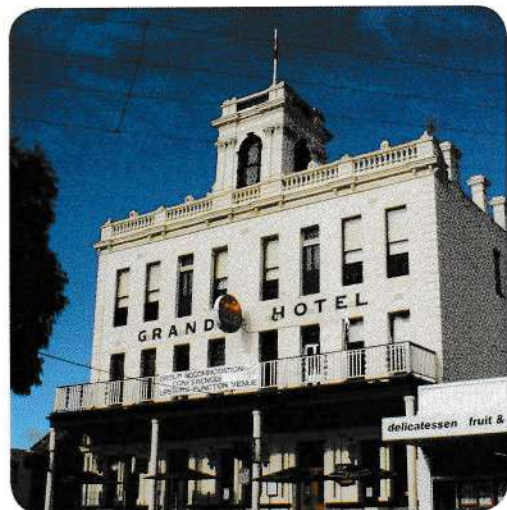


PORTARLINGTON

Lifestyle **VILLAGE**





OVER 55'S LIFESTYLE VILLAGE

Finally it's time to improve your quality of life and spoil yourself with a new home in a quality resort environment.

This piece of paradise is located within the Portarlington Township and is only 150 metres to the sheltered north facing waters of the beach.

Relaxed atmosphere township living with the benefit of numerous community activity groups, golf course, bowls, restaurants, wineries and the fishing is good too!

Sea change resort with the convenience of Greater Geelong only 25 minutes away. Bus transport at the front door.

Combine an economical new way of living in a relaxing lifestyle resort.

You don't have to be cramped in a downsize.

**NO RATES AND NO STAMP DUTY
DON'T LEAVE THIS DECISION TOO LATE
- YOU DESERVE IT NOW.**



PORTARLINGTON LIFESTYLE VILLAGE BENEFITS

- » Community like minded living
- » Low maintenance
- » Security - electronic gating after hours
- » Pet friendly
- » Resort Bus - transport for shopping trips etc
- » Front gardens landscaped and maintained
- » Energy efficient design
- » 24 hours emergency call assist
- » On-site boat and caravan storage
- » Men's shed and garage

VILLAGE CLUBHOUSE

- » Library
- » Billiard room
- » Bar area
- » Kitchen
- » Function room
- » Craft activities room
- » Visiting consulting room
- » Indoor heated pool
- » Gym - exercise room
- » Managers office



HOUSE FEATURES

- » Fully insulated ceiling and walls
- » Colour matched powder coated aluminium windows and sliding doors
- » Colour matched colour bond roof, guttering and roller door
- » Spacious car garage with remote control to roller door
- » Instantaneous gas hot water service
- » 2,000 litre supplementary water tank
- » Pull out clothes line
- » Fly screens to all windows
- » Split System reverse cycle air conditioning in main living area
- » Smoke detectors
- » Efficient LED down-lighting
- » 2 TV points
- » Outside power points
- » Heat lamp and exhaust Bathroom & Ensuite
- » Electric fan forced oven
- » Gas hot plate cooktop
- » Dishwasher
- » Walk in robe and built in robes
- » Landscaped front garden
- » Electronic remote control security gates
- » CCTV security cameras at security entrance

FAQ - PORTARLINGTON LIFESTYLE VILLAGE

Q. Why would I choose to live here?

A. Portarlington Village offers a fresh relaxed lifestyle in a community atmosphere of like-minded residents. You have 24 hour support and little to none of maintenance. Your time is for you to share with activities, others or the surrounds of area. Life at Portarlington Village can be as active as you wish to make it. The hub will be the Clubhouse as the centre for activities with a gym, pool, billiards and BBQ or you can take advantage of many great opportunities that Portarlington has to offer. Handy access to lawn bowls, fishing and one of the best golf courses around.

Q. Why would I buy into Portarlington Lifestyle Village?

A. - Downsize your everyday home maintenance from the traditional family sized home

- Live amongst similar interested people

- Your asset changeover should leave a little something left over to help you redo your bucket list and enjoy your further years.

