

Live life well



**Lincoln
Lifestyle**
Northern Rivers

Live life well at Lincoln Lifestyle Northern Rivers

Ready to embrace a new lifestyle?

Lincoln Lifestyle Northern Rivers is a masterplanned community crafted for over-50s, where the picturesque New South Wales North Coast offers the perfect blend of coastal calm and countryside charm.



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 or exit fees



You keep all your capital gains



No strata levies or council rates

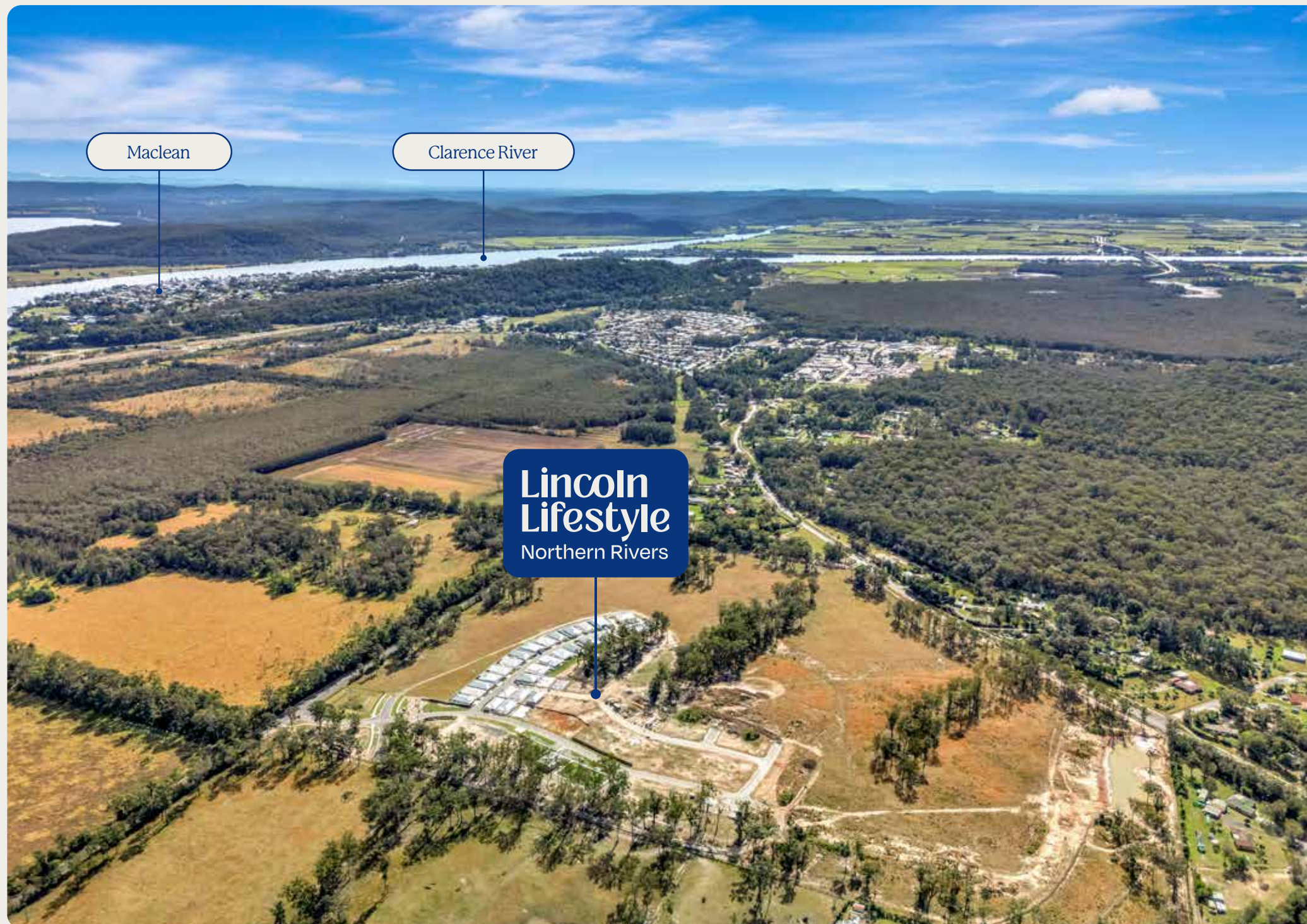


Eligible homeowners may access Commonwealth Rental Assistance

Discover the Northern Rivers

Welcome to a world where coast and countryside meet.

Nestled in the charming town of Gulgarrad on the New South Wales North Coast, Lincoln Lifestyle Northern Rivers embraces laid-back living without compromising everyday conveniences.



