

Live life well



**Lincoln
Lifestyle**
Kangaroo Flat

Live life well at Lincoln Lifestyle Kangaroo Flat

Ready to embrace a new lifestyle?

Lincoln Lifestyle Kangaroo Flat is a masterplanned community crafted for over-50s, where countryside charm shines alongside rich cultural heritage in the picturesque heart of Bendigo.



Proudly created by Lincoln Place



More than 3,000 Australians call a Lincoln Place community home.

As one of Australia's leading lifestyle community providers, we know what it takes to create vibrant, connected neighbourhoods where people can live life well and thrive. It starts with thoughtful design, meaningful connections, and investing in the little details that make a big difference to lifestyle.

We also invest in the big things – clubhouses, pools, sport and recreation amenities, green spaces and gardens, all designed to foster wellness and fun.






With over 25 communities and growing, we've got a place for you.



Why land lease living?

It's a lifestyle created through the land lease model, a popular housing option in Australia and internationally that allows you to purchase a home, while leasing the land.

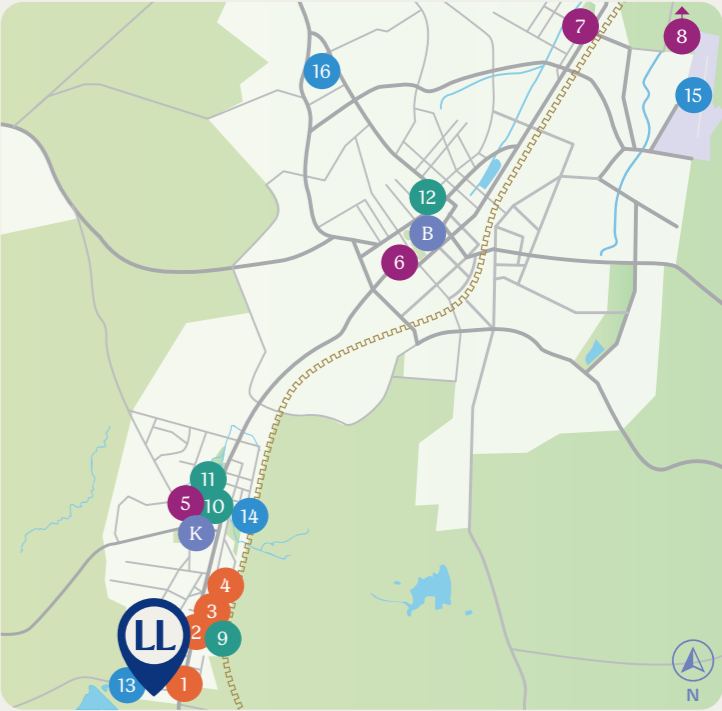


-  No stamp duty
-  No entry fees
-  You keep your capital gains
-  No strata levies or council rates
-  Eligible homeowners may access Commonwealth Rental Assistance

Discover Kangaroo Flat

Where rural charm and vibrant culture meet.

Nestled in semi-rural Victoria, Lincoln Lifestyle Kangaroo Flat embraces laid-back living without compromising everyday conveniences.



Quiet and convenient.

Town Centres

- K Kangaroo Flat, 3km (4mins)
- B Bendigo, 8km (16mins)

Retail

- 1 Harvey Norman Bendigo, 300m (1min)
- 2 Lansell Square Shopping Centre, 1km (3mins)
- 3 Kmart Bendigo, 2km (3mins)
- 4 Bunnings Bendigo, 2km (3mins)

Lifestyle

- 5 Kangaroo Flat Bowling Club, 4km (5mins)
- 6 Bendigo Art Gallery, 8km (14mins)
- 7 Bendigo Botanic Gardens, 14km (22mins)
- 8 Bendigo Golf Club, 15km (24mins)

Health and Medical

- 9 Priceline Pharmacy, 1.5km (3mins)
- 10 Chemist Warehouse Kangaroo Flat, 3km (6mins)
- 11 Kangaroo Flat Medical Centre, 3km (5mins)
- 12 Bendigo Health, 10km (17mins)

Transport

- 13 Hammil St/Furness St bus stop, 80m (1min)
- 14 Kangaroo Flat Train Station, 3.5km (6mins)
- 15 Bendigo Airport, 14km (24mins)
- 16 Bendigo Coachlines, 12km (17mins)

Quietly exclusive. Comfortably convenient.



In Bendigo, heritage, nature, and convenience come together for a lifestyle of balance.

