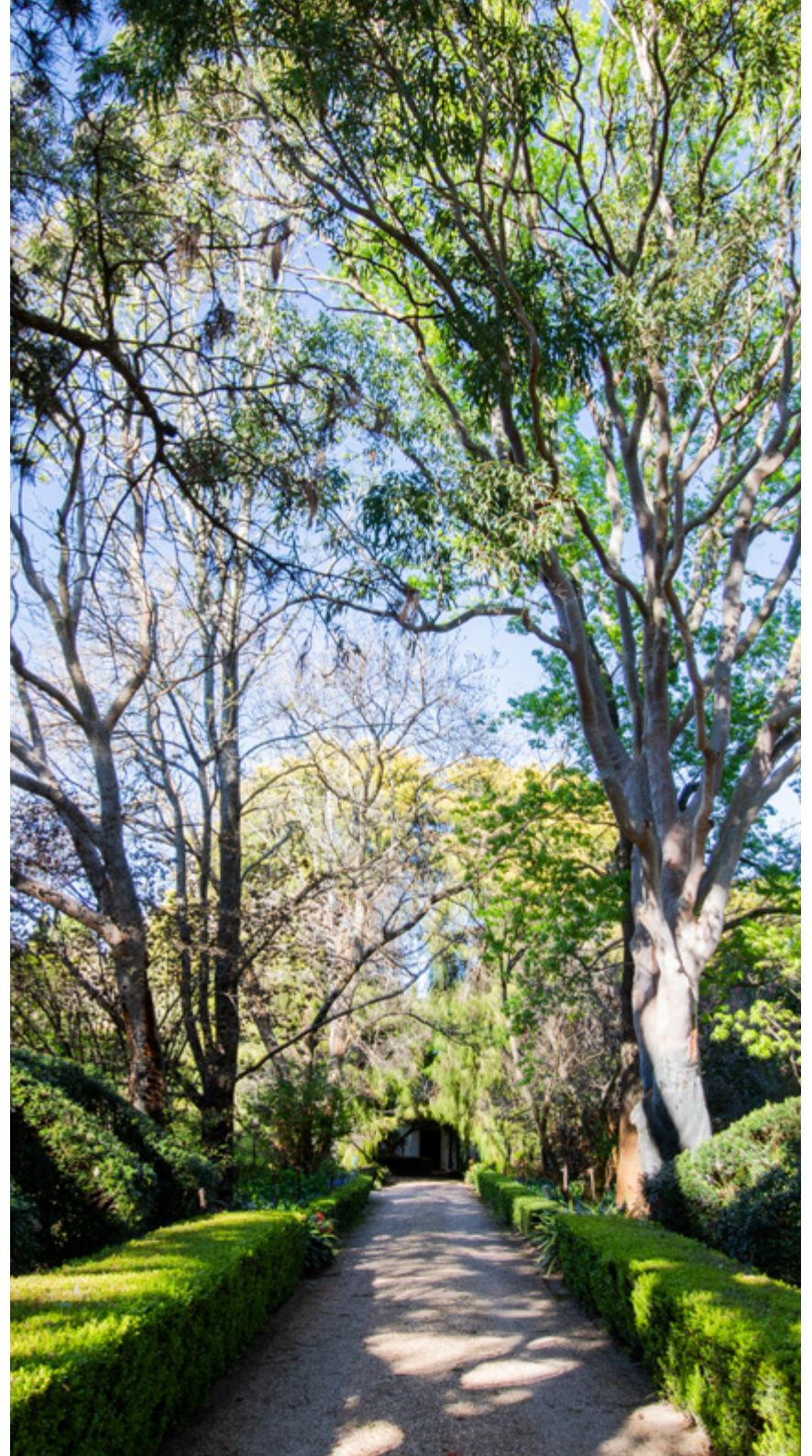


PICTURE YOUR BETTER LIFE **AT STRATFORD GARDENS**

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

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.



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.

