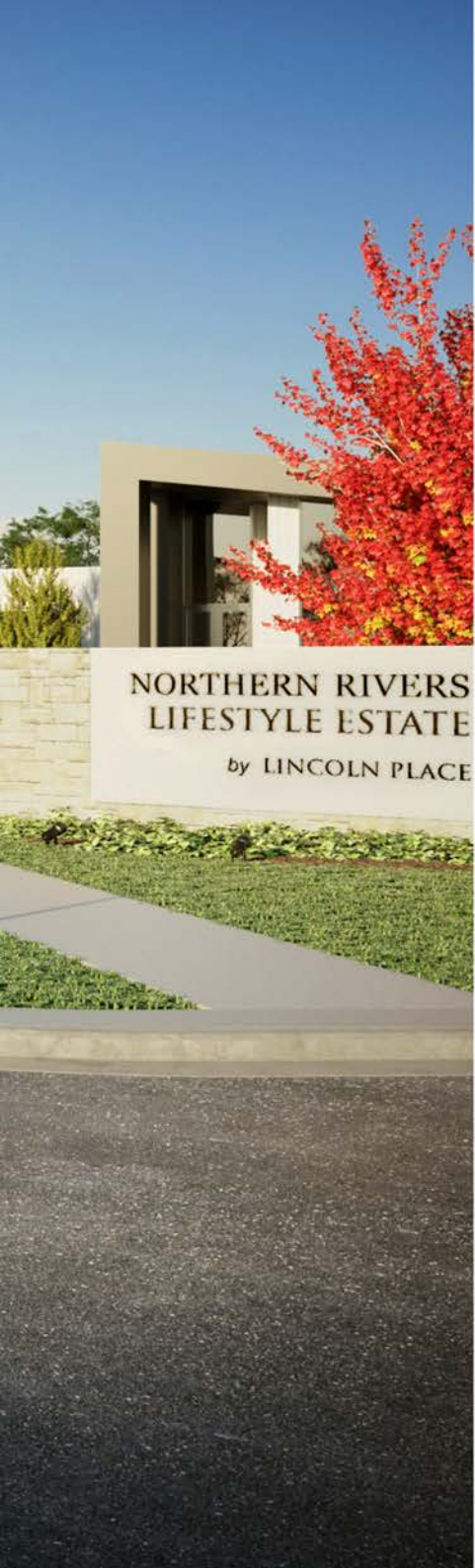


# Downsizing your home, upgrading your lifestyle to the Northern Rivers of NSW



**BROOMS HEAD  
ROAD**  
GULMARRAD NSW





# NORTHERN RIVERS LIFESTYLE ESTATE

*by* LINCOLN PLACE

Welcome to Northern Rivers Lifestyle Estate - an over 50s community located in picturesque Gulmarrad on the NSW North Coast, located 10 minutes from Yamba, a short drive from Coffs Harbour and just 90 minutes from Byron Bay. Enjoy the best of both worlds, with our tranquil, rural community with the North Coast's pristine coastline just a stones throw away.

Experience the ultimate in lifestyle living with our carefully planned boutique community, providing access to affordable, architecturally designed homes and resort-style amenities. This unique community of just 250 homes has been carefully considered to include tranquil open green spaces, preserve mature tree canopies and maximise its captivating landscape.

Close to the neighbouring town of Maclean, and 30 minute drive from Grafton, our residents will enjoy easy access to a wide range of health services, shopping and local attractions.

Join our thriving community at Northern Rivers Lifestyle Estate and start living your best life.



Maclean

Clarence River

  
NORTHERN RIVERS  
LIFESTYLE ESTATE  
by LINCOLN PLACE

# THE TRANQUIL LIFESTYLE

## *of Gulmarrad, NSW*

Northern Rivers Lifestyle Estate is perfectly positioned near the neighbouring towns of Maclean Brooms Head, Yamba, Angourie, and Grafton.

