

# Live life well



**Lincoln**  
**Lifestyle**  
Eden Gardens

# Live life well at Lincoln Lifestyle Eden Gardens

Ready to embrace a new lifestyle?

Tee off into a new chapter at Lincoln Lifestyle Eden Gardens, a masterplanned community crafted for over-50s. Here you'll find relaxed laid-back living and a whole lot of fun in a friendly neighbourhood on the picturesque NSW Sapphire Coast.



# Proudly created by Lincoln Place

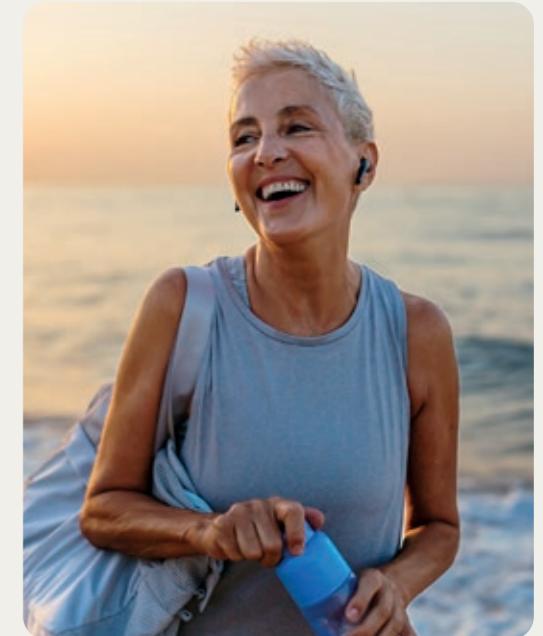


More than 3,000 Australians call a Lincoln Place community home.

As one of Australia's leading lifestyle neighbourhood 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, 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.

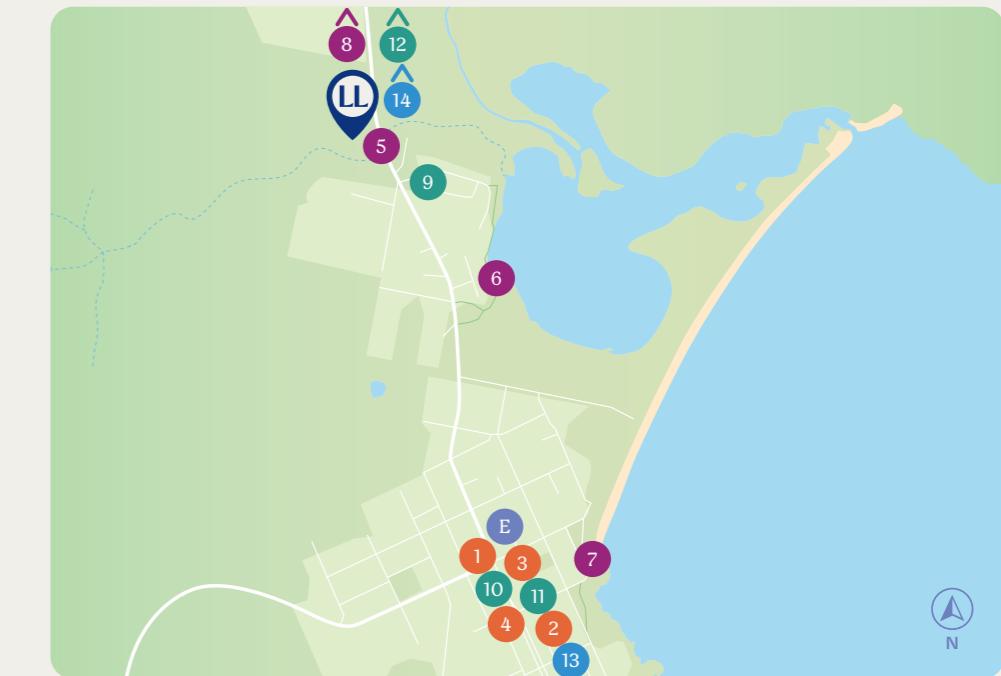


-  No stamp duty
-  No entry or exit fees
-  You keep all your capital gains
-  No strata levies or council rates
-  Eligible homeowners may access Commonwealth Rental Assistance

# Serene sanctuary. Exclusively yours.

The beautiful lifestyle of Eden

Located on the Sapphire Coast, Eden is a gateway to national parks, fascinating indigenous stories and a unique maritime heritage.