Quiet and convenient.

Town Centres

- M Maclean, 6km (8mins)
- Y Yamba, 22km (23mins)

Retail

- 1 Botero Café and Roastery, 6km (8mins)
- 2 Ritchies Maclean IGA Supermarket, 7km (9mins)
- 3 Neumann Petroleum, 3km (8mins)
- 4 Australia Post, 6km (8mins)

Lifestyle

- 5 Maclean Lookout Reserve, 6km (10mins)
- 6 Wooloweyah Lagoon, 13.8km (28mins)
- 7 Maclean District Museum, 6km (8mins)
- 8 Maclean Bowling Club, 7km (8mins)

Health and Medical

- 9 Maclean District Hospital, 7km (9mins)
- 10 Maclean Medical Centre, 6km (8mins)
- 11 Stanfords Pharmacy, 8km (8mins)
- 12 Maclean Veterinary Hospital, 6km (8mins)

Transport

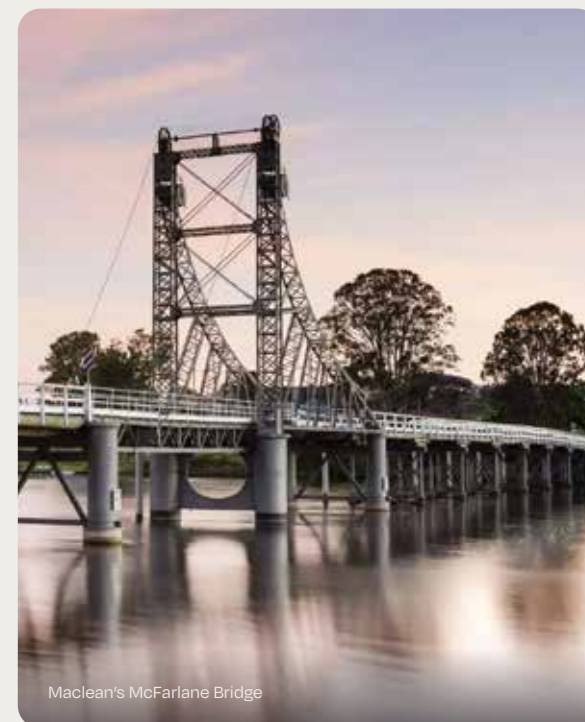
- 13 Coffs Harbour Airport, 121km (1hr 18mins)
- 14 Ballina Byron Gateway Airport, 99km (1hr 5mins)

Quietly exclusive. Comfortably convenient.



Yamba's iconic coastline

Maclean's thriving town centre is just 5km up the road, with medical services, supermarkets, and even flights via two regional airports nearby.



Maclean's McFarlane Bridge

Tucked between some of the region's most beloved coastal and riverside towns, including Brooms Head, Yamba, Angourie, and Grafton, our community puts you in the heart of the Northern Rivers' finest. Stroll Brooms Head Beach at sunrise, explore the Angourie walking track, or sit back at Dirrangan Lookout while the dolphins, seabirds, and migrating whales put on a show.

The coastal tourism mecca of Byron Bay is an easy 80-minute drive, while the quieter pace of Coffs Harbour is less than an hour away.

Here, bushland walks are your morning stretch and peaceful moments by the sea are routine. Whether you're looking for new lagoons and rockpools, treasure-hunting at vibrant markets, or tracking down the best local brew, this place never stops delighting.

Designed to thrive

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.



The beauty of the bushland within, and surrounding, the estate is budding with wildlife, from Sacred Kingfishers and Fairywrens, to endangered Glossy Black Cockatoos and Eastern Grey Kangaroos. This inherent natural beauty is embraced by the masterplan, where open green spaces and the extensive preservation of mature trees creates an enduring connection with the local landscape.

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

Gym and sporting pavilion
Dog park and walking tracks
Community garden

Places to connect

Clubhouse and resident's lounge
Theatrette, kitchen, BBQ and dining areas

The everyday needs

Workshop and Caravan storage
Secure gated access

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 stretching into yoga, swap stories over a craft session or catch the latest film in the cosy theatrette. 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 quiet chat over tea or coffee in the lounge.

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



Artist's impression. Indicative only.

Clubhouse and Wellness Centre

- | | | |
|------------------|---------------------------|---------------------------------|
| 1 Theatre | 7 Dining room | 12 Covered heated swimming pool |
| 2 Golf simulator | 8 Community kitchen & bar | 13 Pickleball courts |
| 3 Library | 9 Gym | 14 BBQ pavilion |
| 4 Craft room | 10 Bocce | 15 Bowling green |
| 5 Games room | 11 Sauna | 16 Visitor parking |
| 6 Lounge | | |



Bowling green



Heated open air pool. Artist's impression. Indicative only.



