

 Ingenia Lifestyle

Spring *forward* INTO LIVING

MOVE IN READY
BRAND
NEW
HOMES
SPRING FORWARD



**FIND A COMMUNITY
NEAR YOU**

Discover our Oceanfront
Community **DRIFT**

Why it's time
TO DOWNSIZE

Welcome to the

Spring forward

HOMES

SHOWCASE



Discover Ingenia Lifestyle's newest Queensland over-50s communities, located across six fantastic locations from the Fraser Coast, Sunshine Coast, Brisbane and the Bay.

Explore active and healthy community living; plus walk through brand new display homes.

Browse the *Spring Forward* magazine and feel inspired to downsize, take a look through the latest selection of modern, easy-to-maintain two and three-bedroom homes — including some ready to move into now! There are also plenty of communities with brand new resort-style amenities just opened or soon to commence.

With new homes selling across Queensland from \$430,000 to \$1,559,000* there is plenty of choice.

The *benefits* of the land lease model

Our land lease model means no exit fees or stamp duty and you'll keep any capital gains, so your money keeps working for you, now and into the future.



Free up money



Low maintenance living



No exit fees or stamp duty



Keep any capital gains

Q Ingenia Lifestyle Queensland

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Explore Queensland
Communities



MOVE-IN
READY
**BRAND
NEW
HOMES**



Innes Park, Bargara, Queensland

Indicative of Proposed Future Clubhouse

Discover Lifestyle Living at Drift, Bargara

Hugging the ocean shores with endless coral sea views, Ingenia Lifestyle Drift is poised to become one of Australia's most coveted oceanfront over-50s residential addresses.

Thoughtfully designed for everyone to enjoy sea views across the community, the future resort-style clubhouse will offer a luxurious connection to the expansive ocean horizons.

Gracing a picturesque stretch of Queensland's stunning coastline, Drift is situated on the Coral Coast near Bargara in Bundaberg, offering convenient proximity to amenities like cafes, shops, and healthcare facilities.



Artist impression of Resort-Style Lagoon Pool

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Brand new homes selling from \$625,000*



Artist impression

Oceanic

2 2 1 1.5

From \$625,000*



Sandhills

2 2 1 2

From \$669,000*



Cove

2 2 1 2

From \$735,000*

*Price is based on owning your home and leasing the land and is correct at the time of printing and subject to change without notice.

CONSTRUCTION COMMENCED ON **SECOND CLUBHOUSE**



Hervey Bay, Queensland

Artist impression of the Pavilion Clubhouse

Stop Waiting and Start Living at Hervey Bay

Ingenia Lifestyle Hervey Bay is a master planned over-50s community designed to make the most of the sunny Fraser Coast lifestyle.

Tucked away from the hustle and bustle, yet close to everything you need, you can create a new way of life with new experiences, new friends, and endless days spent enjoying the things you love. Enjoy the many benefits beyond other traditional retirement options.

With a second community clubhouse now under construction, and a range of modern homes selling, it is the perfect time to discover a new way of life.



Artist impression of the Pavilion Clubhouse



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Brand new homes selling from \$454,000*



Mornington

2 2 1

From \$454,000*



Tuscany

2 2 1

From \$485,000*



Marlborough

2 2 1 2

From \$620,000*

*Price is based on owning your home and leasing the land and is correct at the time of printing and subject to change without notice.



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Keep any capital gains

FINAL
RELEASE
NOW
SELLING



Forest Glen, Sunshine Coast, Queensland

Nature's Retreat Clubhouse Now Open

Setting a New Standard of Luxury at Nature's Edge

Ingenia Lifestyle Nature's Edge is an over-50s community where connection and freedom flourish. Nestled in the Buderim foothills of the Sunshine Coast, you'll feel a sense of ease from the moment you arrive.

Lush rainforest surrounds the community where winding, landscaped streets lined with modern homes lead to an expansive leisure centre at the heart of the community where residents come to relax.

With the final stage of homes now selling, and a second luxury clubhouse now open, there is so much to look forward to at Nature's Edge.



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Brand new homes selling from \$889,000*



Artist impression

Bellthorpe

2 2 1 2

From \$889,000*



Mapleton

3 2 2

From \$959,000*



Move-in ready

Canopy 245

2 2 1 2

From \$1,559,000*

*Price is based on owning your home and leasing the land and is correct at the time of printing and subject to change without notice.



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No exit fees or stamp duty



Keep any capital gains

FINAL STAGES NOW SELLING



Burpengary East, Queensland

Thriving Clubhouse

Spring Forward to Freshwater

Freshwater by Ingenia Lifestyle is an over-50s community in the friendly, tranquil suburb of Burpengary East, north of Brisbane.