## Town Centres

E Eden Town Centre, 2km (4mins)

## Retail

- 1 Coles, 2km (4mins)
- 2 Australia Post - Eden LPO, 2km (5mins)
- 3 Toast Cafe, 2km (5mins)
- 4 IGA, 3km (6mins)

## Lifestyle

- 5 Eden Sports & Recreation Club, 0km (1min)
- 6 Allan Gibson Boardwalk, 1km (3mins)
- 7 Aslings Beach Rockpool, 2km (5mins)
- 8 Pinnacles Loop Walking Track, 8km (9mins)

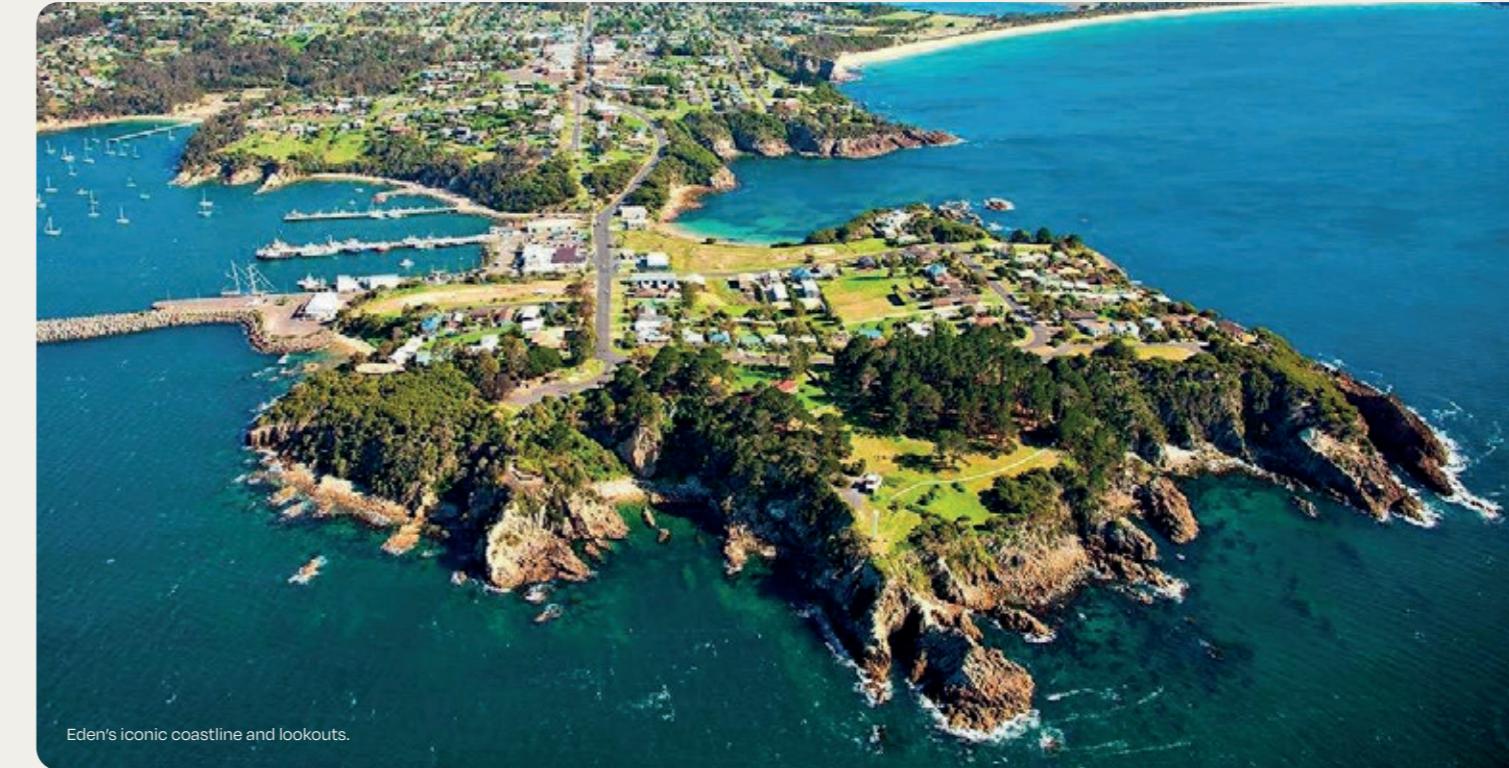
