

Downsizing Your Way

information pack



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Park Lane
LIVING

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Welcome to

PARK LANE LIVING

**SO YOU WANT TO FIND
OUT MORE ABOUT
PARK LANE LIVING.
THIS PACK IS FOR YOU!**

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Why choose

PARK LANE LIVING

OWN YOUR OWN HOME

At Park Lane Living, you own your home. It's yours to decorate and make your own.

COMMUNITY LIFESTYLE

There are many like-minded individuals enjoying the benefits of the community and the lifestyle. Our residents look out for one another and enjoy many social activities.

ONSITE FACILITIES

Each village has its own set of unique facilities available for our residents to enjoy. Some feature a pool, a community room, a gym and more!

ONSITE MANAGERS

Each village has onsite managers available 24/7 for emergencies and support.

PET FRIENDLY

We understand that pets are an important part of life and we welcome furry and feathered friends at Park Lane Living.

NO EXIT or DEFERRED MANAGEMENT FEES

At Park Lane Living, we prioritize your financial well-being. Unlike many retirement living providers, we avoid hidden fees and Deferred Management Fees (DMFs). With a traditional 20% DMF on a \$350,000 home sale, you could lose \$70,000, equivalent to \$135.14 per week over a decade.

At Park Lane Living, we don't charge a DMF, ensuring that all capital growth stays with you and your estate. Our transparent and affordable fee structure reflects our commitment to homeowners and offers a worry-free community, where you can enjoy amenities without future financial burdens.

***Your home, your growth,
your peace of mind.***



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Frequently asked

QUESTIONS

DO I NEED TO BE RETIRED?

No, we have residents working full-time, part-time and in a voluntary capacity.

DO I OWN MY NEW HOME?

Yes, all houses within our villages are 100% owned by the occupying residents.

DO I OWN THE LAND?

No, when purchasing a home with Park Lane Living, you enter into a land lease agreement. This lease attracts a weekly site fee and gives you an exclusive right to occupy the land and to use and enjoy the facilities within the village.

DO I PAY STAMP DUTY?

No, as you are not purchasing land, there are no stamp duty or land title fees applicable.

ARE THERE ANY ENTRY FEES?

Each new site resident/couple pays a once off common services fee contributing to the upkeep of communal facilities. This is 1% of the purchase price or \$1,500, whichever is the greater.

WHAT ABOUT EXIT FEES?

At Park Lane Living, if you decide to sell your home and move on, 100% of the sale price is yours to keep. We do not have any hidden Deferred Management or Exit Fees of any kind.

WHAT DOES THE SITE FEE COVER?

A weekly site fee covers village running costs e.g. onsite and waste management, water usage, infrastructure repairs and maintenance etc.

HOW DO I PAY MY UTILITIES?

Electricity is metered separately and billed bi-monthly by our Network Manager ensuring the best possible price available. For gas appliances, bottled gas must be purchased separately. Set this up with your local provider or we may be able to assist you with these processes.

AM I ELIGIBLE FOR ANY RENT ASSISTANCE?

Rental assistance is available to those with a pension and may be available depending on your personal financial circumstances. We suggest contacting Centrelink or Veterans Affairs to check your eligibility.

CAN I BRING MY PET?

Absolutely, all domestic animals are very welcome at Park Lane Living. We have birds, cats and dogs all calling our villages home.

DO I NEED TO INSURE MY HOME?

Your home is no different to any other requiring both building and contents insurance. Speak to your insurance provider or seek a specialist home manufacture insurer for advice.

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OUR VILLAGES

BENDIGO SHEPPARTON TRARALGON TRARALGON WEST WONTHAGGI



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Our Villages
BENDIGO

**FIND YOUR HOME IN THE
BEAUTIFUL GOLDFIELDS
REGION OF **BENDIGO**.**

Based in Junortoun, in the beautiful goldfields region of Bendigo, this area has so much history and plenty to offer. It is a great place to start living the easy life.

Park Lane Living Bendigo's facilities boast a new and modern setting. Choose from our homes and have the opportunity to provide input on the design of your home to ensure it suits your individual needs. The village also provides the best affordability in Bendigo for retirement living.

Unlock your equity that is currently tied up in your old house. With an in-house building team, purchase your new home at a fraction of the cost of our competitors. Enjoy some extra funds on hand.