Nestled in a peaceful pocket of Burpengary East, within the thriving Moreton Bay Region, Freshwater is located just north of the Brisbane CBD and a short drive away from the Sunshine Coast.

The surrounding area is picturesque, filled with national parks, creeks and a generous stretch of shoreline that has beaches and waterfront walking tracks.

There's a fantastic range of amenities including a community clubhouse, gym, magnesium pool, heated spa, billiards room, bowling green, library, cinema, arts and crafts studio, beauty salon, bar, dining area and barbecue facilities.



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Brand new homes selling from \$675,000*



Samford

2 2 1 1.5

From \$675,000*



Somerset

2 2 1 2

From \$745,000*



McKenzie

2 2 1 2

From \$785,000*

*Price is based on owning your home and leasing the land and is correct at the time of printing and subject to change without notice.

CLUBHOUSE
COMING
SOON



Victoria Point, Queensland

Artist impression of Bushland Retreat Clubhouse

Coastal Living with Natural Charm at Sanctuary

Ingenia Lifestyle Sanctuary Victoria Point is a premium over-50s community with its own distinct personality reflecting the stunning coast-meets-city surrounds.

Surrounded by bushland, Sanctuary is true to its name as a haven for lovers of the outdoors. Residents can enjoy bushwalks along designated trails, as well as lakeside strolls. Set on 18 hectares of bushland just a stone's throw from the bay, Sanctuary offers inspired living with a distinct connection to nature.

Only 45 minutes to the Brisbane CBD and within moments of coastal and bushland walks, golf, dining and shopping, Sanctuary opens the door to everything the bayside and beyond has to offer.



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Brand new homes selling from \$849,000*



Oasis

2 2 2

From \$849,000*



Nautilus

2 2 1 2

From \$849,000*



Harbour

3 2 2

From \$935,000*

*Price is based on owning your home and leasing the land and is correct at the time of printing and subject to change without notice.

NEW
DISPLAY
HOMES
OPEN



Beaudesert, Queensland

A Natural Place to be at Millers Glen

Millers Glen is an over-50s community ideally located in the rustic and tranquil town of Beaudesert.

The community is thoughtfully designed to preserve an idyllic, natural way of life. Plans are currently underway with an array of excellent amenities to be built in the near future. Take a seat or take a trip. Millers Glen caters to those of us looking for adventure, a view, good food and wine, and a community to share it with.

Choose from a range of brand new modern two bedroom homes that are future-proofed for easy living.



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Brand new homes selling from \$430,000*



Lamington

2 1 1

From \$430,000*



Cedar

2 2 1 2

From \$539,000*



Milford

2 2 1 2

From \$610,000*

*Price is based on owning your home and leasing the land and is correct at the time of printing and subject to change without notice.



Spring forward to your new lifestyle.

5 reasons why *it's time to downsize.*

Want more from your over-50s lifestyle? Forget costly and tedious house maintenance. Instead, enjoy excellent facilities, the hobbies and activities you love, and a supportive community — now is the time to right-size your lifestyle.

Downsizing your home can feel overwhelming, especially for those who have lived in a family-sized house for many

years. The memories it holds and the daunting task of moving, coupled with uncertainty about a new location, can be challenging.

However, experts agree that downsizing offers numerous benefits for those seeking a healthier, happier lifestyle.

If you're sitting on the fence, here are five reasons why now might be the time to take the leap.

1. You need less space but more amenities

If you're tired of the constant upkeep of a larger home and find your outdoor space too extensive to manage, consider the benefits of a smaller, low-maintenance property.

Not only will it free up your time and energy for more enjoyable activities, but it can also reduce stress and expenses associated with home maintenance.

A more manageable property allows you to focus on what truly matters, whether it's pursuing hobbies, spending time with loved ones, or simply relaxing in a more comfortable and efficient living space.

"Swimming pools, saunas, tennis courts, lawn bowls, you name it, it's there."

Michael Rabey, Executive General Manager Development, Sales and Marketing at Ingenia Communities, says the

trick is to move to a community, such as an Ingenia land lease community, where you upsize your onsite amenities.

"I see that as right-sizing, because whilst your home has become smaller, you are moving into a community that offers so much more," he says.

2. When you want to free up funds for retirement

Retirement savings can feel like a big and complicated topic, but it doesn't have to be. If retirement is looming and you're keen to live a good lifestyle, you might want to free up your finances.

Rabey says in the Ingenia land lease model, you buy and own the new home you live in, but rent the land it sits on. This option can save customers a considerable amount:

"Our customers don't pay stamp duty and council rates, saving tens of thousands of dollars. So, it certainly can be a much more affordable model.