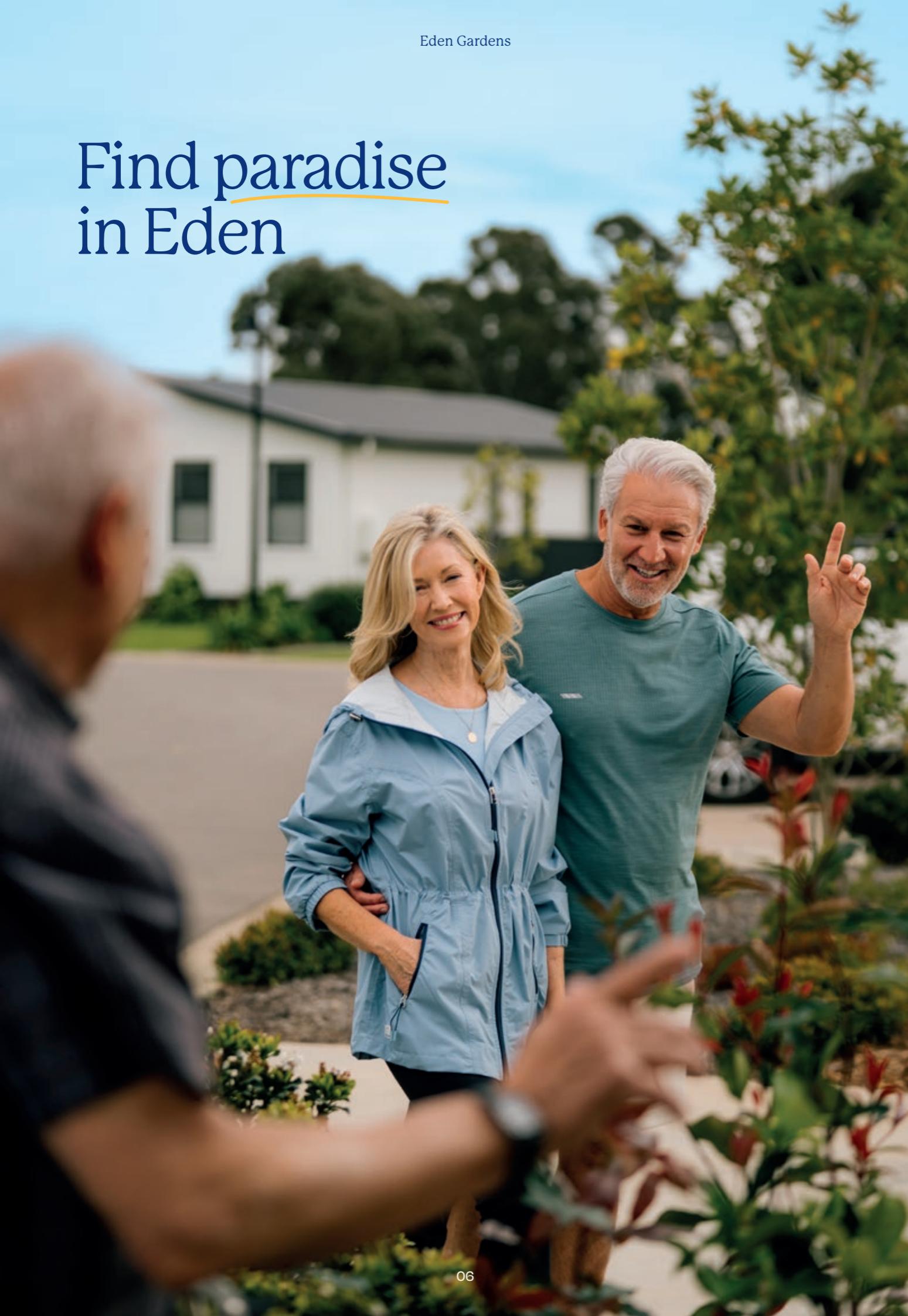
## Health and Medical

- 9 Eden Veterinary Clinic, 500m (2mins)
- 10 Eden Medical Centre, 2km (4mins)
- 11 Eden Discount Pharmacy, 3km (4mins)
- 12 Pambula Health Service, 18km (16mins)

## Transport

- 13 Eden Coach Stop, 3km (4mins)
- 14 Merimbula Airport, 20km (19mins)

# Find paradise in Eden



Eden's iconic coastline and lookouts.