Q. Do I own my home?

A. Yes! You purchase your home which has a maintenance warranty and a structural 7 year guarantee. You have a site rental agreement for the land you occupy. Your rights are protected by law.

Q. Can I sell my home?

A. Yes! You may sell at any time you wish through the village administration or by an outside professional. We do not have refurbishment fees on sales as we believe you have kept your home in its best presentation.

Q. Can I option my home with upgrades?

A. You can option up your home and make changes provided these are done before the home is built. Our builders will be happy to quote on any changes for you.

Q. What else do I have to do before I move in?

A. Very Little. Your home is complete with floor coverings, kitchen appliances, reverse cycle air conditioning, window dressings, fly screens, clothes line, dishwasher, water tank, gardens and lawns. It is only awaiting your furniture and personal touches.

Q. What title do I get; can I sell the home and what happens if I pass away?

A. You get a 60 year lease under the Residential Tenancies Act 1997 and all of the protection that the Act grants. Your agreement also outlines your rights.

You can deal with your home the same as if it were a suburban freehold title. You can sell it, provided the buyers are acceptable as residents for the Village.

Should the unfortunate circumstance arise that you or your partner passes away; the same rights as in freehold title apply. The remaining resident gets ownership or the estate gains control and is able to sell the home.

Owning your own home and renting the land allows more financial freedom without giving up any exclusive rights to occupy.

Q. What else do I have to pay for when I buy a home?

A. Nothing at all. There are no entry fees or stamp duty, but we do suggest getting your own legal and financial advice.

FAQ - PORTARLINGTON LIFESTYLE VILLAGE

Q. Your site rental covers?

A. Council Rates, common property and Clubhouse maintenance and gardens, garbage collection, activities and use of all community facilities.

Q. Can my site fee rise?

A. Yes, any increase is applied once a year and will not be greater than the CPI with a small review every 3 years. Your pension is usually adjusted twice a year and so your rent assistance will be accordingly.

Q. What do I have to pay?

A. Your own home which sits on a site that you pay a weekly rental under a guarantee lease agreement. The weekly rental is payable fortnightly in line with your pension benefit, you will receive a Centrelink assistance reducing this as well. Check with Centrelink for your circumstances.

Your only costs of living are site rental and the electricity, gas, phone and the water that you use. There are no council rates.

Q. Can I have a pet?

A. Yes. Other companions are important too. There are simple rules so that everyone is happy.

Q. Can I have visitors and friends?

A. Yes. Family and friends are welcome to join you; they only have to follow the Village rules for everyone.

Q. Do I have lawns and gardens?

A. Your front garden will be landscaped and maintained by the Managers and your back yard area is free for you to create.

Q. What if I go away?

A. Your property will be securely maintained with our 24 hour CCTV and your community Neighbourhood Watch will ensure things are safe.

Q. Are there any costs if I leave the Village?

A. Your site agreement will set out the exit fees when you sell and leave the Village. These fees go towards continual maintenance and upgrade of the Village which protects your re-sale value and the capital gain which you keep. The DMF is capped at a max 20% after 7 years and no matter how long you live in the village, this goes back into keeping the village presentation at a high standard to protect your investment.

The land lease model allows you to own your own home and pay a weekly fee to reside in the village enjoying the benefits along with covering the running costs of the village.

Benefits of leasing the land

Financial swings and roundabouts

- » No ever increasing water and council rates or body corporate fees
- » Front garden maintained
- » 24hr security
- » More cost effective home insurance policies
- » Discount power and essential services



PENINSULA Lifestyle
PROPERTIES PTY. LTD.

ACN 099 854 636

23 - 31 Mercer Street
Portarlington, VIC 3223
t: 1300 799 308

e: info@portarlingtonvillage.com.au
www.portarlingtonvillage.com.au

At Portarlington Village we have 7 new house designs on offer for you to choose from:

ARLINGTON	2 BEDROOMS	\$349,000
BATMAN	2 BEDROOMS + STUDY	\$356,000
NEWCOMBE	2 BEDROOMS + STUDY	\$379,000
BELMONT	2 BEDROOMS, STUDY + 2 WC	\$399,000
DRYSDALE	2 BEDROOMS + STUDY	\$409,000
GROVE	3 BEDROOMS, 2 BATHROOMS	\$445,000
EXLEY	3 BEDROOMS, 2 BATHROOMS	\$465,000

All houses are priced with single garage. Caravan and boat storage available free.