Within the village there are many fantastic features, that residents will tell you, just make it that extra special place.

Features Include:

- Outdoor Swimming Pool (Shared)
- Outdoor Swim Spa
- Community Room & Bus
- Lawn Bowls
- Social Club
- Onsite Management
- Indoor Play Centre (Shared)

You get the best of both worlds in Bendigo with the hustle and bustle of a major Victorian city, but located far out enough to enjoy the serenity and take on an easy living lifestyle.

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Enjoy
BENDIGO

FEATURES:

Arts & Culture Precinct
Rich Historical Attractions
Walking & Cycling Trails
State of the Art Hospital
Beautiful Architecture



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Our Villages

SHEPPARTON

**THERE'S PLENTY ON
OFFER IN THE CITY OF
SHEPPARTON.**

Park Lane Living Shepparton is in Kialla, located less than 10km's from Shepparton CBD and a part of the Goulburn Valley. With fantastic affordability, temperate climate and great location, Park Lane Living Shepparton is the place you can call home.

Within the village there are many fantastic features, that residents will happily have no trouble telling you all about.

Features Include:

- Outdoor Solar Heated Swimming Pool
- Outdoor Spa
- Onsite Cafe
- Social Garden Club
- Onsite Management
- Boom Gate Secured Entrance

Shepparton offers so much with nearby lakes and rivers, outstanding wineries and a multitude of nearby shopping opportunities. The region offers great sporting facilities such as lawn bowls, tennis and golf. There really is no limit to what you can do to keep yourself immersed in the fun and relaxed lifestyle of retirement.

The region is renowned for its quality locally grown fruit and dairy options. The culinary experience in the region offers a wide range of restaurants. Many pubs and clubs provide a host of dining and entertainment choices, while the fine dining and al fresco outlets will tame the fiercest of palates.

So when looking into downsizing and having that relaxed retired lifestyle, consider Park Lane Living Shepparton.

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Enjoy
SHEPPARTON

- FEATURES:**
Mooving Art
Stunning Wineries
Cultural Attractions
Family Fun
Recreational Activities



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Our Villages

TRARALGON

PARK LANE LIVING TRARALGON - OUR FIRST COMMUNITY VILLAGE.

Established almost 30 years ago as Mayfair Gardens, Park Lane Living Traralgon has long been considered Traralgon's premier lifestyle village. The largest city within the Latrobe Valley, Traralgon sits at the heart of Gippsland.

The town boasts many national chain stores, a large shopping centre and a range of dining options from coffee shops to fine dining.

The village itself is located only a 5 minute drive and within walking distance from the Traralgon CBD providing easy access to all the town's facilities.

Within the village there are many fantastic features, that residents will gladly tell you make it an extra special place.

Features Include:

- Outdoor Solar Heated Swimming Pool
- Outdoor Heated Spa
- Community Hall
- Theatre Room
- Onsite Hairdressers
- Gym
- Social Club
- Onsite Management

Traralgon also offers great health facilities for everything you will need such as the Latrobe Regional Hospital, GP's, various specialists, dental and optical services.

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Enjoy
TRARALGON

FEATURES:

**New Aquatic Centre
Performing Arts Precinct
Walking & Cycling Trails
Largest Gippsland Hospital
Walking Distance to CBD**



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Our Villages

TRARALGON WEST

**EXPERIENCE THE BEST
OF GIPPSLAND FROM
WEST TRARALGON.**

Park Lane Living Traralgon West offers quality modern homes within an environment that promotes a comfortable retirement atmosphere.

The village itself is located between Traralgon and Morwell providing easy access to both town's facilities. Traralgon is the largest city within the Latrobe Valley, and in the heart of Gippsland.

The town boasts many national chain stores, a large shopping centre and a range of dining options from coffee shops to fine dining.

Within the village there are many fantastic features, that residents will tell you, just make it that extra special place.

Features Include:

- Outdoor Swimming Pool
- Indoor Spa
- Community Hall
- Gym
- Social Club
- Onsite Management
- Private Gated Security Entrance

Traralgon also offers great health facilities for everything you will need such as the Latrobe Regional Hospital, GP's, various specialists, dental and optical services.