## Come home to the beauty of nature

When you live at Eden Gardens, you enjoy a championship golf course and the stunning NSW Sapphire Coast as your backyard.

Just moments from your front door, Eden is a bustling town that blends rugged wilderness and a rich history with plenty of things to see and do. With breathtaking pink and white cliffs along the coastline, lush green pastures and golden sandy beaches, Eden will captivate you with its spectacular scenery.



Whale watching.

Witness majestic whales on their annual migration, enjoy the stunning vistas along the popular Allan Gibson Boardwalk, or feast on fresh seafood and enjoy the views across Twofold Bay.

Here you'll find the perfect blend of convenience, nature and easy living. You're only minutes from pristine beaches, cafes, shops and restaurants, while the Eden Sports & Recreation Club, with its championship golf course, competition-size bowls green and friendly club atmosphere, is just footsteps from home.

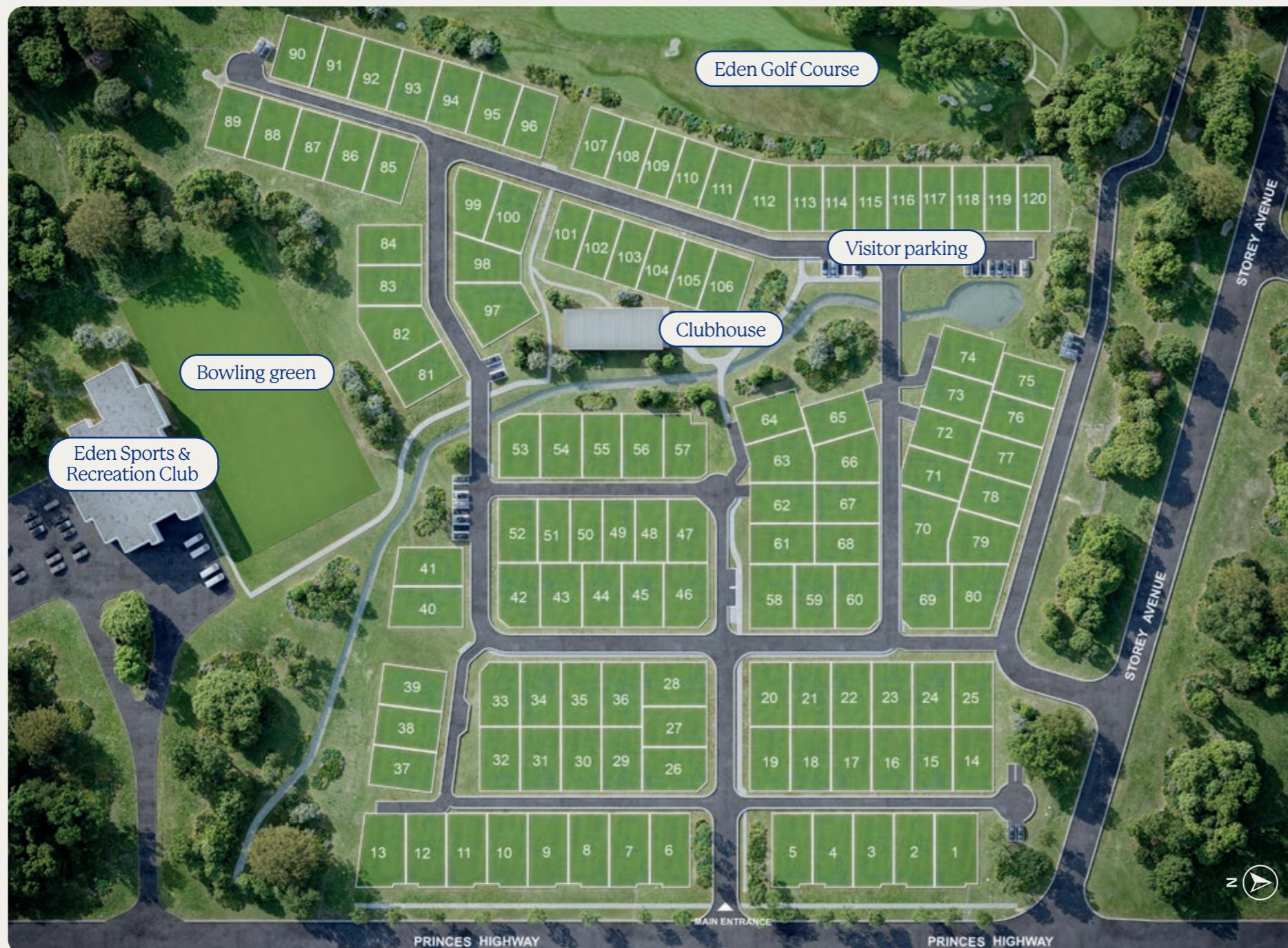
What's more, each household at Lincoln Lifestyle Eden Gardens will receive a complimentary five-year Social Membership to the Eden Sports & Recreation Club. So, here it's tee time almost anytime.