Your pension paid fortnightly will entitle you to apply for Centrelink rental assistance and reduce the weekly cost measurably.

PERSONAL FINANCIAL CIRCUMSTANCE	WEEKLY SITE FEE
Single Person on the Aged Pension (after rental assistance rebate)	\$106.00 (\$175.00 less rebate)
Couple on Aged Pension (after rental assistance rebate)	\$132.50 (\$197.50 less rebate)
Single Self-funded Retiree	\$175.00
Couple Self-funded Retiree	\$197.50

Weekly site rental will include all your communal and garden maintenance, use of all community facilities, no additional council or water rates, no stamp duty. Your personal situation may vary; we recommend you confirm with Centrelink as to your entitlement benefit.

PORTARLINGTON VILLAGE IS OPEN EVERY WEDNESDAY THROUGH TO SATURDAY FROM 11AM TO 3.00PM

Have you seen our website?? Find us at www.portarlingtonvillage.com.au

*Prices effective from 1st September 2020



House Area - 88.3 m²
 Carpet Area - 21.0 m²
 Alfresco Area - 12.4 m²
 Verandah Area - 5.9 m²



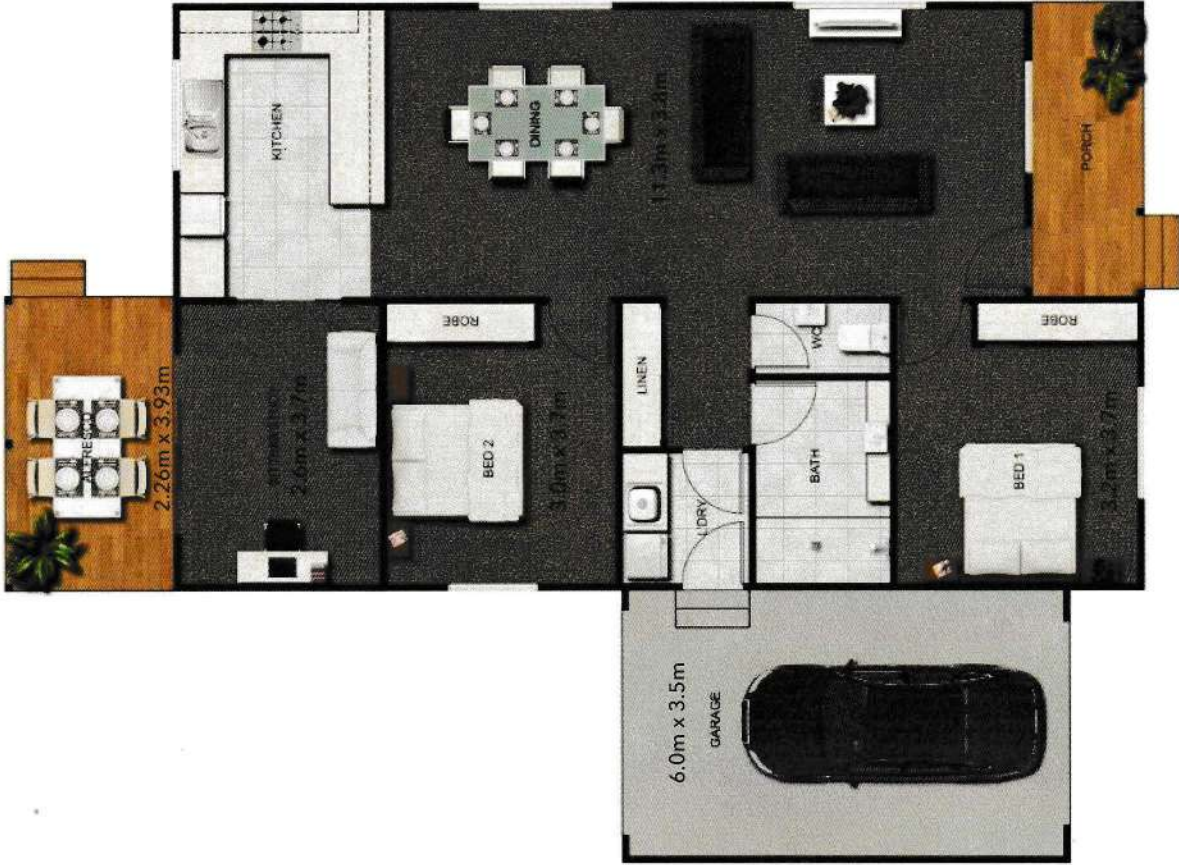
"Arlington"



