

# Live life well



**Lincoln  
Lifestyle**  
Griffith Hill



# Live life well at Lincoln Lifestyle Griffith Hill

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Ready to embrace a new lifestyle?

Lincoln Lifestyle Griffith Hill is a masterplanned community crafted for over-50s, where endless opportunities to connect, explore and live life well are unfolding within the picturesque landscape of the New South Wales Riverina.



# Proudly created by Lincoln Place

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## 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 communities 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

# Quietly exclusive. Comfortably convenient.



Located just six minutes from Griffith's town centre, you'll always be close to the everyday essentials, including supermarkets, specialty stores, and medical services.

Nestled within the celebrated Riverina region in South Western New South Wales, Lincoln Lifestyle Griffith Hill embraces relaxed living, surrounded by natural beauty and a vibrant arts and dining scene.



## Quiet and convenient.

### Retail

- 1 Australia Post, 3km (5mins)
- 2 Liberty Oil, 4km (5mins)
- 3 Coles, 5km (7mins)
- 4 ATMs (St George, Commonwealth), 6km (8mins)

### Lifestyle

- 5 Griffith Pioneer Park Museum, 4km (6mins)
- 6 Griffith Golf Club, 6km (8mins)
- 7 Griffith Regional Theatre, 6km (9mins)
- 8 Yarran Wines, 14km (11mins)

### Health and Medical

- 9 Griffith Veterinary Hospital, 3km (4mins)
- 10 St Vincents Private Community Hospital, 4km (7mins)
- 11 Chemist Warehouse, 5.4km (7mins)
- 12 Griffith Base Hospital, 5.5km (7mins)

### Transport

- 13 Calabria Rd after Citrus Rd bus stop, 150m (1min)
- 14 Griffith Buslines, 3km (3mins)
- 15 Griffith Transit Station, 5km (8mins)
- 16 Griffith Regional Airport, 7km (10mins)

# Discover Griffith





Views from Scenic Hill

Credit: Destination NSW

## Welcome to the bounty of the New South Wales Riverina.

Affectionately known as the nation's 'food bowl', the lively town is celebrated for its wineries, artisan cafes, and acclaimed restaurants, and broad, circular avenues designed by Walter Burley Griffin in 1914. Vibrant produce markets and a packed calendar of festivals offer plenty of opportunities to connect with the community and savour local culinary flavours.

It's also a place cradled by nature, where mornings begin with breathtaking sunrises over Scenic Hill, and afternoons invite peaceful strolls around Lake Wyangan or scenic walks along the trails of Cocoparra National Park.

And when you need to venture further afield, there are daily direct flights between Sydney and Griffith, plus rail services to Melbourne and Canberra.



Griffith Pioneer Park Museum

# 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.





Here, leisure and quality living are front and centre. From the contemporary two and three-bedroom homes, to the impressive clubhouse and recreation amenities attuned to the Riverina landscape. Every detail has been thoughtfully designed to reflect the region's celebrated food culture, from the expansive orchard and community garden to the well-equipped clubhouse kitchen and alfresco areas.

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

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- Wellness centre
- Community garden
- Orchard

### The everyday needs

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- Secure gated access
- Pet friendly

### Places to connect

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- Clubhouse and resident's lounge
- Dining and alfresco areas

# 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 create your signature dish in the community kitchen. There's always something happening in the community's vibrant social calendar.

At a slower pace, catch the latest film in the cosy theatre, 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

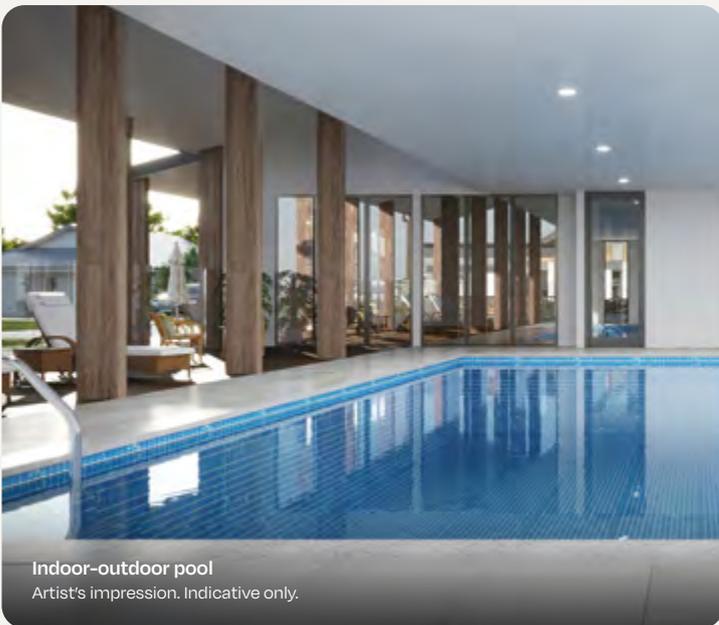
- |                     |                      |                         |
|---------------------|----------------------|-------------------------|
| 1 Visitor parking   | 6 Games room         | 11 Pickleball courts    |
| 2 Theatre           | 7 Resident's kitchen | 12 Heated swimming pool |
| 3 Resident's lounge | 8 Bar                | 13 Golf green           |
| 4 Craft room        | 9 Alfresco deck      | 14 Gym                  |
| 5 Dining area       | 10 Bowls green       | 15 Yoga room            |



**Pickleball and garden**  
Artist's impression. Indicative only.



**Clubhouse lounge**  
Artist's impression. Indicative only.



**Indoor-outdoor pool**  
Artist's impression. Indicative only.



**Games room**  
Artist's impression. Indicative only.



Artist's impression. Indicative only.