For peace of mind, the local medical centre is an easy walk from home, while Merimbula Airport is close by too. Canberra is also an easy 3.5-hour drive away.

# Masterfully planned for living

The masterplan will be 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.

Inspired by the beauty of the breathtaking bush and coastal landscapes, the estate was specially designed to blend seamlessly with the natural environment, while preserving the existing mature trees and open green spaces.



From Rainbow Lorikeets, White Bellied Sea Eagles and Superb Fairywrens, to echidnas, sugar gliders and kangaroos, this is a nature lover's paradise.

Everything is crafted to be easy, social, and low maintenance, inviting you to enjoy life more – whether its immersing yourself in nature, card games in the Clubhouse, a BBQ with neighbours, or a stroll to the golf club next door.

## Built-in recreation

Enjoy the Eden Sports & Recreation Club with dining experiences, events program, bowls, golf and much more.

## Places to connect

New Clubhouse and residents' lounge  
Games room  
Community kitchen  
Dining areas  
Bar area

## The everyday needs

Golf buggy zone  
Secure gated access  
Pet-friendly

# The Clubhouse: The beating heart of the community

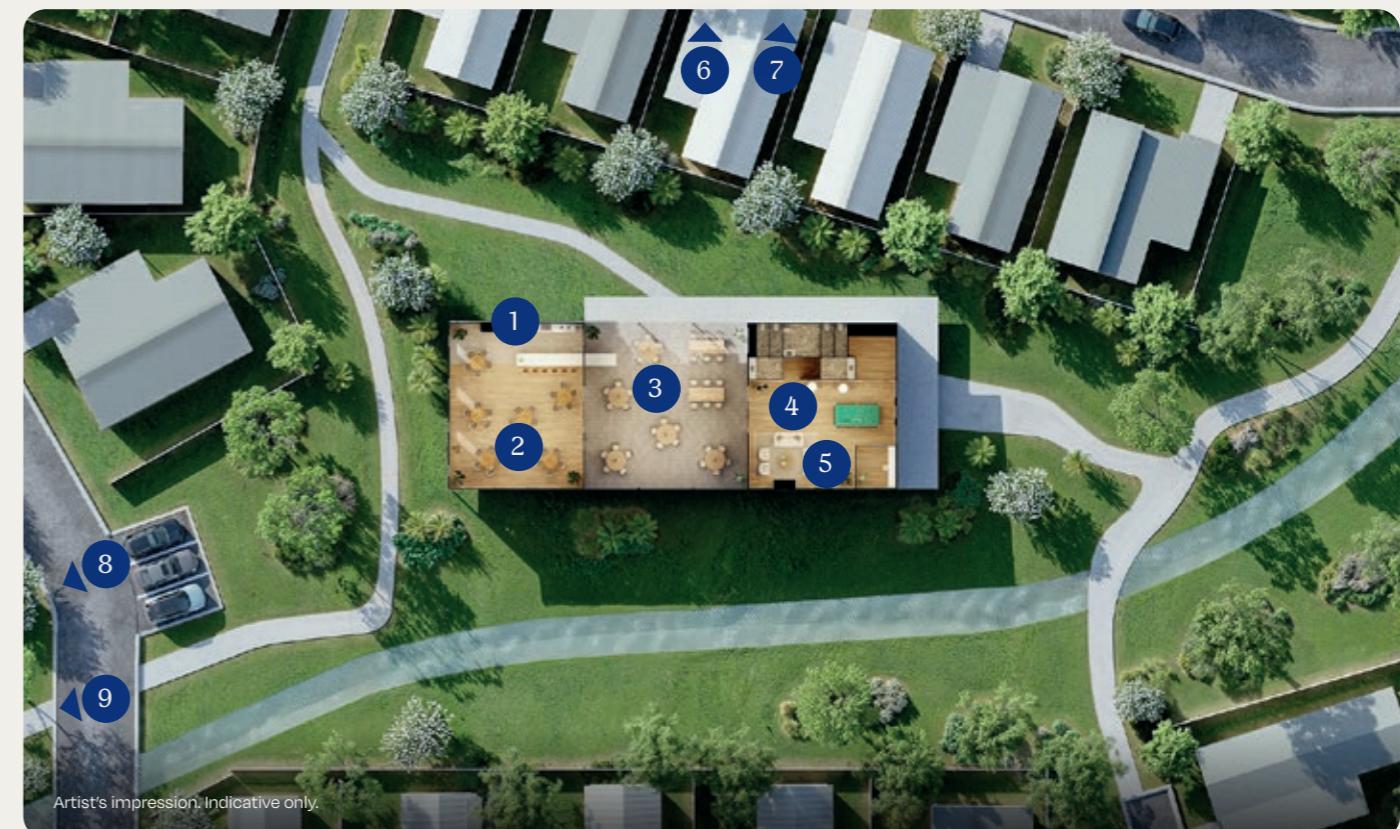
The Clubhouse is the community's living room – a social hotspot and a quiet retreat, all in one.



Start your day with a round at the golf club next door, then unwind with a drink at the clubhouse. From golf and bowls to bushwalking and other ways to stay active, there's always something to enjoy.

Take things slow with an afternoon reading session in the residents' lounge, enjoy happy hour at the bar or savour a quiet cuppa at the clubhouse.

Whether you're looking for social connection or a calm getaway, the clubhouse is yours to enjoy, your way.



## Clubhouse Amenities

- 1 Community kitchen & bar
- 2 Dining area
- 3 Outdoor seating area

- 4 Games room
- 5 Resident lounge
- 6 Visitor parking

- 7 Eden Golf Course
- 8 Eden Sports & Recreation Club bowling green
- 9 Eden Sports & Recreation Club