A short scenic drive away is Brooms Head beach, surrounded by the Yuraygir National Park and lined with Norfolk Island pines. It is the perfect location for picnics while Wooloweyah Lagoon is ideal for swimming, along with rockpools and crevices to explore. For the more active, the nearby Angourie walking track passes through sections of coastland heath and offers sweeping ocean views from the Dirrangan lookout. Keep your binoculars close at hand for observing the native birdlife in the heath, as well as marine creatures – pods of dolphins, schools of sea mullet and bait fish, and migrating whales – often visible from this vantage point.

At Northern Rivers Lifestyle Estate, every day offers a new adventure waiting to be discovered.

### *Local amenities*

Experience the perfect balance of convenience and relaxed living. Located just a short drive to Maclean and close to the bustling towns of Yamba and Coffs Harbour, Northern Rivers Lifestyle Estate provides easy access to all necessary amenities.

Regular produce markets plus a calendar of festivals and events, makes the neighbouring town of Maclean a vibrant place. Each year Maclean attracts locals and tourists to its annual Agricultural Show and the traditional Maclean Highland Gathering. This quaint town offers a choice of cafes, restaurants, supermarkets, and speciality stores.

If you need to travel further afield, Ballina and Coffs Harbour Airports offer multiple daily flights to Sydney and Melbourne and for your peace of mind, Maclean District Hospital is a short drive from the Estate.

# Holiday with us

## 365 DAYS A YEAR

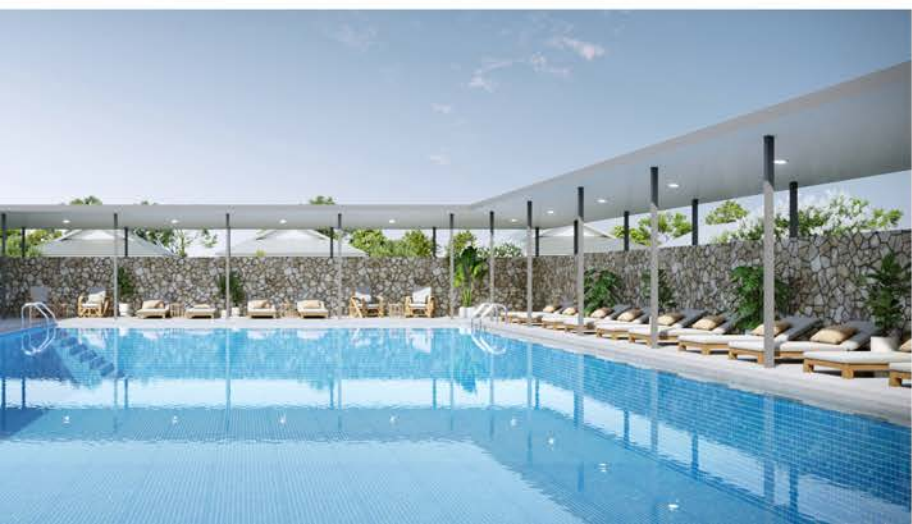
At Lincoln Place, we understand that the essence of a fulfilling lifestyle goes beyond just facilities. When you choose to join our vibrant community, you'll enjoy lifestyle amenities all year round, as well as an inclusive and welcoming community of like-minded individuals.

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, resort-style community with facilities including:

- |   |   |  |
|---|---|--|
|  Clubhouse      |  Theatrette       |  Community kitchen |
|  Swimming pool |  Caravan Storage |  Dining areas     |
|  Bowling green |  Craft room      |  BBQ area         |
|  Gym           |  Games room      |  Walking tracks   |











# *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 Northern River 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 Northern Rivers 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 home, simply appoint the operator or a real estate agent of your choice and the capital gains are yours to keep.



### *Thoughtfully 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. The 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 kitchens and appliances, handy built-in storage and generous outdoor decks, ensuring you have ample space to entertain family and friends.

Our homes are designed with attention to detail throughout. Your home should reflect your lifestyle and personality so there's plenty of colour and finish options to choose from, as well as carefully selected optional upgrades for the perfect finishing touch. 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.