House Area - 91.06 m²
 Carpet Area - 21.0 m²
 Alfresco Area - 10.14 m²
 Verandah Area - 5.89 m²



"Batman"



House Area - 96.3 m²
 Carpet Area - 21.0 m²
 Alfresco Area - 8.8 m²
 Verandah Area - 5.9 m²



"Newcombe"

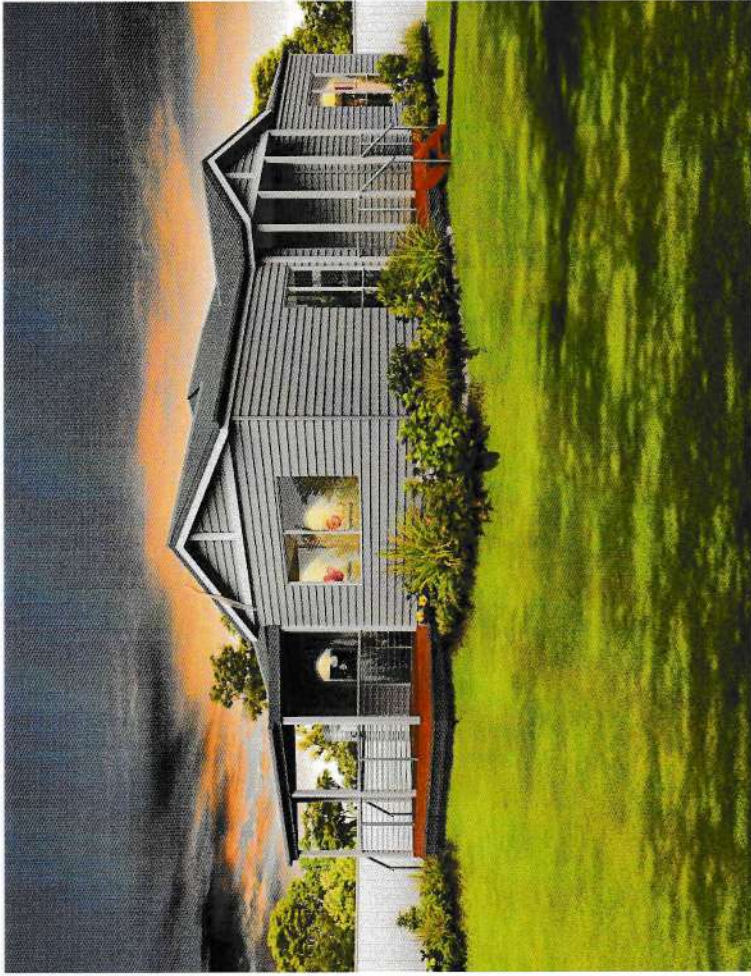


House Area - 106.78 m²
 Carport Area - 21.0 m²
 Alfresco Area - 13.5 m²
 Verandah Area - 6.43 m²



"Belmont"





House Area - 106.78 m²
 Carport Area - 36.0 m²
 Alfresco Area - 13.5 m²
 Verandah Area - 6.43 m²



"Drysdale"





House Area - 106.78 m²
 Carport Area - 21.0 m²
 Alfresco Area - 13.5 m²
 Verandah Area - 6.43 m²



"Grove"

