

Downsizing your home and upgrading your lifestyle to a more desirable location is a common goal for many people. This advertisement promotes the Mudgee Spring Lifestyle Estate by Lincoln Place, suggesting that moving to this estate can help achieve these goals. The headline reads: "Downsize your home, upgrade your lifestyle to Mudgee". The background features a smiling couple in a scenic landscape, reinforcing the lifestyle benefits. The contact information and logo are located at the bottom of the page.

# DOWNSIZE YOUR HOME, UPGRADE YOUR LIFESTYLE *to Mudgee*



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**MUDGEE SPRING LIFESTYLE ESTATE**  
*by* LINCOLN PLACE





# MUDGEE SPRING LIFESTYLE ESTATE

*by* LINCOLN PLACE

Welcome to Mudgee Spring Lifestyle Estate - an over 55s community located in the Central West of NSW. Enjoy the tranquillity of picture postcard scenery, rolling green countryside, and fine food and wine in the bustling town of Mudgee.

Experience a balanced, low maintenance lifestyle with our carefully planned community, providing access to affordable, architecturally designed homes and resort-style amenities. An escape to the country with all the modern trimmings.

Join our thriving community at Mudgee Spring Lifestyle Estate and start living your best life.



# SAVOUR EVERY MINUTE

## *in Country NSW's Culinary Capital*

Located between Mudgee Wine Country and the buzzing town centre, our residents will enjoy easy access to a wide range of attractions and activities. In 2023, Mudgee was named NSW Top Tourism Town for the third year running, most recently receiving Hall of Fame honours.

Renowned for its gourmet experiences and picturesque countryside, Mudgee is one of Australia's great food and wine destinations. Get together with friends to tour the local cellar doors including Lowe Wines, Robert Stein and Logan Wines.

Nestled by the beautiful Cudgegong River, the town encompasses the character and charm of its 19th-century past. Stroll along Mudgee's elegant tree-lined streets on the Heritage Walking Tour and discover its beautifully preserved colonial buildings. Get the lay of the land on a self-guided birdwatching tour of the Putta Bucca Wetlands, go hot-air ballooning over the landscape or glide through the waters of the Cudgegong on a kayak tour.

At Mudgee Spring 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 few minutes drive to the centre of town, Mudgee Spring Lifestyle Estate provides easy access to all necessary amenities. Mudgee offers a choice of cafes, restaurants, wineries, supermarkets, and speciality stores.

Regular produce markets plus a calendar of award-winning festivals and events make the town of Mudgee a vibrant place. Each year, Mudgee attracts locals and tourists to its annual Food and Wine Festival, a month-long celebration of local produce. The Festival features a diverse range of events including tastings, dinners and meet-the-maker events.

For leisure activities, the golf course, bowling club, tennis club, racecourse, Glen Willow Regional Sports Stadium and the recently opened Mudgee Arts Precinct are a short drive away, providing options for recreation and entertainment. Rest easy knowing that the Mudgee District Hospital is close by, and if you need to travel further afield, Sydney is a three-and-a-half-hour road trip or 45-minute flight away.

*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 in Mudgee you'll enjoy the best of both worlds – lifestyle amenities available all year round, as well as a friendly, inclusive, and welcoming community of like-minded individuals.

At Mudgee Spring Lifestyle Estate, your dedicated Community Manager will play a vital role in creating a calendar of events and activities, all designed to foster a sense of community and social engagement.

Residents will enjoy the lifestyle benefits of this master-planned, resort-style community with facilities including:

 *Clubhouse*

 *Gym*

 *Kitchen & bar*

 *Swimming pool*

 *Theatrette*

 *Dining & BBQ areas*

 *Bowling green*

 *Community garden*

 *Craft room*

 *Pickleball court*

 *Caravan Storage*

 *Games room*





MUDGE SPRING LIFESTYLE ESTATE  
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*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 Mudgee Spring 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 Mudgee Spring 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.