There are also a great range of activities for retirees with sporting clubs like the Traralgon Bowls Club and Traralgon Golf Club.

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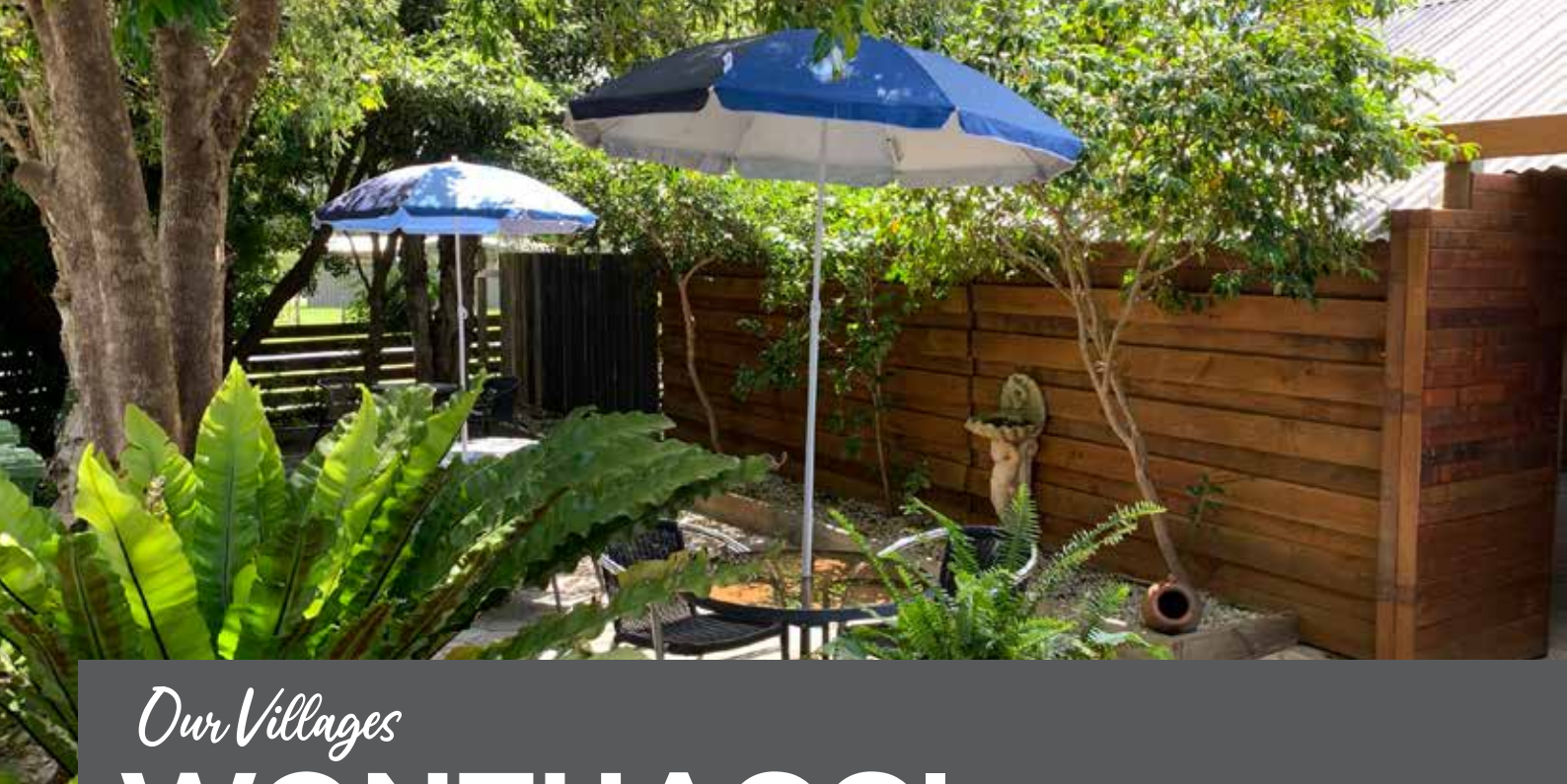
Enjoy
**TRARALGON
WEST**

FEATURES:

Scenic Gippsland Drives
Historical Architecture
Walking & Cycling Trails
Amazing Bowls & Golf



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Our Villages

WONTHAGGI

SIT BACK, RELAX AND ENJOY BEAUTIFUL WONTHAGGI.