Peace of mind  
built in



### 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

## 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 Griffith Hill, enjoy a six-year structural warranty for peace of mind and quality inclusions, from efficient appliances to comfort-enhancing touches and secure community living.

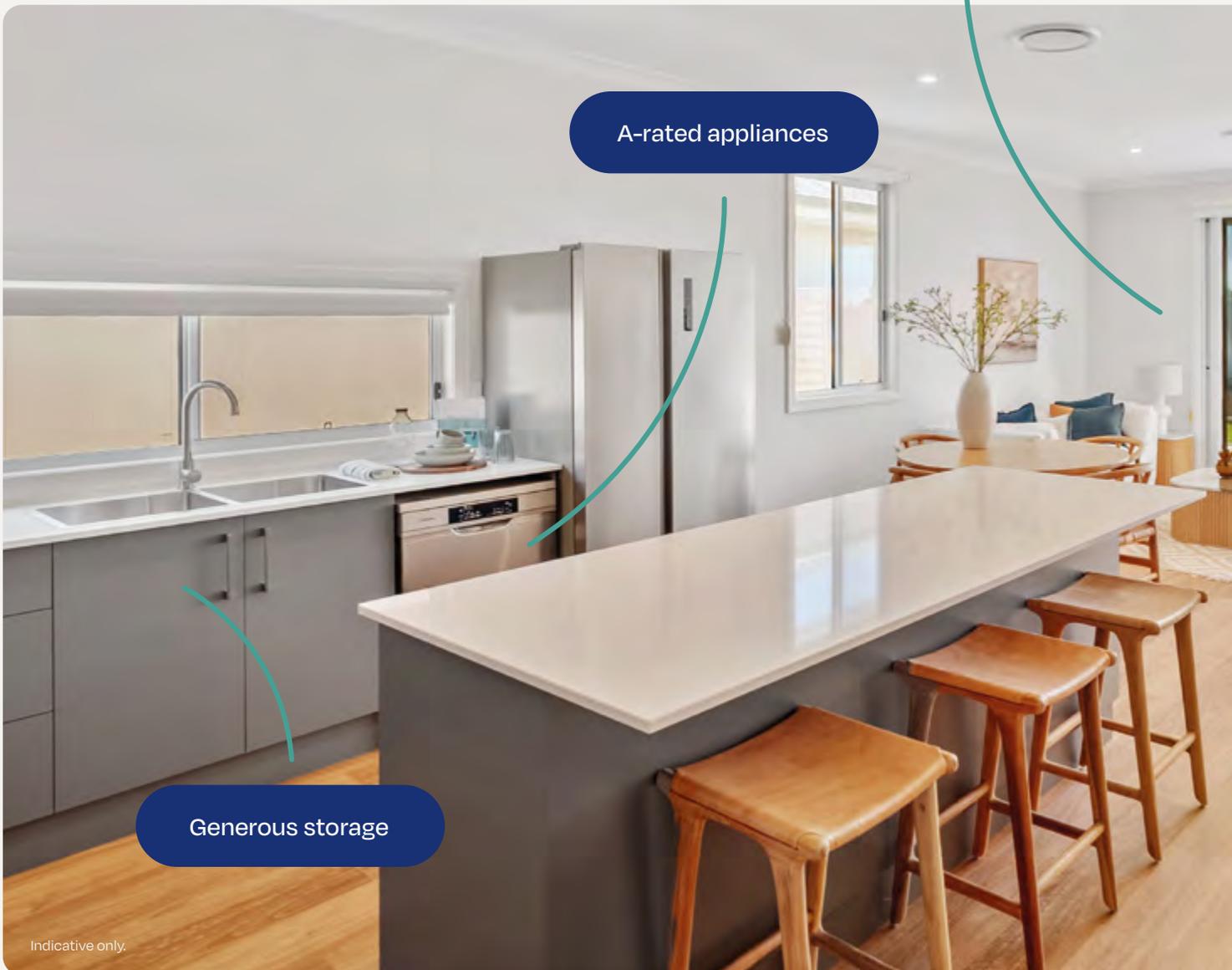
# Made for the everyday

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.

Indoor-outdoor flow

A-rated appliances

Generous storage



Indicative only.



LED lighting



Natural finishes

## 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
- Open-plan living with indoor–outdoor flow
- Light-filled kitchens, generous bench space
- Private alfresco areas
- Smart laundry access & thoughtful room flow

### 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

## 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 Site Fee cover?

It's one handy fortnightly direct debit that covers:

- The land lease
- Maintenance of shared areas (gardens, roads, clubhouse)
- Access to pools, gyms, 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 (with a few exceptions at Officer and Kangaroo Flat estates — your New Home Advisor will walk you through those)

## 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:** 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.

## 8. 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.

## 9. Can I customise my home?

Certainly — if you're buying off-the-plan, you can choose colours and upgrades from our approved range (subject to approvals). And once you're in, internal changes are allowed within guidelines — just keep external colour or structural changes consistent to protect community feel.

## 10. 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.

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## 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

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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.

1300 844 492

[lincolnplace.com.au](https://lincolnplace.com.au)

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