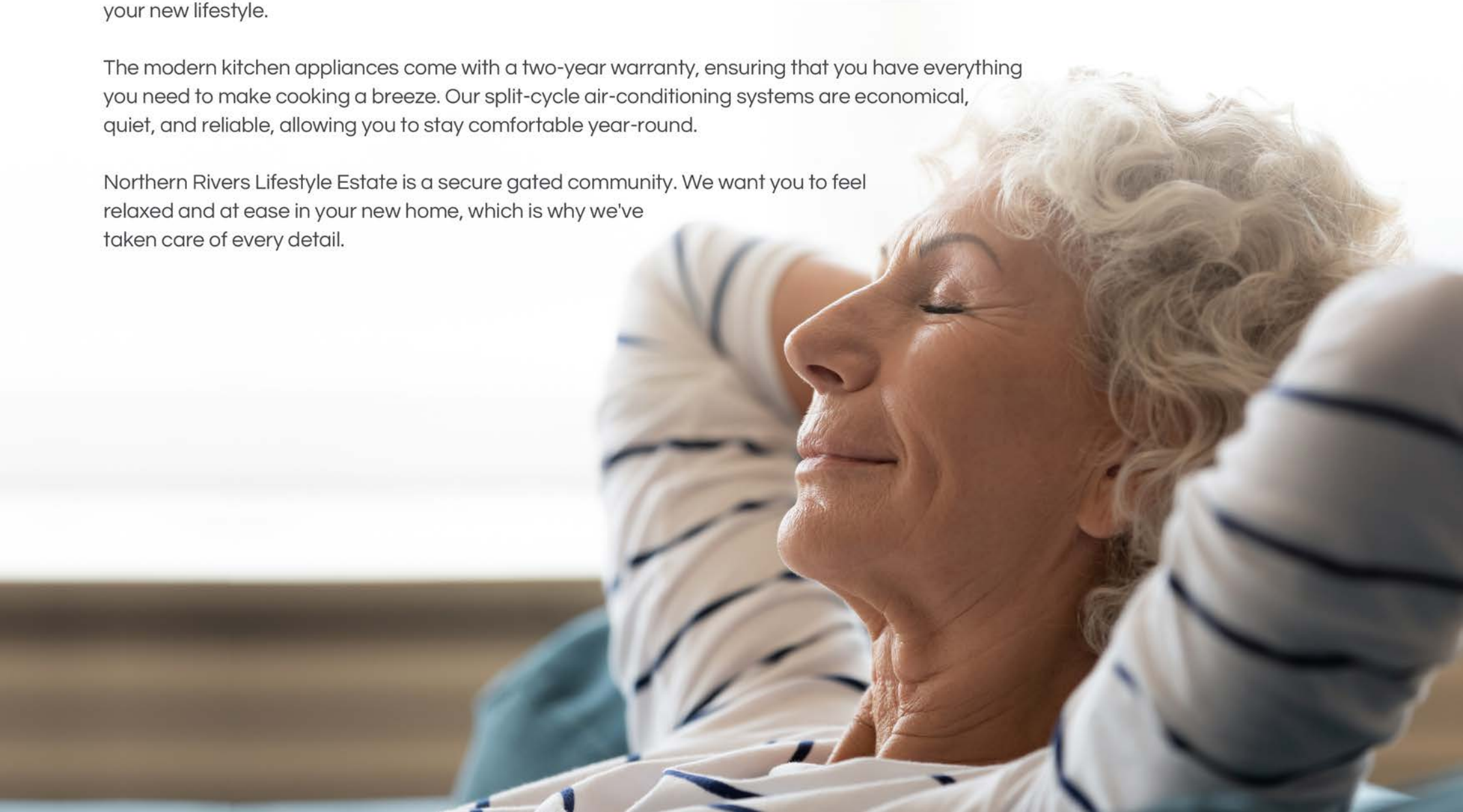


## *Peace of mind*

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

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

Northern Rivers Lifestyle Estate is a secure gated community. We want you to feel relaxed and at ease in your new home, which is why we've taken care of every detail.



*The Lincoln Place*

## DIFFERENCE

Downsizing 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.

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

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 the expectations you had when you chose to join our friendly community. We provide you with the support and resources you need to thrive in your new home.