STRATFORD GARDENS PREMIUM HOME INCLUSIONS

- 3.3 kw Solar System
- 2 Zone Ducted Air Conditioning System
- 2.7m Internal Ceilings
- Two Pack Kitchen Cabinetry
- Stone Benchtops
- Hybrid Flooring
- Invisiguard Screen Doors and Window Screens
- Digital Entry Lock
- Bathroom Tiles to Ceiling, Shaving Cabinets and Shower Niche / Dwarf Walls in Bathroom





RETIRE TO THE COUNTRY IN STYLE

Living at Stratford Gardens provides a blend of lifestyle benefits such as safety, community, and convenience.

Residents can enjoy a serene country setting with open spaces and the historic Stratford House, surrounded by lush gardens. Housing options vary in size, finishes, and garages to suit different needs and budgets. The community is within walking distance to Tahmoor Town Centre, railway station, and a short drive to Picton.

Amenities include a completed 5-star Country Club with dining, bar, games, and cinema rooms; an outdoor fire pit and BBQ area; and facilities for staying active like a swimming pool and gym, pickleball court and bowls green. It's also close to major shopping centres, hospitals, and offers easy access to day trips in the Southern Highlands, local national parks, and the beaches of Wollongong.



LAND LEASE RETIREMENT LIVING EXPLAINED

Revel in the lifestyle you love that is affordable, secure & connected.

A unique and positive feature of Stratford Gardens is that it is 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

- Cost effective purchase, with no stamp duty to be paid.
- A weekly site fee covers maintenance of communal areas.
- Pensioners might get Commonwealth Rental Assistance for site fees.
- No body corporate/strata or deferred management fees.
- Homeowners gain 100% of the sale's capital gain.
- Only owner-occupied homes; no rentals.
- No refurbishment costs.
- Pet-friendly community.



THE LAVENDER

202.56m² TOTAL AREA



Flowing effortlessly from the front door to the private outdoor areas, The Lavender delivers streamlined sophistication throughout the house.

Starting with a welcoming porch opening into a large and inviting multi-purpose room that can be used as an extra living area. The Lavender provides a stylish and practical open plan kitchen flowing into the living and dining area, ideal for entertaining family and friends.

A large master bedroom with ensuite with his and hers, walk-in robes, plus a second bedroom with built-in robes. Enjoy the separate living areas including the covered alfresco, courtyard and patio.

