

DOWNSIZE YOUR HOME, UPGRADE YOUR LIFESTYLE

in Portland, Victoria



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PORTLAND LIFESTYLE ESTATE
by LINCOLN PLACE





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Welcome to Portland Lifestyle Estate, an exclusive over-50's community located in the charming town of Portland, in Victoria's south-west. Experience the best of coastal living without the big price tag.

This master-planned community features modern, architecturally designed homes and outstanding resort-style facilities for all residents. Here, you'll enjoy the company of like-minded individuals in a safe and comfortable environment.

Join our thriving community at Portland Lifestyle Estate and start your next chapter.



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The relaxed **LIFESTYLE OF PORTLAND**

Portland Lifestyle Estate is located in the picturesque, historic town of Portland, Victoria where residents enjoy easy access to a wide range of attractions and activities. In addition to a convenient location and support services, the area offers a wonderfully diverse and culturally rich community.

The town has a vibrant retail centre and is surrounded by natural beauty which attracts tourists and adventurers all year round. Portland's waterfront is alive with activity year-round. Keep an eye out for whales off Cape Nelson, seal spot at Cape Bridgewater, go for a morning dip at Nuns beach, or a walk along the marina. The town also boasts a lively culture. View performances and exhibitions at the Portland Arts Centre, learn about the region's rich seafaring history at the Maritime Discovery Centre, and join in the celebrations at the annual Upwelling Festival.

Portland residents enjoy easy access to transport, medical services, shopping centres, and recreational clubs, including local bowls and golf clubs. Portland Lifestyle Estate is located less than 2km from the Portland Golf Club, meaning residents can drive their golf buggies directly from their doorstep to the fairway.

Enjoy the tranquility of pristine beaches and captivating landscapes that surround this vibrant community.

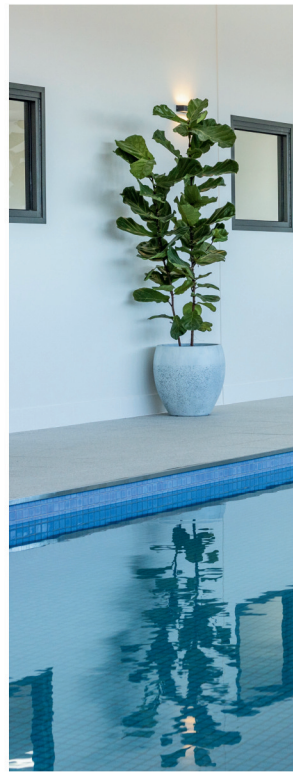
Resort-style amenities

WITHOUT THE MAINTENANCE

The vibrant heart of the community is the state-of-the-art Clubhouse. Catch up for coffee in the lounge, movie night in the theatrette, or stretch your green thumb in the community garden. The wellness amenities including a bowling green, indoor heated swimming pool, golf net, gym and more make it easy to stay active.

Residents are supported by Debb, the on-site Community Manager, who plays an important role in curating a vibrant calendar of events, designed to foster a strong sense of community and connection amongst residents.

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|--|---|--|
|  <i>Clubhouse</i> |  <i>Work shop</i> |  <i>Community kitchen</i> |
|  <i>Swimming pool</i> |  <i>Pool table</i> |  <i>Dining areas</i> |
|  <i>Gym</i> |  <i>Community garden</i> |  <i>Resident lounge</i> |
|  <i>Bowling green</i> |  <i>Golf net</i> |  <i>BBQ area</i> |
|  <i>Theatrette</i> |  <i>Golf buggy zone</i> |  <i>Caravan parking</i> |







The benefits of **LAND LEASE LIVING**

Lincoln Place's affordable land lease model offers a smarter downsizing solution, providing homeowners with security, community connection and financial freedom.

Financial Freedom



Reap the rewards of no entry fees, no exit fees and no deferred management fees. When the time comes to sell, you can appoint your choice of agent and keep all capital gains for yourself.



Save money without paying any stamp duty, strata levies, or council fees.



A simple weekly fee covers the lease of your land and on-site community management including maintenance and access to facilities. Eligible residents can access Federal Government Rent Assistance towards the weekly fee, reducing out-of-pocket costs by up to half.

Community Connection



The estate is designed to create a sense of connection and social interaction amongst like-minded neighbours.



Enjoy the comfort and security of living in a gated community.



Pets are an important part of many families. Your furry friend is very welcome to live with you.



The brand new homes are designed for a relaxed lifestyle. Common areas and lifestyle amenities are maintained by the community management team.

Your new HOME

Your new home has been designed with easy living as the top priority. With ample open-plan living and entertainment areas, generous outdoor spaces, and smart storage solutions, every detail has been thoughtfully designed to ensure a relaxed and comfortable lifestyle.

At Portland Lifestyle Estate, every home is single-level to support independent living.