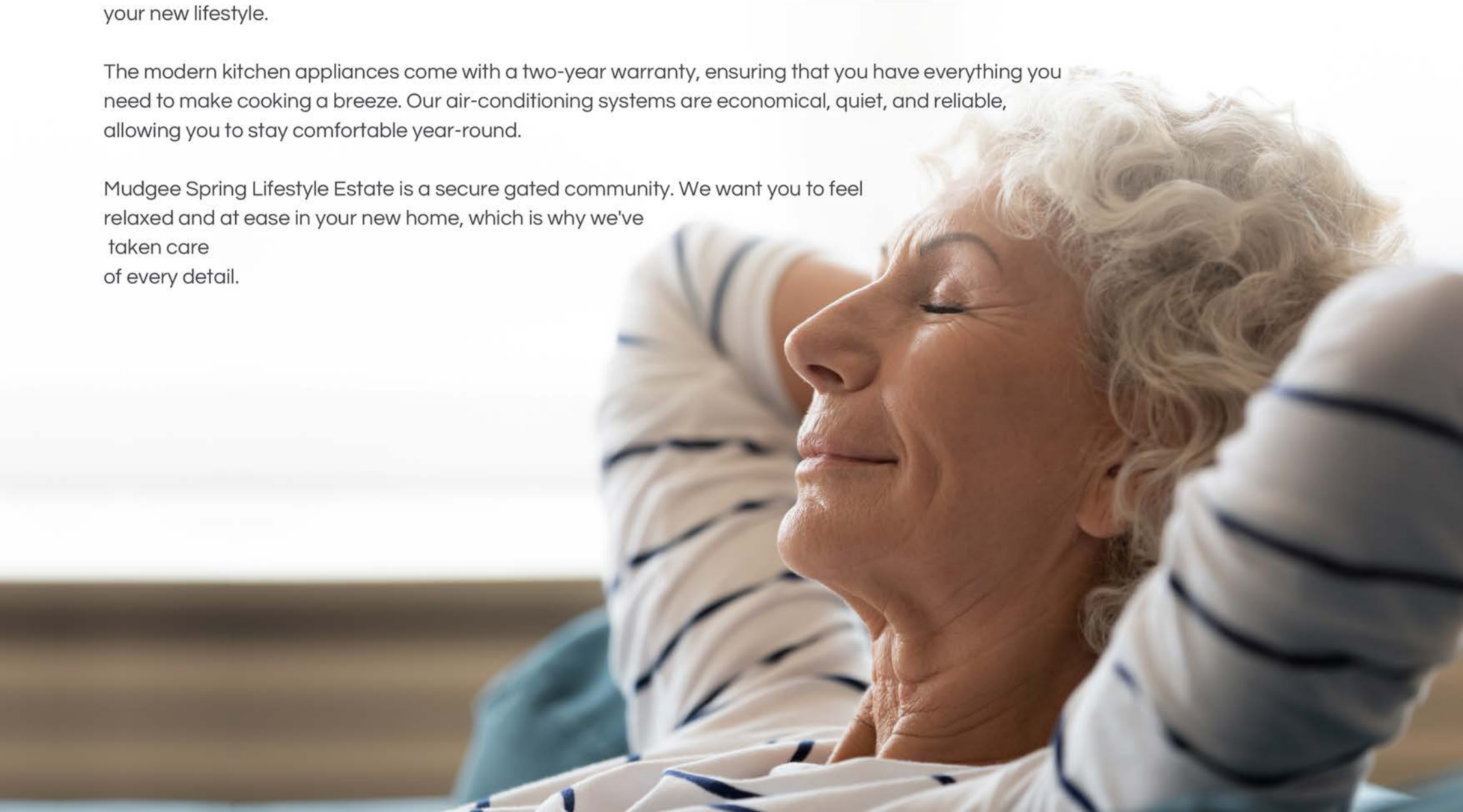


## *Peace of mind*

Settle in to a stress-free life at Mudgee Spring 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 air-conditioning systems are economical, quiet, and reliable, allowing you to stay comfortable year-round.

Mudgee Spring 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 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.

