

Live life well



**Lincoln
Lifestyle**
Mudgee Spring

Live life well at Lincoln Lifestyle Mudgee Spring

Ready to embrace a new lifestyle?

Lincoln Lifestyle Mudgee Spring is a masterplanned community crafted for over-50s, where the region's famed food and wine culture and stunning landscapes provides the perfect backdrop for a vibrant, connected life.



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 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.

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 four minutes from Mudgee's town centre, you'll always be close to the everyday essentials including supermarkets, specialty stores, medical services and Mudgee's renowned food offerings.



Quiet and convenient.

Retail

- 1 Bunnings, 450m (1min)
- 2 Coles, 3km (5mins)
- 3 Banks, 4km (7mins)
- 4 Big W, 4km (7mins)

Lifestyle

- 5 Club Mudgee, 4km (6mins)
- 6 Mudgee Museum & Historical Society, 5km (7mins)

Health and Medical

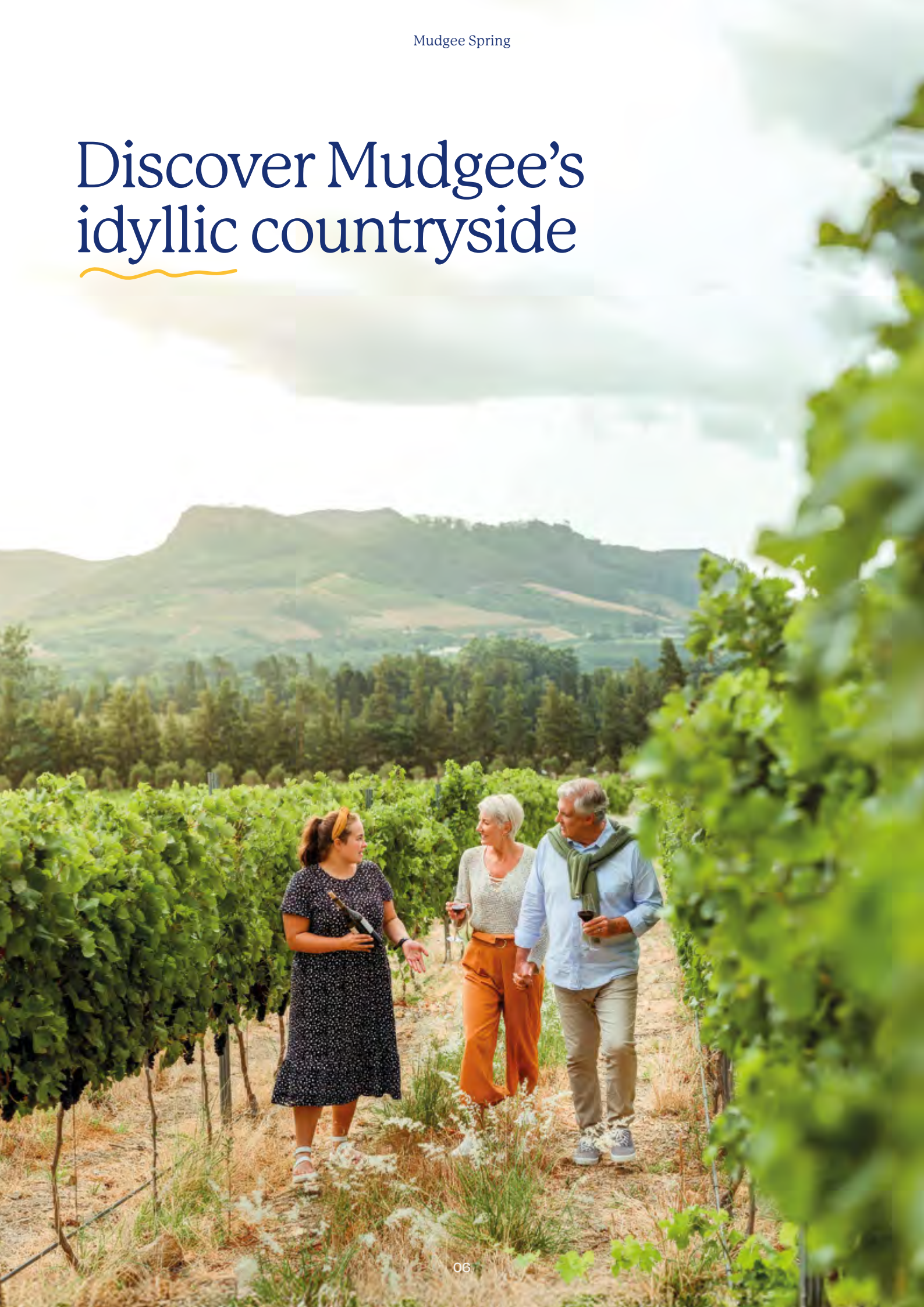
- 7 Church Street Veterinary Hospital, 3km (5mins)
- 8 Mudgee Health Services, 2.5km (3mins)
- 9 Mudgee Hospital, 3km (4mins)
- 10 Chemist Warehouse, 4km (6mins)