Clubhouse lounge. Artist's impression. Indicative only.



Games room. Artist's impression. Indicative only.



Inclusions

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

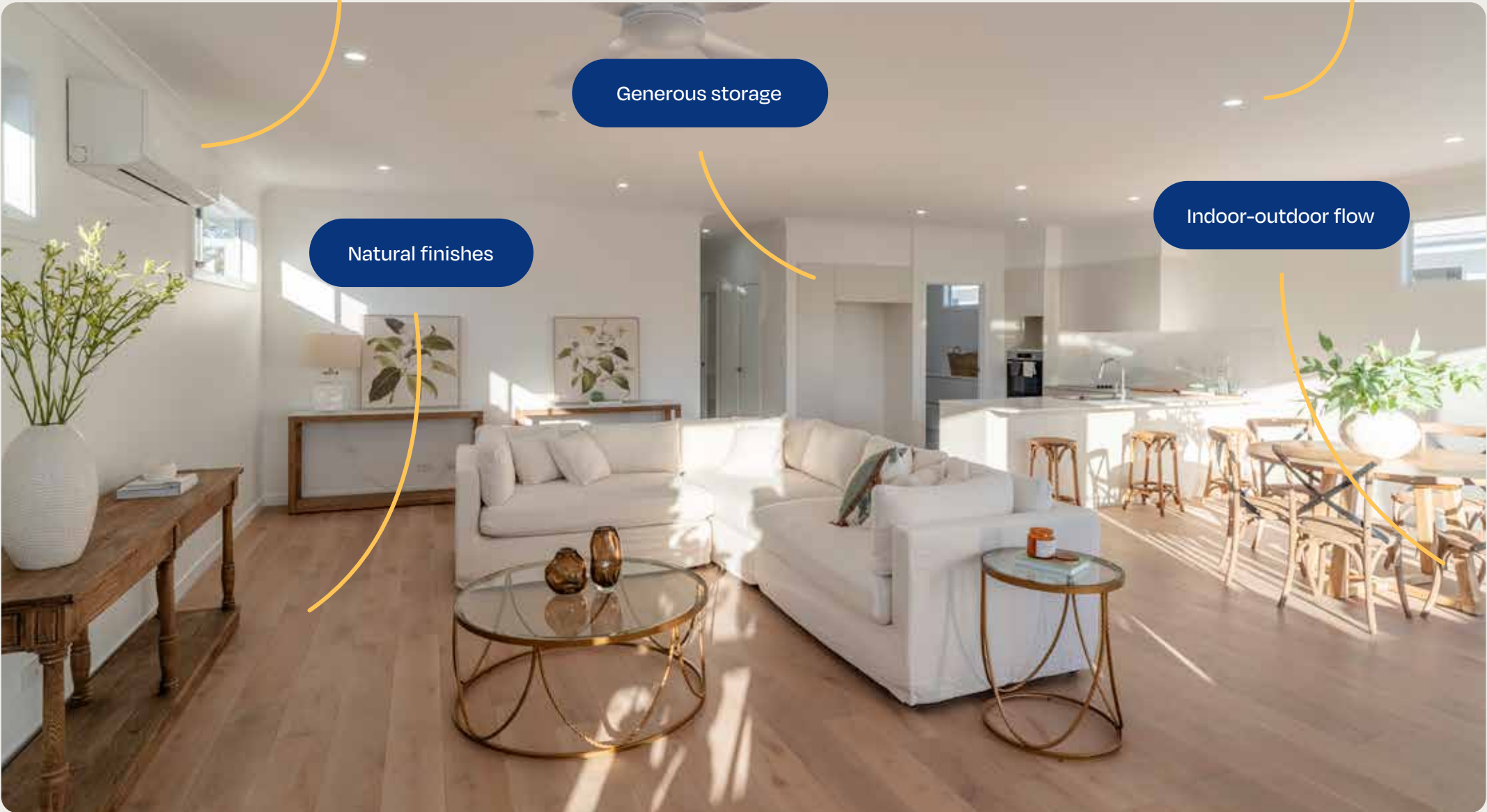
- Right-sized layouts – from 2 to 3 bed and RV options
- Open-plan living with indoor–outdoor flow
- Light-filled kitchens, generous bench space
- Private alfresco areas
- Smart laundry access & thoughtful room flow

Room to live

- Some homes with RV storage, 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



A-rated appliances

LED lighting

Generous storage

Natural finishes

Indoor-outdoor flow



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 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)

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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 (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. 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.

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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