					
LIVING 133.14m ²	ALFRESCO 19.41m ²	PATIO 6.67m ²	COURTYARD 8.25m ²	GARAGE 35.09m ²	TOTAL AREA 202.56m ²







THE SUNFLOWER

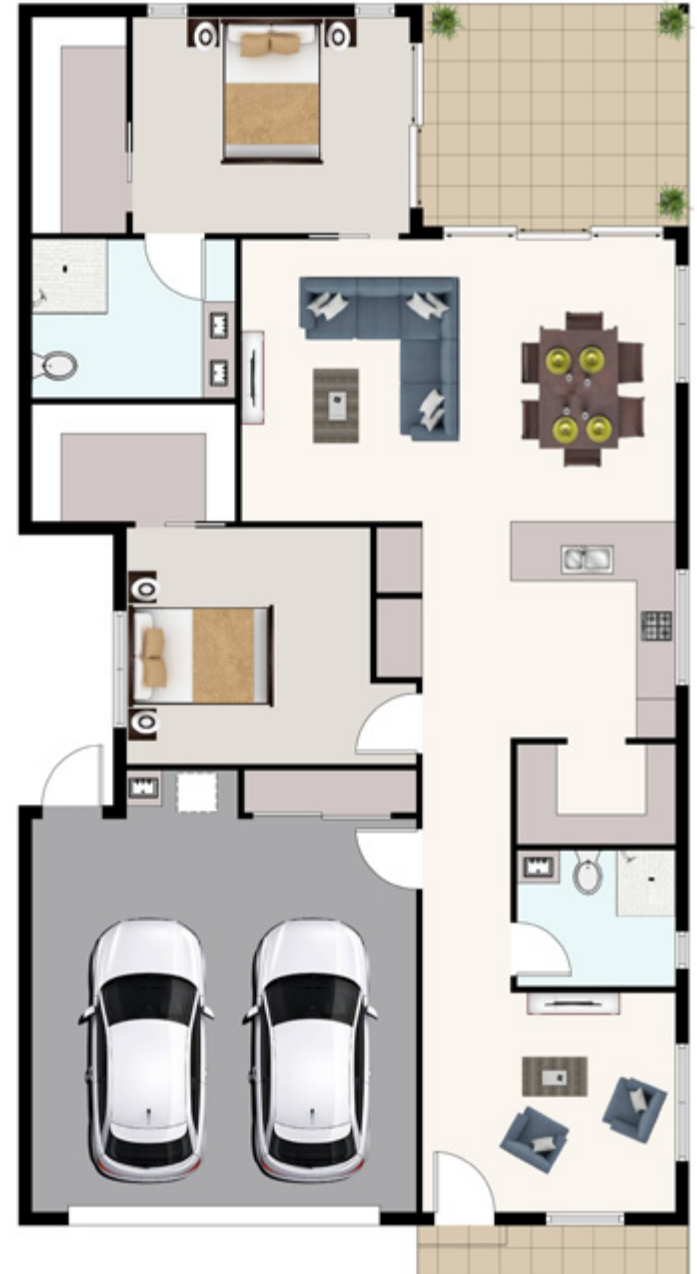
182.81m² TOTAL AREA



The Sunflower offers a spacious floorplan and different living areas to maximise space and comfort throughout the house.

An inviting living and dining area opening into a covered alfresco, ideal for entertaining or spending time with family or friends. When it is time to retreat, enjoy the spacious master bedroom with ensuite and his and hers vanities. A second bedroom, ideal for guests, plus a multi-purpose room that can be used as a separate living area, study or hobby room.

Double car garage with internal access, plus a front porch ideal to enjoy a cup of coffee or tea in the morning.



LIVING
114.58m²



ALFRESCO
15.68m²



PATIO
5.77m²



COURTYARD
10.30m²



GARAGE
36.48m²



TOTAL AREA
182.81m²

THE LILLY

162.31m² TOTAL AREA



The Lilly offers a convenient floor plan designed to enjoy every space of the home.

A stylish and spacious kitchen, fitted with quality inclusions opening into the living and alfresco area, ideal to entertain family and friends.

Relax in the master bedroom with built in robes and ensuite, plus a second bedroom with built in robes. In addition, The Lilly offers a multi-purpose room, ideal for an additional living space, study or hobby room.



LIVING
111.88m²



ALFRESCO
11.28m²



PATIO
6.90m²



COURTYARD
9.26m²



GARAGE
22.99m²



TOTAL AREA
162.31m²







THE OAK

201.41m² TOTAL AREA



The Oak enjoys expansive interiors with a flexible floor plan and plenty of living areas.

A conveniently located kitchen with walk-in pantry opening into the living and alfresco entertainment area, ideal to enjoy with family and friends. A large master bedroom with walk-in robes and ensuite with his and hers. A second bedroom with built in robes and a full second bathroom.

A multi-purpose room ideal for an extra living area or additional room and a study nook. Double car garage with internal access and a fully fenced backyard.



LIVING
129.34m²



ALFRESCO
17.09m²



PATIO
5.06m²



COURTYARD
7.84m²



GARAGE
42.08m²



TOTAL AREA
201.41m²

THE WARATAH

172.91m² TOTAL AREA



The Waratah offers ample open plan living along with a flexible layout that combined a modern and stylish kitchen, dining and living area. A generous multipurpose room that can be transformed into a study, guest or hobby room.

A spacious master bedroom, with walk-in robes and ensuite with his and hers, and a second bedroom with built in robes.

The Waratah invites you to take advantage of the covered alfresco, ideal for entertaining. Fully fenced backyard, solar panels and much more!

