

# Lincoln Lifestyle

Northern Beaches



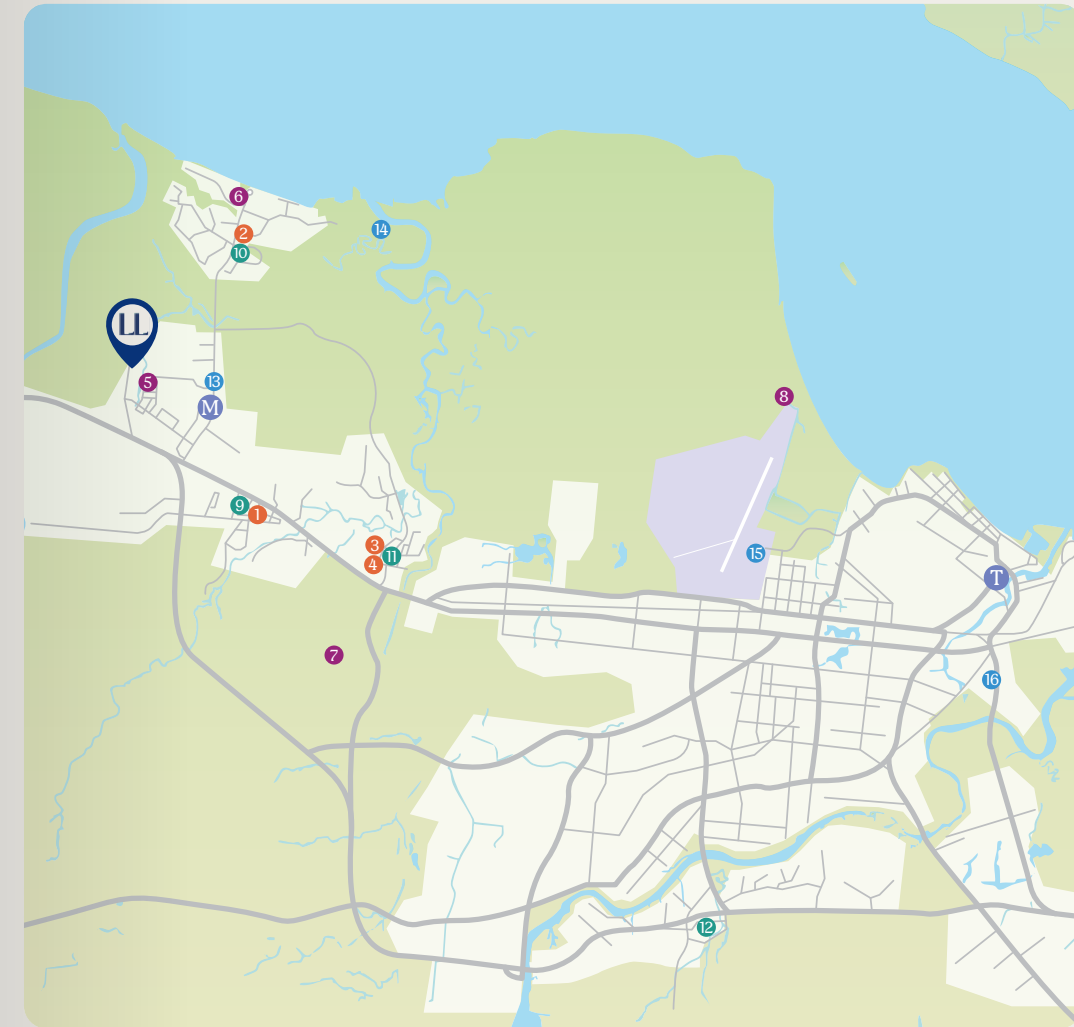
Live life well

# Proudly created by Lincoln Place

Welcome to Lincoln Lifestyle Northern Beaches — where life's just getting interesting.

Tucked away in this stunning coastal pocket, a vibrant new community is coming soon — and it's made just for over-50s. Think laid-back, resort-style living with all the modern perks, in a place where you can swap the rush for a good chat, a dip in the pool, or a wander with new friends.

It's not retirement — it's your age of enlivenment. And it's going to be fun.



## Lincoln Lifestyle Northern Beaches

142 Svensson Road, Mount Low, QLD, 4818

### Town Centres:

- M** Mount Low, 3km (4mins)
- T** Townsville, 20km (25mins)

### Retail

- 1** Deeragun Village Shopping Centre, 5km (8mins)
- 2** Coles Bushland Beach, 6.3km (8mins)
- 3** Woolworths North Shore Townsville, 8km (12mins)
- 4** Bunnings Townsville, 8km (11mins)

### Lifestyle

- 5** Sanctum Park, 1.5km (2mins)
- 6** Bushland Beach, 7km (8mins)
- 7** Pandanus Park Golf Centre, 9.5km (10mins)
- 8** Rowes Bay Golf Club, 23km (28mins)