Surrounded by natural beauty, our community places you moments from the scenic Crusoe Reservoir—perfect for tranquil walks, birdwatching or picnics by the water. The nearby Kangaroo Flat Botanic Gardens offers peaceful bushland trails, while the expansive Greater Bendigo National Park invites you to explore hiking and biking tracks winding through box-ironbark forests and relics of the gold-mining era. Lake Weeroona and Lake Eppalock are also within easy reach for fishing, boating and lakeside picnics.



Just a 10-minute drive from the historic gold-rush boom town of Bendigo, you'll have easy access to medical services, supermarkets, rail and bus connections, and Bendigo Airport. Recognised by UNESCO as a City of Gastronomy since 2019, Bendigo and the wider region host a diverse range of food and cultural events each year.

Designed to thrive

The masterplan has been brought to life in stages, delivering home collections within the secure grounds of the gated community, alongside an array of recreation, wellness and lifestyle spaces.



The community brings together contemporary two and three-bedroom homes designed for the semi-rural environment.

Every detail has been thoughtfully designed to reflect the region's unique character. At its heart, the impressive clubhouse offers a vibrant hub for connection, complemented by a lush community garden that reflects the region's celebrated culture and charm.

Everything is crafted to be easy, social, and low maintenance, inviting you to enjoy life more – whether it's immersing yourself in nature, a swim in the sparkling pool, a game of bowls, or a stroll to the residents' clubhouse for happy hour.

Built-in wellbeing

- Outdoor pool and bowling greens
- Gymnasium
- Wellness centre (coming soon)

Places to connect

- Clubhouse and residents' lounge
- Theatre, library and games room
- Dining areas, kitchen and BBQ

The everyday needs

- CCTV security
- Workshop and community garden
- Caravan storage

The Clubhouse: The beating heart of the community

The Clubhouse is the community’s living room — a wellness haven, a social hotspot and a quiet retreat, all in one.



Start your morning with a swim in the sparkling pool, create your signature dish in the community kitchen or catch the latest film in the cosy theatre. There’s always something happening in the community’s vibrant social calendar.

At a slower pace, immerse yourself in stories at the library, dig your hands into the community garden, or sneak off for a game of bowls at our community bowling green. Whether you’re looking for social connection or a calm getaway, our clubhouse facilities are yours to enjoy, your way.



Clubhouse Amenities

- | | | |
|----------------------|----------------------------|----------------------|
| 1 Gym | 8 Reception desk | 15 Outdoor dining |
| 2 Laundry | 9 Lounge room | 16 Outdoor pool |
| 3 Bathrooms | 10 Indoor dining | 17 Gazebo |
| 4 Library/craft room | 11 Theatrette | 18 Bowling green |
| 5 Hairdressers | 12 Meeting room/office | 19 Vegetable gardens |
| 6 Meeting room | 13 Games room & pool table | 20 Storage shed |
| 7 Entry | 14 Community kitchen | 21 Visitor parking |



Clubhouse and bowling green



Outdoor pool



Community garden



Games room



Inclusions

- Secure, gated community access
- Lock-up garage for security and storage
- 90-day post-move-in maintenance check
- 12-month appliance warranty
- 10-year structural warranty

Peace of mind
built in

Embrace easy living

We've taken care of the essentials so you can focus on creating a lifestyle that works for you.

At Lincoln Lifestyle Kangaroo Flat, enjoy a ten-year structural warranty for peace of mind and quality inclusions, from efficient appliances to comfort-enhancing touches and secure community living.

Made for the everyday

Every Lincoln Place home is designed to evolve seamlessly as your living needs change over time. With welcoming layouts, smart features, and opportunities to apply your personal style, living here is easy by design.

A-rated appliances

Generous storage

LED lighting

Natural finishes

Indoor-outdoor flow



Built to deliver comfort, smarts, and style

Comfort comes first

- Single-level homes - no internal stairs
- Wide doorways & minimal hallways
- Level-access showers, reinforced for handrails
- Wall ovens & storage at easy-to-reach heights
- Insulated for year-round comfort

Designed for you

- Right-sized layouts – from 2 to 3 bedrooms
- Open-plan living with indoor-outdoor flow
- Light-filled kitchens, generous bench space
- Private outdoor areas
- Smart laundry access & thoughtful room flow

Room to live

- A range of homes with wider garages, longer driveways and private alfresco areas
- Space for your tools and gear

Future focused

- Corner and bookend lots for privacy and light
- Mix of façades for beautiful, varied streetscapes
- Sustainability built in:
 - LED lighting
 - A-rated appliances
 - Natural finishes
 - Clothesline
 - One tree planted for every home



Your Lincoln Place journey

We've mapped out your journey with care, ensuring you feel fully supported every step of the way.



