


RIGHTSIZE YOUR HOME, UPGRADE YOUR LIFESTYLE *in the Hunter Valley*





40 CARRS
ROAD
NEATH NSW

This architectural rendering depicts a modern residential property. A large, leafy tree stands on the left, partially obscuring the address sign. The sign is a white rectangular wall with black text. To the right of the sign is a white wall with three dark, rectangular panels. A dark-colored sedan is parked in the foreground on a dark asphalt driveway. In the background, a single-story house with a grey roof and light-colored siding is visible. A black metal gate is on the right, with a white car parked behind it. The sky is a clear blue with some light clouds, and the overall scene is well-lit, suggesting a bright day.



HUNTER VALLEY LIFESTYLE ESTATE *by* LINCOLN PLACE

Welcome to Hunter Valley Lifestyle Estate – an established and secure over 55s land lease community located in the serene landscape of Neath in the heart of the Hunter Valley. Enjoy the many benefits of land lease living in our master planned community, providing access to affordable, architecturally designed homes and a range of lifestyle amenities.

At Hunter Valley Lifestyle Estate a maintenance free lifestyle awaits, giving you more time for your interests, hobbies, and time to spend with family and friends. Meet up at the resident Clubhouse, take a refreshing dip in the swimming pool, enjoy the outdoor dining space, and put your green thumb to use in the flourishing community garden. Life at Hunter Valley Lifestyle Estate is an escape to the country with all the modern trimmings on your doorstep.





The beautiful **LIFESTYLE OF THE HUNTER VALLEY**

Nestled in the centre of the Hunter Valley, residents of Hunter Valley Lifestyle Estate enjoy easy access to a wide range of attractions and activities. In addition to a connected location and support services, the area offers a wonderfully diverse and culturally rich community.

The lifestyle in the Hunter Valley region is a harmonious blend of rural charm, culinary delights, and natural beauty. Explore the region's picturesque landscapes, dotted with vineyards, rolling hills, and quaint villages. The area is renowned for its world-class wineries and vibrant food scene showcasing local produce. Outdoor enthusiasts can explore the region's bushwalking trails, scenic lookouts, and wildlife reserves. The laid-back pace of life and warm hospitality, fosters a relaxed and idyllic lifestyle for all who call the Hunter Valley home.

Local amenities

Hunter Valley Lifestyle Estate is situated with easy access to the town of Cessnock and just an hour from the city of Newcastle. This community offers the perfect balance of urban amenities and relaxed surroundings.

Cessnock is the largest town in the region and everything you need is on your doorstep. From local wineries and tourist attractions to a vibrant high street and shopping centres, you'll find most of the conveniences of a larger town just a five-minute drive from Hunter Valley Lifestyle Estate. Transport links, medical services, a library, the Performing Arts Centre and the iconic Grand Neath Hotel are all located close by.

Experience the perfect blend of convenience and relaxed living at Hunter Valley Lifestyle Estate.

Holiday with us **365 DAYS A YEAR**

At Lincoln Place, we understand that the essence of a fulfilling lifestyle goes beyond just facilities. When you choose to join our vibrant community, you'll enjoy lifestyle amenities all year round, as well as an inclusive and welcoming community of like-minded individuals.

Your dedicated Community Manager will play a pivotal role in curating a vibrant calendar of events and activities, specifically designed to foster a strong sense of connection amongst our residents. From social gatherings to enriching group activities, every event is thoughtfully planned to create an inclusive community experience.

Residents will enjoy the lifestyle benefits of this master-planned community with facilities including:



Clubhouse



Community kitchen



Swimming pool



Dining areas



Community garden



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 *Clubhouse*

 *Sports pavilion*

 *Community kitchen*

 *Resident lounge*

 *Outdoor pool*

 *BBQ area*

 *Games room*

 *Pickleball court*

 *Community garden*

 *Dining areas*

 *Bowling green*

 *Firepit*







Affordable LAND LEASE LIVING

At Lincoln Place, we believe that homeownership should be both accessible and affordable. Experience the freedom of a secure and hassle-free lifestyle, where you can focus on enjoying life to the fullest.



Safe and Secure

Enjoy the comfort and security of living in a gated community with like-minded people.



Low Maintenance

At Hunter Valley Lifestyle Estate, the homes have been designed to be low maintenance, giving you the time to do exactly what you want.



Save Money

There are no council rates, deferred fees, entry or exit fees, management fees or stamp duty when you move to Hunter Valley Lifestyle Estate. This means more money to spend on the things you want.



Capital Gains are Yours to Keep

When it is time to sell your homes, simply appoint the operator or a real estate agent of your choice and the capital gains are yours to keep.



Architect Designed Home

The architecturally designed homes have all the inclusions you need to make a house your home. Our team is available to help you choose the home that best suits your needs and lifestyle.



Community Facilities and Lifestyle

There is always something to do and somewhere to be – if you choose. Hunter Valley Lifestyle Estate offers a sense of connection and social interaction.



Pet-friendly

We understand pets are often an important part of a family. Your furry friend is very welcome to live with you.

Your new home

Your new home has been thoughtfully designed with convenience and ease of living in mind. Each home offers open plan living and entertaining areas, modern kitchen and appliances and generous outdoor decks ensuring you have ample space to entertain family and friends.

Our homes are designed with thoughtful storage solutions and attention to detail throughout. Personalise your home with our carefully selected, optional upgrades. Your home should reflect your lifestyle and personality. That's why we've taken care of every detail to ensure that your new home is a space that you'll love coming back to day after day.