Enjoy the convenience of a modern kitchen and appliances, top-quality finishes, and natural materials. With added touches like built-in storage solutions and split system heating and cooling for temperature control, every aspect of your home has been carefully considered.

Our selection of optional upgrades allow you to personalise your home - creating a space you'll love coming back to everyday.





Feel at home WITH LINCOLN PLACE

Lincoln Place is the trusted owner, developer, and operator of over 20 land lease communities across Australia. Our commitment to your new lifestyle does not end when you move into your home. We will provide you with the support and resources you need to thrive in your community in the long term.

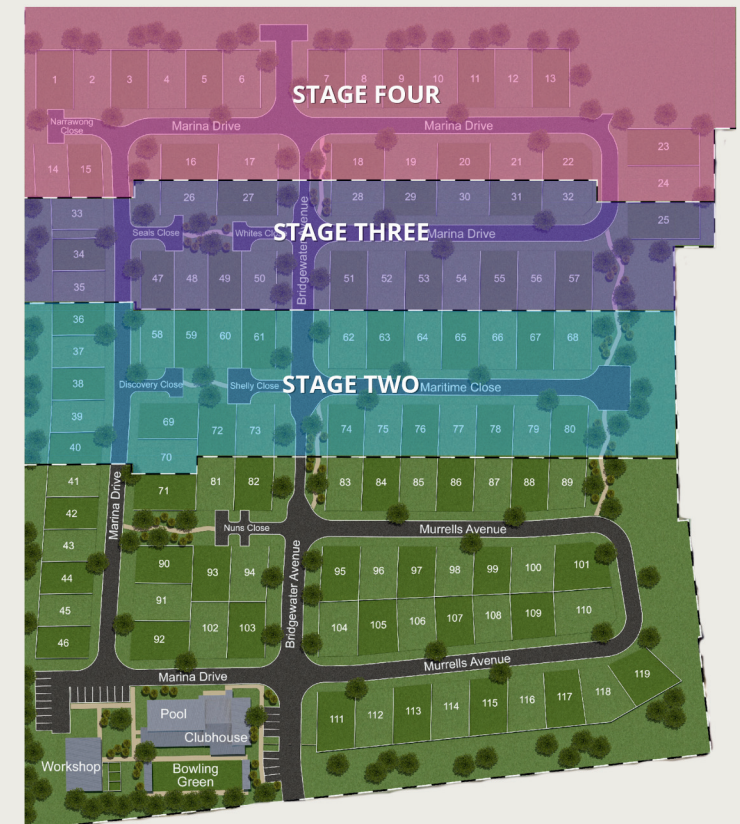
We are here to support you through your journey to homeownership and are flexible to suit your timeline, should you need time to sell your home. Our new home advisors understand the importance of making an informed decision, and will always be completely transparent with you. A simple \$1,500 deposit is all that is required to secure your home and lot and is fully refundable should your circumstances change.

Your peace of mind and long-term financial security are our priorities. We are committed to creating quality homes, resort-style amenities and connected communities that foster your wellbeing and a relaxed lifestyle.

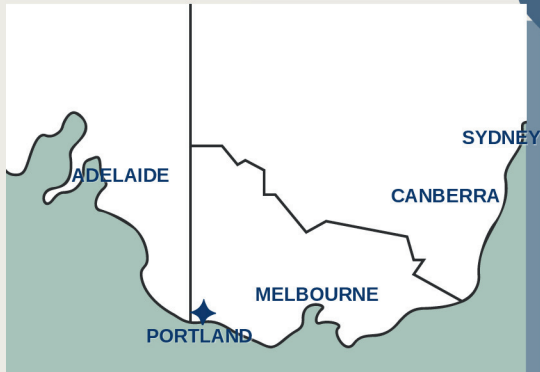




Community masterplan



Find us on Derril Road, Portland, VIC



Address

120 Derril Road, Portland

Drive time

Portland District Health: 6 mins (4km)

Nuns Beach: 6 mins (4km)

Supermarkets: 7 mins (4km)

Heywood: 20 mins (25km)

Port Fairy: 50 mins (70km)

Hamilton: 1 hr (85 km)

Warrnambool: 1.25 hrs (100km)

Melbourne: 4.25 hrs (350km)

Adelaide: 6 hrs (540km)

BRIDGEWATER RD

OTWAY ST



PORTLAND
DISTRICT
HEALTH



TOWN
CENTRE



SUPERMARKETS

PERCY ST

BENTINCK ST



NUNS
BEACH

PORTLAND MARITIME
DISCOVERY CENTRE

HENTY
HWY



BOTANICAL
GARDENS

CLIFF ST



BOWLING
CLUB

EDGAR ST

MADEIRA PACKET RD

DERRIL RD

WELLINGTON RD

MADEIRA PACKET RD



GOLF CLUB



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Cape Bridgewater

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