Our Wonthaggi location is the latest to join the Park Lane Living family.

This “village by the sea” has been a part of the Wonthaggi community for over 20 years and provides residents with a relaxed lifestyle that offers sea breezes, a great community and ideal location to relocate to for your retirement.

Features Include:

- Indoor solar heated swimming pool
- Onsite kiosk & coffee garden
- Walking distance to Wonthaggi CBD

Wonthaggi is only a short two-hour drive to Melbourne. It also provides our residents with the opportunity to enjoy the comfortable and relaxed lifestyle within

regional Victoria. The atmosphere and culture never fails to deliver a peaceful serenity to residents, offering a sea change to your life.

The village is located in walking distance to the Wonthaggi CBD, home to many national chain stores, a large shopping centre and a range of dining choices from boutique coffee shops to fantastic restaurants. The town also offers great health facilities for everything you will need such as the Bass Coast Health, various specialists, GP’s, dental and optical services.

A place where you can truly kick back and enjoy a relaxed lifestyle with all of those small town features.

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Enjoy
WONTHAGGI

FEATURES:

**On the Beautiful
Bass Coast
Walking & Cycling Trails
Historic Attractions
Stunning Drives**



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OUR HOMES

WE DESIGN HOMES & COMMUNITIES WITH YOUR LIFESTYLE IN MIND

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Our homes
THE ARMSTRONG

FEATURES:

- All bedrooms with built-in wardrobes
- Second bedroom or study
- Kitchen and dining fitted with stainless steel appliances
- Spacious living room
- European laundry
- Separate toilet
- Reverse-cycle air conditioning
- Energy efficient lighting
- Under floor insulation

Living area 77 m²
 Carport 28 m²
 Verandah 7.2 m²

TOTAL 112 m² / 12.05 sq



**Some images may contain optional extras and/or upgrades.*



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Our homes

THE ASTAIRE

FEATURES:

- Master bedroom with walk-in robe & ensuite
- 2nd bedroom with built-in robe
- Extensive kitchen with stainless steel appliances
- Spacious light filled open plan living, kitchen & dining
- Front bullnose verandah
- Reverse-cycle air conditioning
- Energy efficient lighting
- Full size laundry

Living area 86.5 m²
Carport 28 m²
Verandah 21.6 m²

TOTAL 136.1 m² / 14.65 sq



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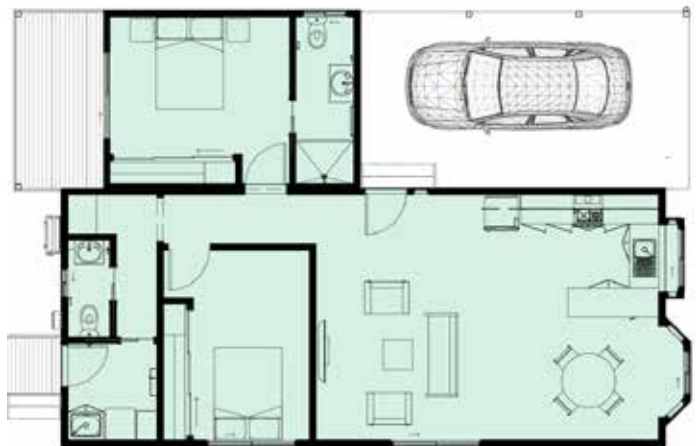
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Our homes
THE DURBIN

FEATURES:

- All bedrooms with built-in wardrobes
- Main bedroom with sliding door to deck
- Kitchen and dining fitted with stainless steel appliances
- Spacious living room
- Separate walkthrough laundry
- Second toilet
- Reverse-cycle air conditioning
- Energy efficient lighting
- Under floor insulation



Living area 80.6 m²
 Carport 23.4 m²
 Verandah 6.48 m²

TOTAL 110.48 m² / 11.89 sq



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Our homes
THE GARLAND

FEATURES:

- 2 bedrooms with built-in robes
- Kitchen with stainless steel appliances
- Open plan living room
- Master bedroom with bay window
- Optional bay window upgrade for 2nd bedroom
- Large undercover decking area option
- Reverse-cycle air conditioning
- Energy efficient lighting
- European laundry
- Kitchen garden window