"What's important is that you do your due diligence and your homework and really understand the real estate you're looking at," he says.

Customers often sell their family home to finance their Ingenia home, and use the left over funds for a variety of reasons such as long-awaited travel and leisure activities, or pursuing the hobbies they've always wanted to try.

Additionally, downsizers might choose to support their children or grandchildren with education, housing, or other financial needs. Many also opt to donate to charitable causes or organisations they care about. Some even decide to bolster their own retirement savings, creating a healthier safety net for their long term future.

"We are seeing an increasing trend where a couple will sell their family home and use the remaining capital to help fund their children's home investments.

"Others use some of their remaining funds to help support their superannuation that might not have performed as well as they would have liked, and create a healthier safety net going into retirement," explains Rabey.

3. When you want like-minded neighbours

A key reason people consider downsizing is their desire to live near others who are at a similar stage in life.

According to Rabey, in large suburban homes, neighbours might be busy with small children or be young professionals with different interests, which can lead to feelings of isolation and even poorer physical health outcomes.

Downsizing often means moving to communities where social connections and shared experiences are more readily available, fostering a sense of belonging and support.

"The land lease community really gets to the heart of what makes up a community, with everyone centred around a clubhouse where they can all come together," Rabey explains.

For those keen on a quieter life, Rabey says there's also great comfort in knowing there's someone just next door if you need any help.

"The streets of our gated community are quiet, with fewer cars and low speed limits, and you'll often see residents sitting in their front porch chatting with neighbours across the street. It really is a community."

4. When lifestyle counts

If you're heading into semi or full retirement, you might be keen to try things you've never had time to do.

Rabey says there are plenty of stories from Ingenia land-lease communities where people have met new friends, taken up hobbies, and even tried sports for the first time.

For instance, Daphne and Peter, who moved into Ingenia's Nature's Edge community, found themselves joining a weekly walking group. They quickly formed close bonds with their neighbours and now enjoy regular social outings and potluck dinners.

Meanwhile, Lynnne and Noel found the social opportunities to be a major drawcard in their decision to downsize to a land lease community. They now participate in crafts and games events, as well as darts, snooker, and trivia at Ingenia's Freshwater community. They regularly enjoy the camaraderie and physical benefits these activities provide.

These stories highlight the vibrant, supportive environment of Ingenia land-lease communities, where residents can explore new interests and forge meaningful connections:

"At our land lease communities, you also find other fantastic amenities that complement your sense of adventure. Our newest resident facility at Hervey Bay is a caravan and boat washdown area, with outdoor kitchen and BBQ smoker, micro-brewery, plus a car maintenance shed.

"This was designed with resident consultation and has resulted in a unique but relevant asset to enhance their lifestyle" he says.

Rabey adds that a benefit of living in a gated community is safety, as you can walk your dog at night comfortably, and go back to your new, secure home.

5. When you're sitting on the fence

If downsizing is on your mind, it's wise to start the process early, ensuring you have ample time to make well-considered decisions.

Being proactive allows you to explore your options thoroughly and find a new home that truly meets your needs and preferences. This approach can prevent the stress and urgency that might arise if you were to downsize due to unexpected health issues, family changes, or financial pressures, explains Rabey.

By planning ahead, you can transition smoothly into a new living situation, enjoying the benefits of a more manageable and comfortable lifestyle without feeling rushed or pressured by circumstances.

"Make the decision when you are empowered to do so and you won't regret it," he says.

"We often have open days where we invite the public to explore our communities in a no pressure environment. You can check out display homes and talk with existing residents to see if this is the place for you."

Refer a friend

Help your friends discover a new way of life!

Refer someone who could benefit from the Ingenia Lifestyle, and you'll both receive a **\$1,000 VISA card*** if they settle on a selected Ingenia Lifestyle home.

Grab your referral form from your Community Manager.

*The \$1,000 VISA card referral program is for eligible participants only. For full terms and conditions, visit ingenialifestyle.com.au/termsandconditions



\$1,000*
REFERRAL REWARD

“
We’ve been part
of the community
right from the *start*”



Daphne + Peter x

“We’ve met a lot of people, they’ve all been really lovely. If ever we need anything, there are people that we can go to.”

Daphne and Peter
Ingenia Lifestyle residents



Les + Chris

“I hadn’t picked up my guitar since I was 17. Two years ago we started a rock band called ‘The Recycled Delinquents’. We practice every week and are doing four shows this year.”

Les and Chris
Ingenia Lifestyle residents

Whether it’s social events, access to resort style amenities, or simply the time and freedom to pursue your passions, you’re in good company at one of our Queensland communities. Discover exclusive over-50s living across a choice of stunning Queensland locations.