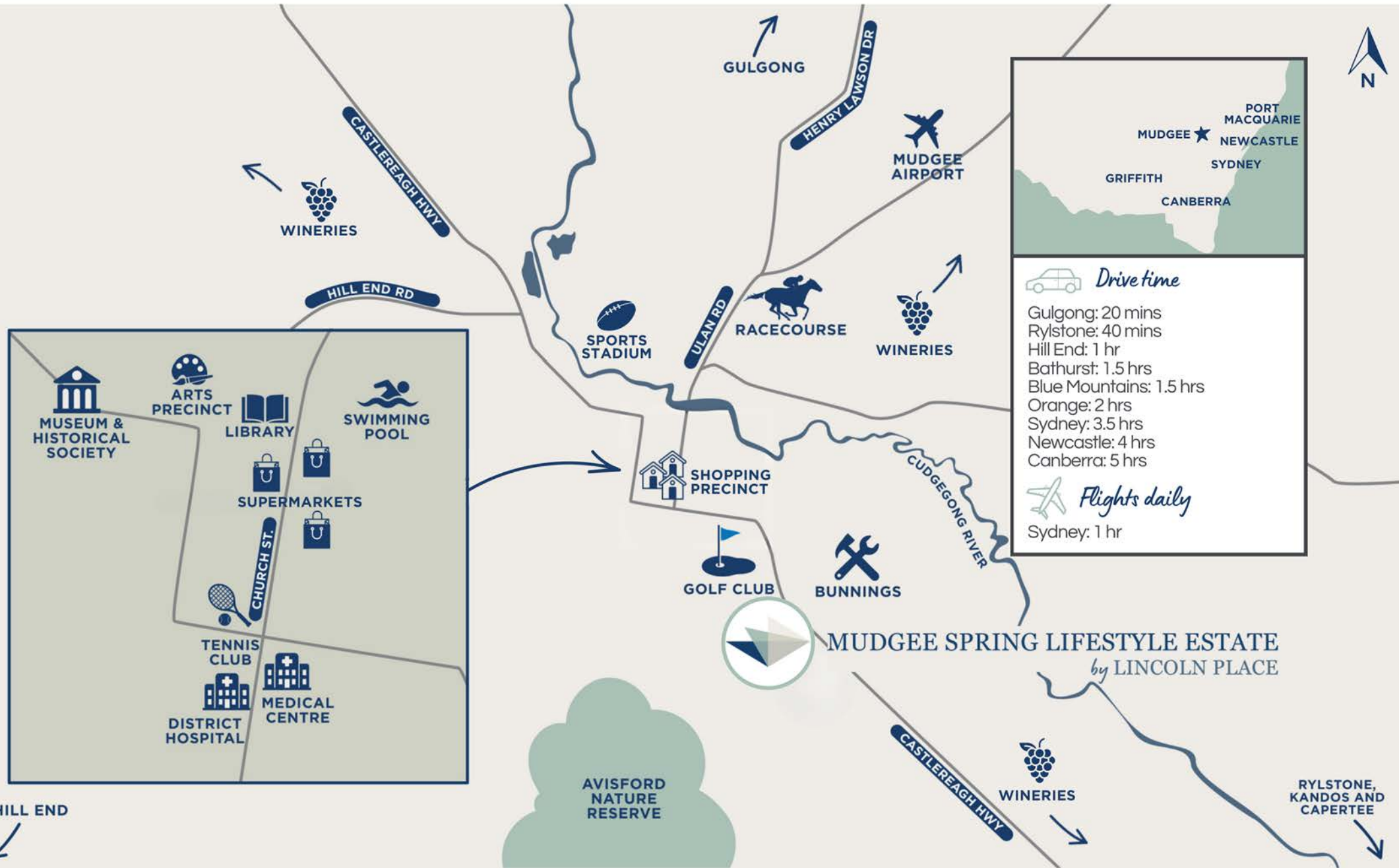




# Community masterplan



# Find us in Mudgee, NSW





# MUDGEES SPRING LIFESTYLE ESTATE

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