1

Visit us

Visit your preferred Lincoln Lifestyle community to tour the homes and facilities. Our New Home Advisor will be on hand to answer your questions.

2

Choose off the plan

Select from upcoming releases and design your home to suit your lifestyle with tailored colour schemes and approved upgrades. You'll have extra time to list your current home or take a holiday before moving in.

3

Place a deposit

Secure your new home with a fully refundable initial \$1500 deposit. At this stage you may wish to think about putting your existing home on the market.

or

Choose off the shelf

If you prefer to move in immediately, choose from completed homes, expertly styled with colour schemes and finishes already selected.

4

Receive your contract pack

Receive your contract documents, including the Disclosure Statement, Contract of Sale, and Residential Site Tenancy Agreement. We recommend reviewing them with your solicitor.

5

Sign & secure

After the standard 21-day cooling-off period, sign contracts and pay the contract deposit, as well as any upgrade costs.

6

Inspect & prepare

We'll walk you through your new home before you move in and make sure you're happy with every detail while we finalise the paperwork.

7

Settlement time

In the legal handover, you'll complete the final payment and home ownership officially transfers. Your new home is now yours.

8

Move-in & start living

Your new lifestyle has begun. Our dedicated Community Managers are there to help you make the most of your new lifestyle.

9

Selling your home

We'd love you to stay, but when it's time to sell, you can choose any real estate agent. You set the sale price.

FAQs

(a.k.a. the things everyone asks)



1. Do I really own my home?

Yes! You own your home outright – you just pay a simple weekly site fee for the land, access to amenities, and maintenance of the community.

2. What’s the Weekly Site Fee cover?

It’s one handy fortnightly direct debit that covers:

- Maintenance of shared areas (gardens, roads, clubhouse)
- Access to pools, gyms, community hall, and other facilities
- Your friendly Community Manager and grounds team

You just need to budget for your own utilities – water, power, internet – nothing unexpected.

3. Can I get Government Rent Assistance?

If you’re eligible, yes! Many residents receive Commonwealth Rent Assistance, which helps offset that site fee. Centrelink or Veterans’ Affairs can confirm your eligibility.

4. What legal protections do I get?

You’re covered under the Residential Tenancies Act 1997 (VIC), which means your rights as a land lease resident are well looked after – just like renting.

5. Any other fees?

- No stamp duty
- No entry fees
- No refurbishment fees

To help keep upfront costs low and support the long-term quality of the community, at Kangaroo Flat a Deferred Management Fee (DMF) is applied only when you leave. This means you keep more of your money now to enjoy the lifestyle you’ve been working towards.

6. If I sell, do I keep the profit?

Yes. You appoint whichever agent you like, and any capital gains are yours.

A DMF fee is paid from the sale proceeds and is calculated as a percentage of your home’s purchase price.

7. What about guests and pets?

Absolutely. Guests? Bring them along. Pets? Small furry friends are welcome too – just register them with your Community Manager.

8. What about flood and fire?

The estate is not located in a mapped bush fire risk area. While the site is situated in a mapped flood impact area, the development approval has ensured the site will be filled above Q100 levels and include required flood mitigation measures

9. How’s rubbish, mail, maintenance handled?

Rubbish: Weekly general waste, fortnightly recycling; green waste can be removed by request.

Mail: Dropped into your letterbox by the regular postie.

Home Maintenance: The beauty of our homes is that they have been designed with low maintenance in mind. Residents are responsible for the maintenance of their home and garden. Front lawns are maintained by the community management team.

10. Can I customise my home?

We offer a range of homes and provide a variety of upgrades and colour schemes for you to choose from. And once you’re in, internal changes are allowed within guidelines — just keep external colour or structural changes consistent to protect your investment.

Still have questions?

No worries – we’re always happy to chat. Give us a call, book a visit, or drop by for a cuppa. We’ll walk you through it all, no pressure, no jargon – just straight answers from real people.



A friendly face each day

Picture leafy streets where neighbours wave hello and friendships grow over the garden fence.

This is the kind of community where you can be as social, or as quiet as you like, but there's always something going on if you feel like joining in.

It's a community where you truly belong.

Our onsite Community Manager is your own local expert, organiser and storyteller, on hand to help you make the most of your new lifestyle. They already have the best knowledge of nearby hotspots, delicacies and day trips. Inside the community gates, they're arranging social activities to fill up your calendar.



It's your time to live life well

Book a visit, discover
your new home.

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lincolnplace.com.au

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