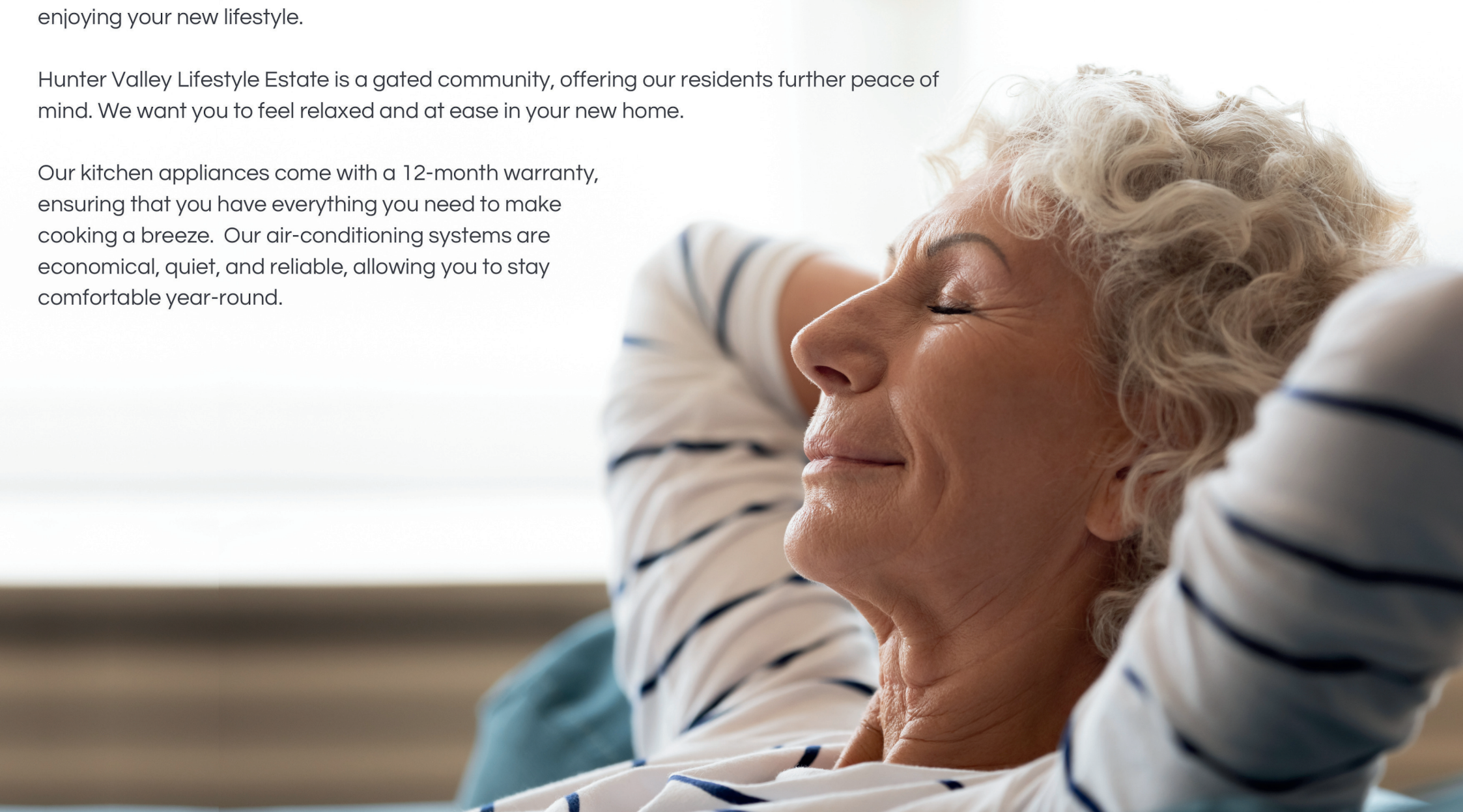


Peace of mind

Welcome to a stress-free life at Hunter Valley Lifestyle Estate, where your new home comes with a six-year structural warranty for added peace of mind. Our homes are designed to offer low-maintenance, easy living, allowing you to focus on enjoying your new lifestyle.

Hunter Valley Lifestyle Estate is a gated community, offering our residents further peace of mind. We want you to feel relaxed and at ease in your new home.

Our kitchen appliances come with a 12-month warranty, ensuring that you have everything you need to make cooking a breeze. Our air-conditioning systems are economical, quiet, and reliable, allowing you to stay comfortable year-round.



The Lincoln Place **DIFFERENCE**

Rightsizing your home is a significant decision, and we are committed to helping you make the right choice. We take our role in offering you an affordable, relaxed, and enjoyable lifestyle very seriously, and this commitment applies throughout your entire journey with us.

Our home advisors understand the importance of making an informed decision, and they will never pressure you. You will be treated with the utmost respect throughout your decision-making process. We keep our promises to you, and there will be no nasty surprises or hidden charges.

At times, hiccups may occur, but we will keep you informed at all stages of your purchase and beyond. We believe in complete transparency, and you can trust us to be open and honest with you every step of the way.

Our commitment to your choice of lifestyle does not end when you move into your new home. Our job is to ensure that we fulfill your expectations when you chose to join our friendly community. We provide you with the support and resources you need to thrive in your new home.







Find us in Neath



Address

40 Carrs Road, Neath, NSW



Drive time

Maitland: 25 mins (20km)
Newcastle: 50 mins (44km)
Nelson Bay: 1 hr (80km)
Muswellbrook: 1.5 hrs (100km)
Sydney: 2 hrs (150km)
Port Macquarie: 3 hrs (260km)
Coffs Harbour: 4 hrs (400km)
Byron Bay: 6.5 hrs (630km)



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