Transport

- 11 Bus stop, 270m (1min)
- 12 Ogden's Coaches, 1km (2mins)
- 13 Mudgee Railway Station, 3km (5mins)
- 14 Dubbo Regional Airport, 135km (1hr 40mins)



Discover Mudgee's idyllic countryside





A culinary capital nestled in nature, only a few hours from Sydney.

Widely celebrated as one of Australia's great food and wine destinations, the riverside township of Mudgee presents an ideal blend of heritage charm, culture and art.



Food is at the heart of this town's identity, with markets, artisan shops and the renowned month-long Food and Wine Festival providing countless opportunities to indulge and connect. With more than 150 years of wine-making history and 40 local wineries, as well as countless art trails, restaurants and breweries, Mudgee has been named New South Wales' Top Tourism Town three years running.

Discover the heritage buildings and tree-lined streets that give Mudgee its enduring character, explore the World Heritage Listed Wollemi National Park, or visit the region's many wineries, cellar doors and restaurants at your own pace.

Convenience is right on your doorstep, with supermarkets, sports and recreation, entertainment, medical services and specialty shops just minutes away. If you choose to venture beyond the region, Sydney is an easy 3.5-hour drive.

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.





The inherent natural beauty of the Mudgee countryside is embraced in every detail, from the homes and clubhouse that capture sweeping views of the rural landscape, to the preservation of mature trees and open green spaces that provide a 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

- Wellness centre and sports pavilion
- Dog park and walking tracks
- Community garden

Places to connect

- Clubhouse and resident’s lounge
- Theatre, kitchen, BBQ and dining areas

The everyday needs

- Workshop and caravan storage
- Secure gated access
- Pet-friendly

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.

Wellness Centre

- 1 Pickleball courts
- 2 Outdoor lounge & BBQ pavilion
- 3 Four lane bowls green
- 4 Gazebo
- 5 Covered heated swimming pool
- 6 Gym

Clubhouse

- 7 Theatre
- 8 Community kitchen
- 9 Craft room
- 10 Library lounge
- 11 Community bar
- 12 Games room
- 13 Outdoor dining
- 14 Visitor parking



Games room and bar
Artist's impression. Indicative only.



Lounge and dining
Artist's impression. Indicative only.





Artist's impression. Indicative only.

Peace of mind built in



Inclusions

Secure, gated community access

CCTV

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 Mudgee Spring, 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

LED lighting



Generous

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 – 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