# Peace of mind built in

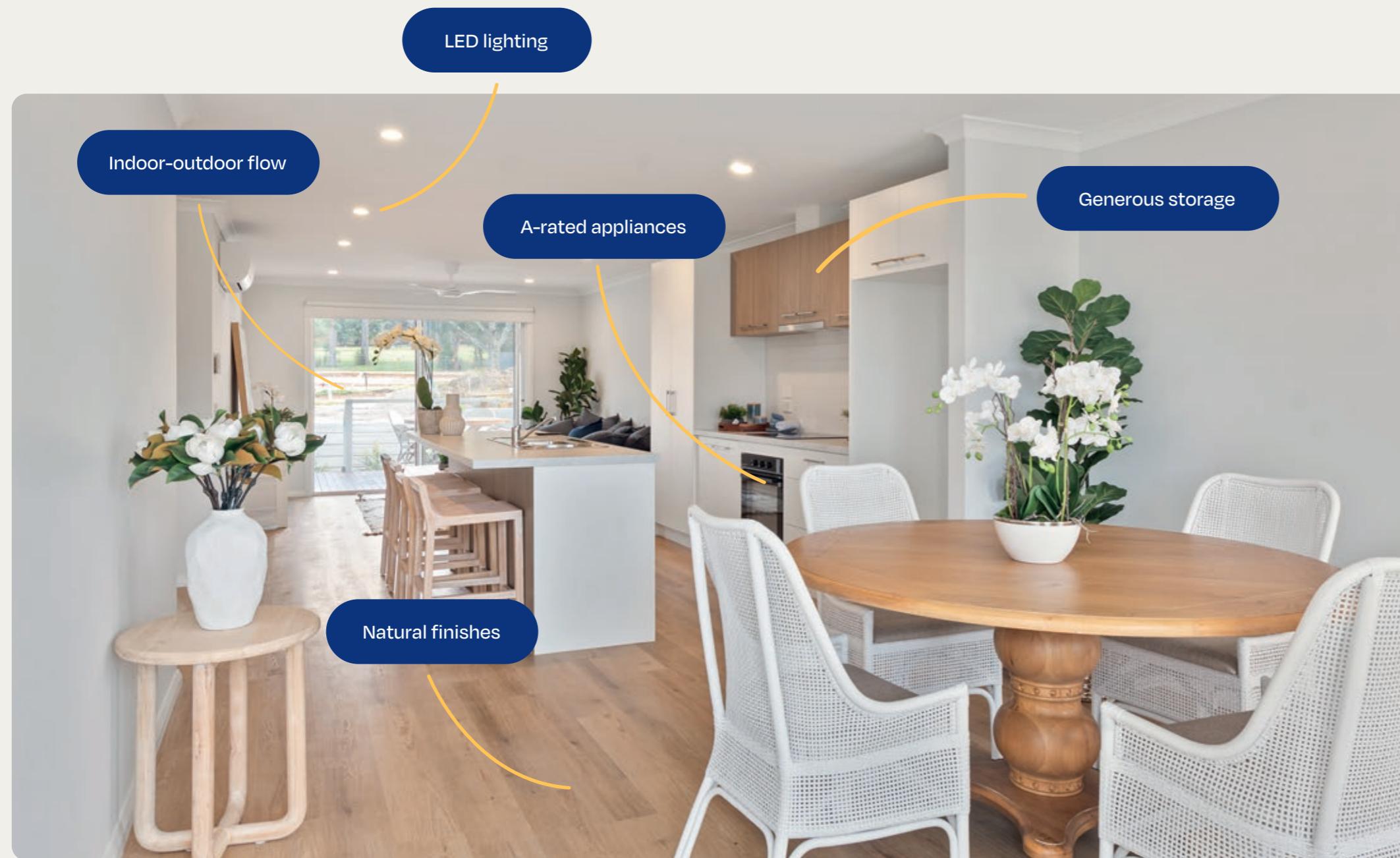
## Embrace easy living

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

At Lincoln Lifestyle Eden Gardens, enjoy a six-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 lifestyle and living needs change over time. With welcoming layouts, smart features, and opportunities to apply your personal style, living here is easy by design.



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
- Insulated for year-round comfort

## Designed for you

- Right-sized layouts – from 2 to 2.5 bed
- Open-plan living with indoor-outdoor flow
- Light-filled kitchens, generous bench space
- Private alfresco areas
- Smart laundry access & thoughtful room flow

## Room to live

- Some homes with wider garages and longer driveways
- 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
  - Ceiling fans & 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

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 14-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 and keep all capital gains.

# 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 Site Fee cover?

It's one handy fortnightly direct debit that covers:

- The land lease
- Maintenance of shared areas (gardens, roads, clubhouse)
- Access to community hall and other facilities

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 (2010), which means your rights as a land lease resident are well looked after — just like renting.

## 5. Any sneaky fees?

No:

- No stamp duty
- No entry or exit fees

## 6. What about guests and pets?

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

## 7. 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:** Your home is built for minimal fuss. We'll suggest a few handy upkeep tips — but no major repairs unless something odd happens.

## 8. What about flood and fire?

The estate is not located in a mapped bush fire or flood risk area.

## 9. How do I pay for my utilities?

**Water:** Each home has its own meter, so you're billed for exactly what you use.

**Electricity:** Supplied through an embedded network, which means bulk-buy savings for all residents.

**Internet:** High-speed fibre is connected to every home — you just choose your provider from the approved network.

## 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.

## 11. If I sell, do I keep the profit?

All of it. You appoint whichever agent you like, and 100% of any capital gains are yours — no catches.

## 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 new lifestyle era

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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