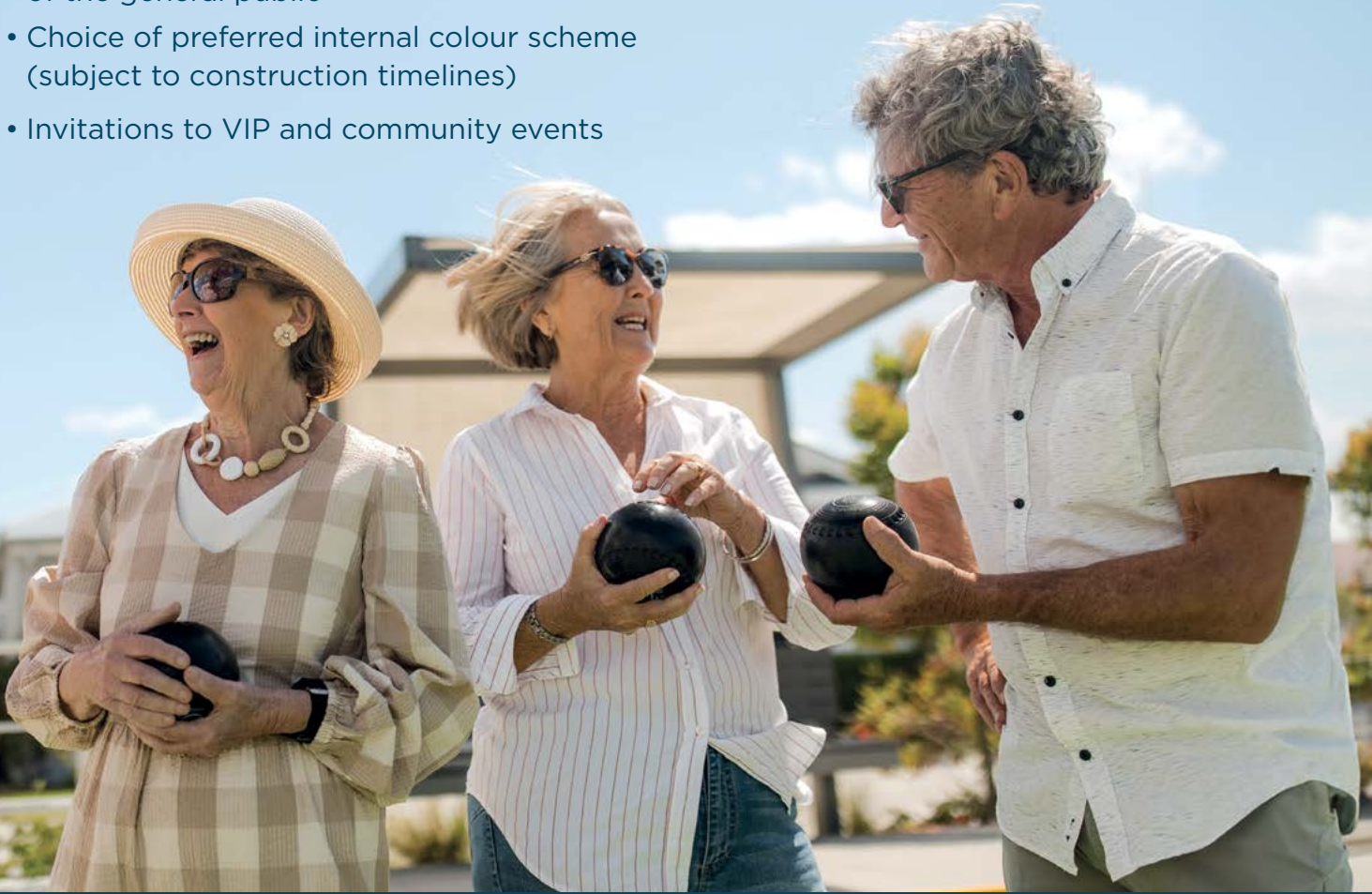
Stop waiting. Start living.

Q Ingenia Lifestyle Queensland

Join our *VIP* club

As a member of Ingenia Lifestyle's VIP Club, you'll experience choice, community and flexibility. Secure your VIP Club membership for only \$1,000, giving you peace of mind while you're planning for this exciting new chapter.

- Priority access to new sales releases ahead of the general public
- Choice of preferred internal colour scheme (subject to construction timelines)
- Invitations to VIP and community events



Discover the land lease model *benefits*



Free up
money



Low maintenance
living



No exit fees
or stamp duty



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capital gains

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