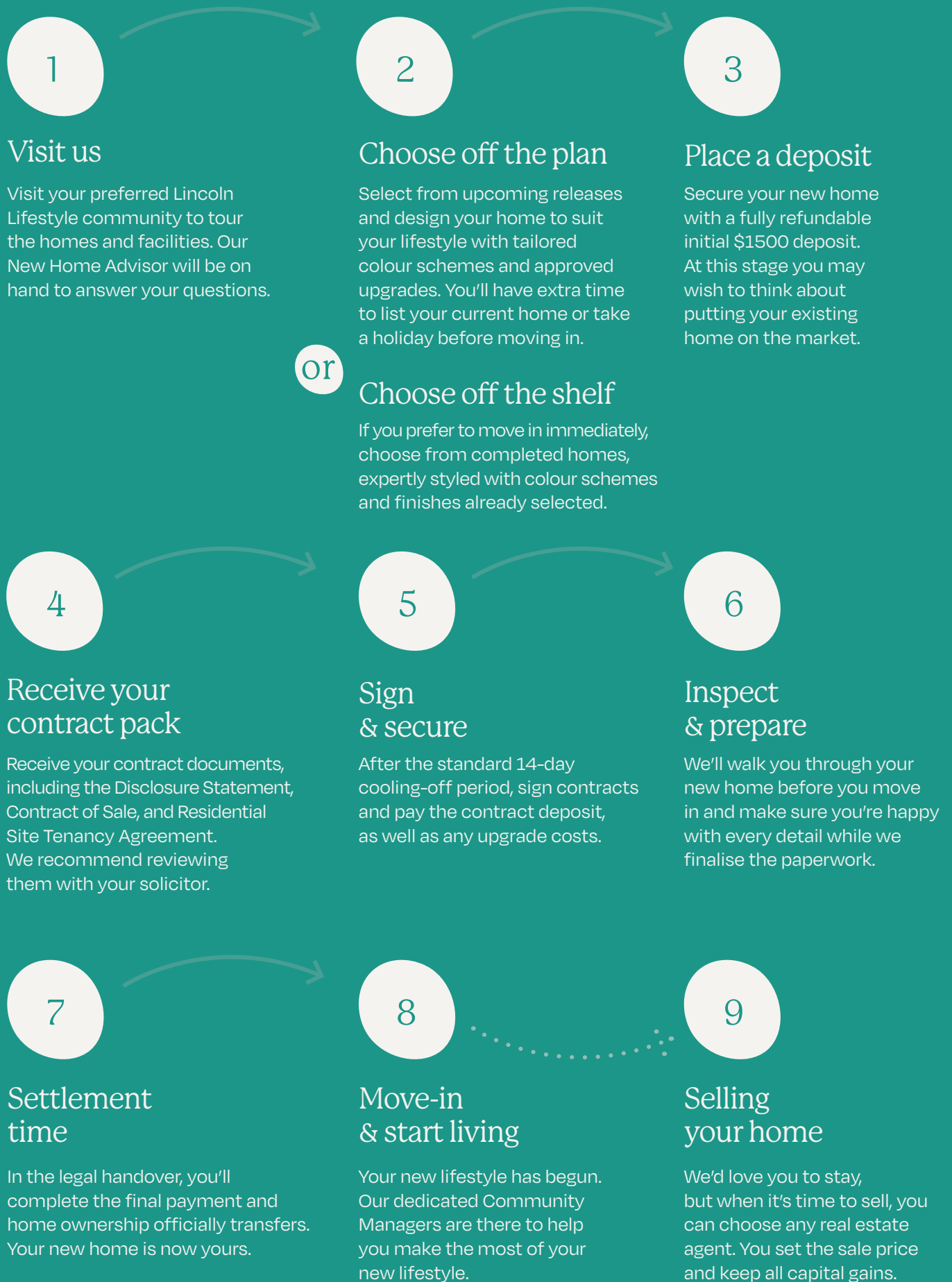




Your Lincoln Place journey

We've mapped out your journey with care, ensuring you feel fully supported every step of the way.





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 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

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 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.

1300 844 492

lincolnplace.com.au

38 Spring Flat Road, Spring Flat NSW 2850



Disclaimer: Any information or content provided in this document is intended as a general information only and does not form an offer, guarantee or contract and does not constitute business, financial or real estate advice. You should make your own enquiries, (including as to the accuracy, currency, reliability or completeness of any information provided) and obtain professional advice where appropriate, before making any such decision. All care has been taken in the preparation of the information and published materials produced by Lincoln Place including, but not limited to, price, property area, floor size and general property description. However, Lincoln Place does not make any representations or give any warranties about its accuracy, reliability, completeness or suitability for any particular purpose. Information, furnishings, images and artistic impressions of exteriors and interiors are intended as a guidance for illustrative purposes only and may contain optional items that are not included as standard. The information, pricing, availability, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. November 2025