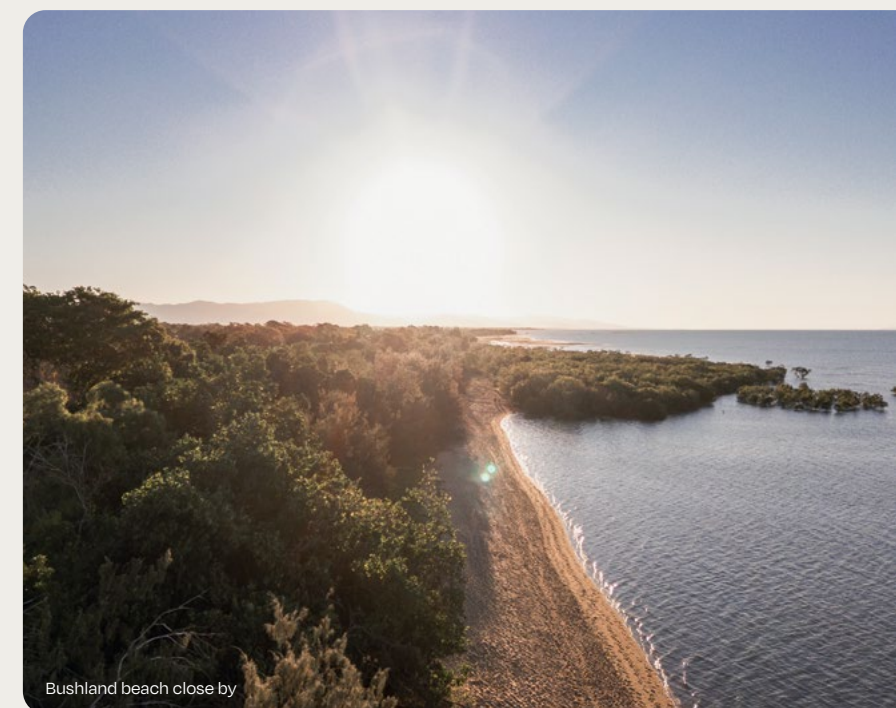
### Health & Medical

- 9** Terry White Chemmart, 6km (8mins)
- 10** The Doctors Bushland Beach, 6km (8mins)
- 11** North Shore General Practice, 8km (10mins)
- 12** Townsville University Hospital 22km (18mins)

### Transport

- 13** Mount Low Parkway at Shoalmarra Drive, Mount Low (Bus stop), 3km (4mins)
- 14** Bushland Beach Boat Ramp, 9km (11mins)
- 15** Townsville Airport, 18km (21mins)
- 16** Townsville Railway Station, 19km (22mins)

Perfectly positioned on the edge of it all, you'll have easy access to shops, cafés, medical services, and parklands — while being just far enough away to enjoy open spaces, coastal breezes, and the sandy shores of nearby Bushland Beach.



# Thoughtfully designed

At Lincoln Lifestyle Northern Beaches, every detail of the masterplan has been designed to make life effortless.

A residents-only clubhouse and leisure precinct forms the heart of the community, offering spaces to relax, socialise, and connect. Pocket parks create more opportunities to enjoy your own space or spend time with friends. Landscaped grounds, a gated entry, and a backdrop of vegetation corridors with mountain views make this a place that feels special and private. With a mix of lot sizes and smart site orientation, each home maximises light, shade, and comfort throughout the year.



## Proposed Masterplan



- 1 Main Entry
- 2 Clubhouse Building
- 3 Sports Pavilion
- 4 Pickleball Court
- 5 Outdoor Pool
- 6 Covered Bowling Green
- 7 Orchard
- 8 Community Garden
- 9 Community Workshop
- 10 Pedestrian Walkway
- 11 Caravan / Boat Storage
- 12 Washdown Shed
- 13 Wetland
- 14 Existing Playground
- 15 Existing Dog Park
- 16 Electrical Substation

### Built-in wellbeing

- Resort-style outdoor pool to relax and refresh year-round
- Landscaped green spaces and trails to enjoy the outdoors
- Pocket parks with a MakersSpace, Community Garden and outdoor social spaces

### Places to connect

- Residents-only clubhouse with indoor and outdoor social spaces
- Pickleball courts and covered bowling green for active fun
- Outdoor BBQ areas and sports pavilion for gatherings and events

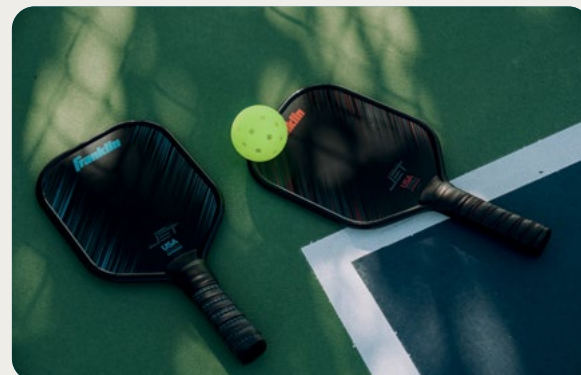
### The everyday needs

- Gated community entry for privacy and peace of mind
- Caravan / boat storage and washdown shed
- External playground and dog park for family and furry friends at your doorstep