					
LIVING 112.19m ²	ALFRESCO 10.02m ²	PATIO 5.25m ²	COURTYARD 8.97m ²	GARAGE 36.48m ²	TOTAL AREA 172.91m ²







THE CYPRESS

206.33m² TOTAL AREA



The Cypress, a breathtaking home design that exudes elegance and spaciousness, perfect for seamless indoor-outdoor living and entertaining.

A spacious multi-purpose room welcomes you with peaceful courtyard views, alongside a bright study perfect for work or hobbies.

The modern kitchen with a walk-in pantry flows into the alfresco entertaining area. The grand master bedroom features large walk-in robes and a luxurious ensuite with double sinks, while the second bedroom offers built-in robes and a full bathroom.

Additional features include a double garage and a fully fenced backyard, providing comfort and modern living.

					
LIVING 141.95m ²	ALFRESCO 15.24m ²	PATIO 4.65m ²	COURTYARD 8.63m ²	GARAGE 34.86m ²	TOTAL AREA 206.33m ²



THE WILLOW

168.58m² TOTAL AREA



The Willow is perfectly positioned on a corner block, capturing natural light and maximising space. With large, flexible open-plan living areas, it offers the ease of a modern floorplan.

The stylish kitchen features quality appliances, including a dishwasher and microwave oven, flowing into a dining and living area that opens onto a covered alfresco—ideal for year-round entertaining. When it's time to unwind, retreat to the generous master bedroom with walk-in robe and a his-and-hers ensuite.

A second bedroom with built-ins and a versatile multipurpose room provide space for guests, hobbies or work. Enjoy the exceptional lifestyle The Willow offers at Stratford Gardens.

					
LIVING 112.19m ²	ALFRESCO 10.02m ²	PATIO 5.32m ²	COURTYARD 8.97m ²	GARAGE 32.08m ²	TOTAL AREA 168.58m ²





HOW TO BUY AT STRATFORD GARDENS

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.

SECURE 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.

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.

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.

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.

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 Stratford Gardens. 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 Stratford Gardens.

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 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 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 55 years old to live at Stratford Gardens.



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 awaits. We call it re-imagined retirement.

For all sales enquiries, book an appointment at our Display Suite with Lauren on 0477 083 688 or Alyssa 0490 780 283.

*The content of this brochure, including homes and masterplan design, are subject to change without prior notice.

MASTERPLAN

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
- P** PARKING



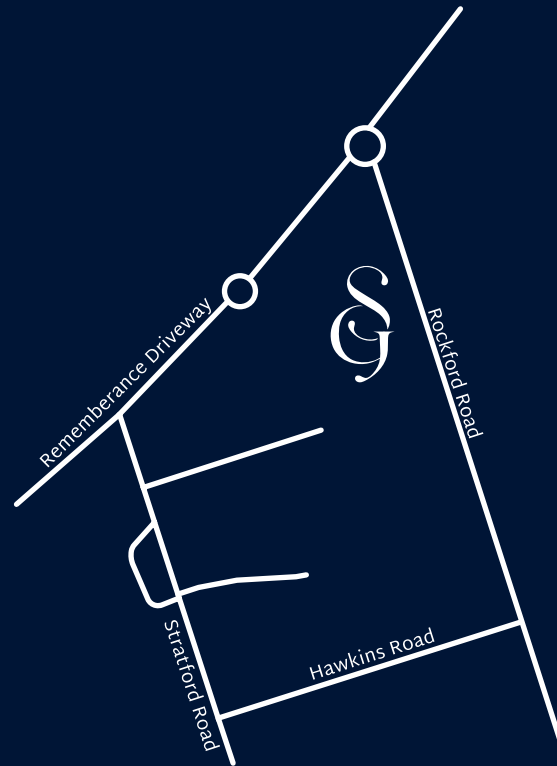
DESIGNS

A LAVENDER B CAMELLIA C LILLY D CYPRESS E OAK F WARATAH G WILLOW H SUNFLOWER I CUSTOM

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