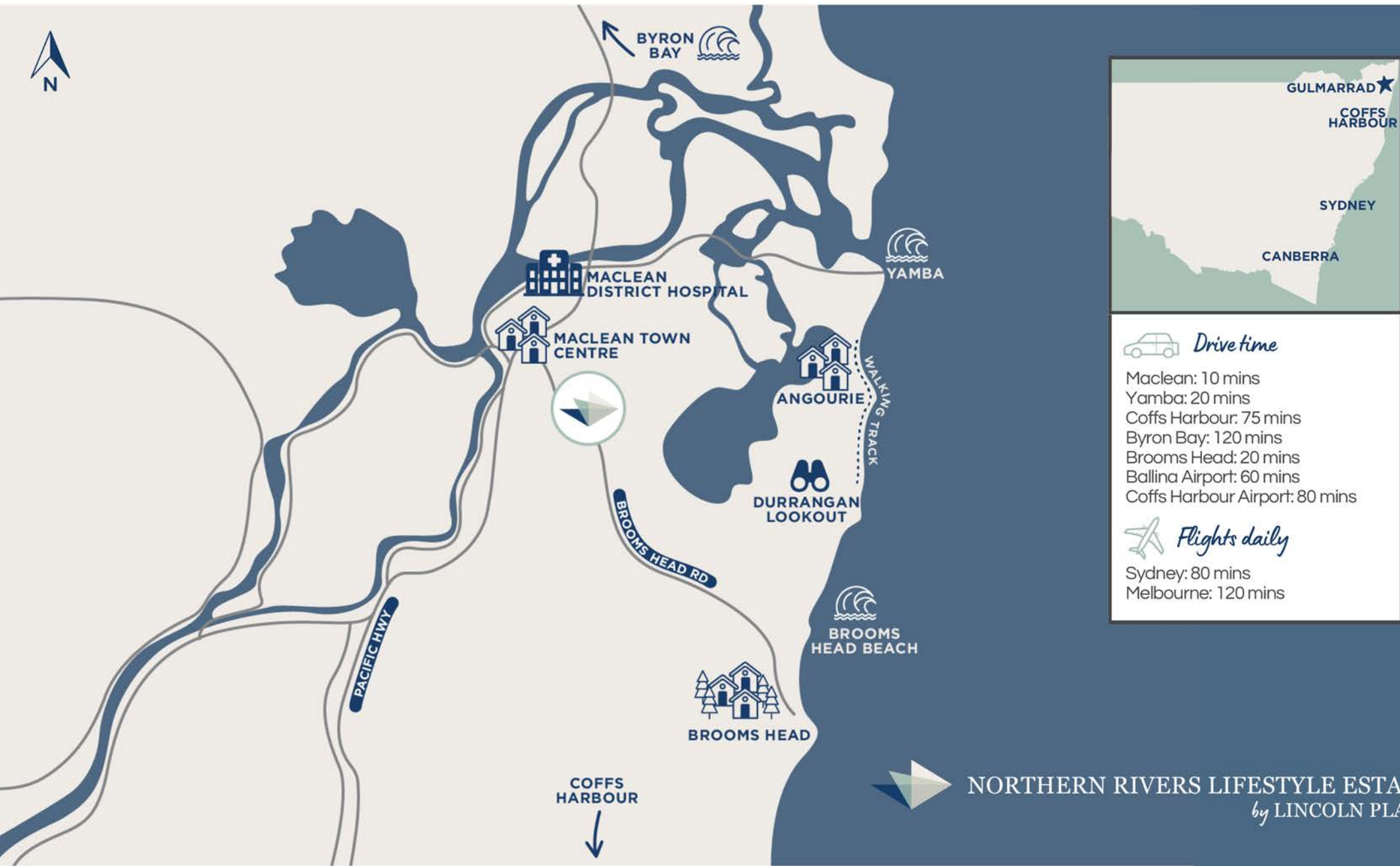


# Community masterplan



Community facilities are subject to approval and may change at any time.

# Find us on Brooms Head Road, Gulmarrad NSW



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