# The Clubhouse & Leisure Precinct



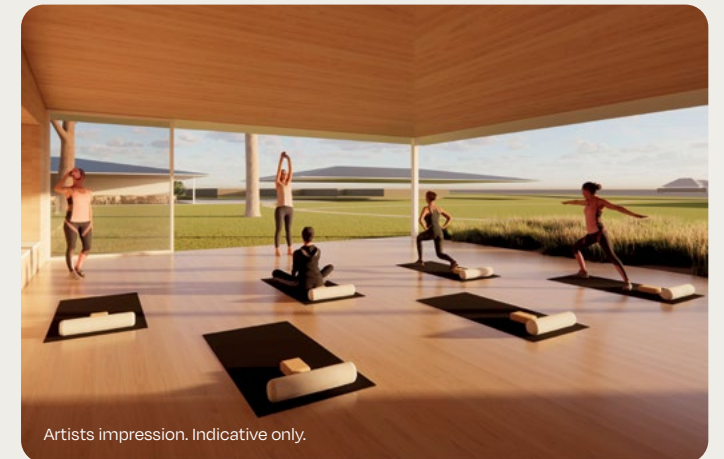
At the heart of Lincoln Lifestyle Northern Beaches is the vibrant clubhouse and leisure precinct, designed as a true social hub.



Enjoy a refreshing swim in the resort-style pool, challenge friends on the pickleball courts, or unwind on the yoga deck surrounded by landscaped gardens.

The clubhouse itself blends indoor and outdoor spaces with dining areas, bar and kitchen facilities, and shady pergolas perfect for relaxed catch-ups.

Wander across to the bowling green, take advantage of the outdoor BBQs, or simply soak up the leafy outlooks. Here, every space invites connection, relaxation, and a sense of belonging.



## Clubhouse and Wellness Centre

### Outdoors

- 1 Outdoor Dining Area
- 2 Pergola
- 3 Deck to Yoga Room
- 4 Pickleball Courts
- 5 Sports Pavilion
- 6 Outdoor Pool
- 7 Landscaping
- 8 BBQ
- 9 Bowling Green Stands



### Indoors

- 10 Swimming Pool
- 11 Theatre
- 12 Multi Purpose Room
- 13 Yoga Room
- 14 Games Room
- 15 Bar
- 16 Library
- 17 Lounge
- 18 Indoor Dining
- 19 Kitchen

# Made for the everyday

Our homes are thoughtfully designed for modern living, combining contemporary style with clever, low-maintenance layouts.



Light-filled and airy, they feature open-flow interiors that make the most of space and natural breezes. With smart design touches and everyday conveniences right where you need them, these homes are perfect for relaxed, comfortable living.

Choose from a range of two and three-bedroom options, and various facades, each created to suit your lifestyle and make life beautifully simple.



# A place you can call home

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.

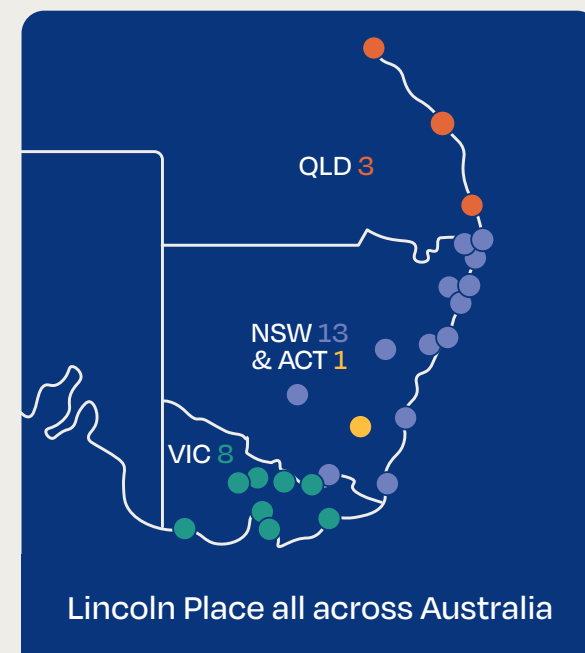
We also invest in the big things – clubhouses, pools, sport and recreation amenities, green spaces and gardens, all designed to foster wellness and fun.



## 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 exit fees.
- ✓ Keep any capital gains.
- ✓ Commonwealth Rental Assistance available.



25 Lincoln Lifestyle neighbourhoods

4 Across 4 states and territories

Growing pipeline of new developments

More than 3000 people call Lincoln Place home.

Australian business

Built by locals, for locals

# 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 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.

## 11. How many homes are planned in the estate?

350 residences are planned, with a major clubhouse precinct and pocket parks.

## 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.

# It's your time to live life well

Book a visit, discover  
your new home.

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

166 Svensson Road, Mount Low. QLD 4818



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