Living area 75 m²
Carport 28 m²
Verandah 34 m²

TOTAL 137 m² / 14.75 sq



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Our homes
THE GUTHRIE

FEATURES:

- Our single bedroom design with walk-in robe & ensuite
- Kitchen and dining fitted with stainless steel appliances
- Spacious living room
- Separate walkthrough laundry
- Reverse-cycle air conditioning
- Energy efficient lighting
- Under floor insulation

Living area 32.3 m²
 Carport 19.44 m²
 Verandah 6.6 m²

TOTAL 58.34 m² / 6.27 sq



**Some images may contain optional extras and/or upgrades.*





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Our homes

THE HEPBURN

FEATURES:

- 2 bedrooms with built-in robes
- Galley kitchen with stainless steel appliances including dishwasher
- Generous open plan living & dining room
- Front verandah & rear alfresco
- Reverse-cycle air conditioning
- Energy efficient lighting
- Under floor insulation
- Separate laundry
- 2 toilets



Living area 96.4 m²
 Carport 28 m²
 Alfresco 12.6 m²

TOTAL 137 m² / 14.75 sq



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Our homes

THE NEWMAN

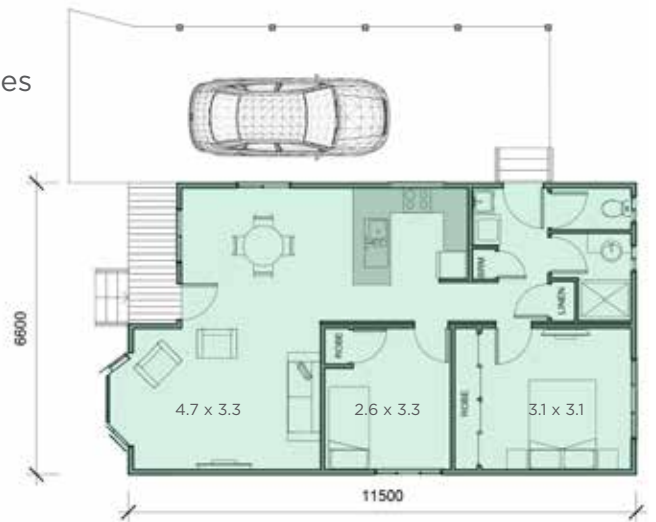
FEATURES:

- 2 bedrooms
- Spacious kitchen with stainless steel appliances
- Open plan living, kitchen & dining
- Master bedroom with built-in wardrobe
- Rear located private bedrooms
- Reverse-cycle air conditioning
- Energy efficient lighting
- Under floor insulation
- Walk through laundry

Living area 86.4 m²

Carport 23.1 m²

TOTAL 109.5 m² / 11.8 sq



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Our homes

THE ROONEY

FEATURES:

- 2 bedrooms & study
- Spacious kitchen with stainless steel appliances plus breakfast bar
- Generous living room
- Master bedroom with built-in robe & walk-in ensuite
- Front verandah
- Reverse-cycle air conditioning
- Energy efficient lighting
- Separate laundry with second toilet
- Under floor insulation

Living area 86.4 m²

Carpport 23.1 m²

TOTAL 109.5 m² / 11.8 sq



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Our homes
THE SINATRA

FEATURES:

- 2 bedrooms & study
- Main bedroom with walk-in robe
- Spacious kitchen with stainless steel appliances
- Open plan living, kitchen & dining
- Second toilet
- Reverse-cycle air conditioning
- Energy efficient lighting
- Under floor insulation
- Walk through laundry

Living area 86.4 m²
 Carport 31.16 m²

TOTAL 117.5 m² / 12.6 sq



**Some images may contain optional extras and/or upgrades.*



Downsizing Your Way *information pack*

Our Locations:

- Bendigo** 761 McIvor Hwy, Junortoun VIC 3551
- Shepparton** 7835 Goulburn Valley Hwy, Kialla VIC 3631
- Traralgon** 26-28 Park Lane, Traralgon VIC 3844
- Traralgon West** 5353 Princes Hwy, Traralgon VIC 3844
- Wonthaggi** 245 Graham St, Wonthaggi VIC 3995

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