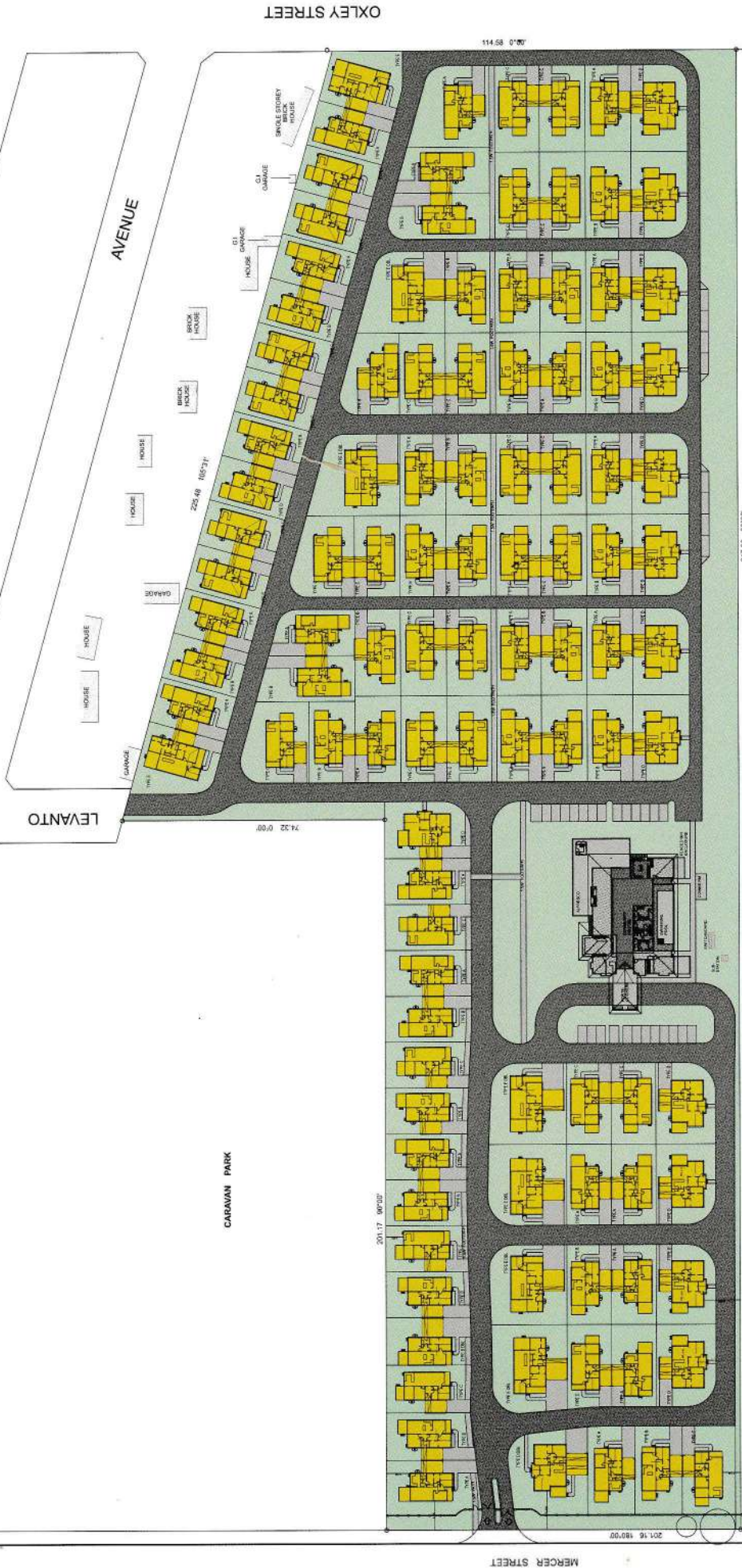


House Area - 115.74 m²
 Carport Area - 21.0 m²
 Alfresco Area - 16.1 m²
 Verandah Area - 10.1 m²



"Exley"







PORTARLINGTON
VILLAGE



PORTARLINGTON VILLAGE

“Lifestyle Living”

YOUR NEW WAY OF RESORT STYLE LIVING
ON THE BELLARINE

**CALL
NOW**

1300 799 308

www.portarlingtonvillage.com.au

