

# Live life well



**Lincoln  
Lifestyle**  
Eagle Point



# Discover your new lakeside sanctuary

Welcome to Lincoln Lifestyle Eagle Point — where life's just getting interesting.

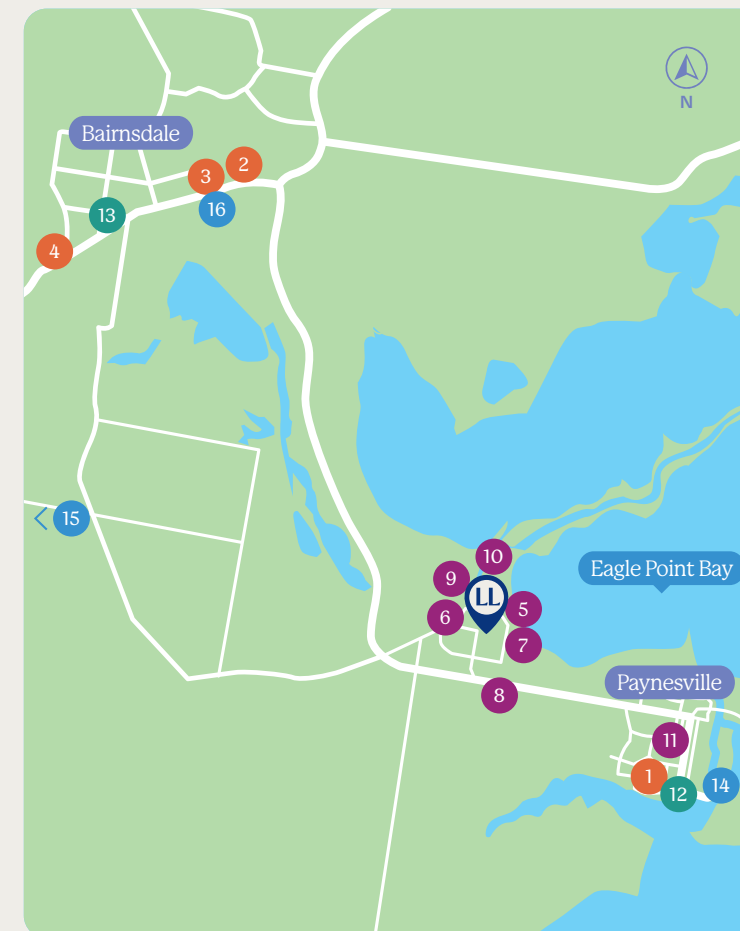
Nestled in the idyllic coastal community of Eagle Point on the shores of Lake King in Victoria's Gippsland Lakes region, Lincoln Lifestyle Eagle Point is a brand new masterplanned community, made just for the over 50s.


With sweeping views across Lake King, you'll wake up to tranquil water, native wildlife and some of Victoria's best-kept natural wonders. Wander the Mitchell River silt jetties, marvel at towering limestone cliffs, or enjoy boating, fishing, bushwalking and scenic bike rides along peaceful trails.

This isn't retirement - It's your age of enlivenment. And it's going to be fun.



Perfectly positioned between Bairnsdale and Paynesville, you'll have easy access to shops, cafes, medical services, and parklands.



 27 Eagle Point Rd, Eagle Point VIC 3878

## Town Centres

Bairnsdale, 13km  
Paynesville, 4.6km

## Retail

- 1 Paynesville IGA, 6.1km
- 2 Coles Bairnsdale, 11.2km
- 3 Woolworths Bairnsdale, 11.8km
- 4 Bairnsdale Kmart, 14.5km

## Lifestyle

- 5 Eagle Point Foreshore, 850m
- 6 Eagle Point Caravan Park, 750m
- 7 Eagle Point Boat Ramp, 2.3km
- 8 Bairnsdale Golf Club, 1.3km
- 9 Eagle Point Gippsland Lakes Reserve, 900m
- 10 Eagle Point Lookout, 1.1km
- 11 Paynesville Bowling Club, 5.2km

## Health and Medical

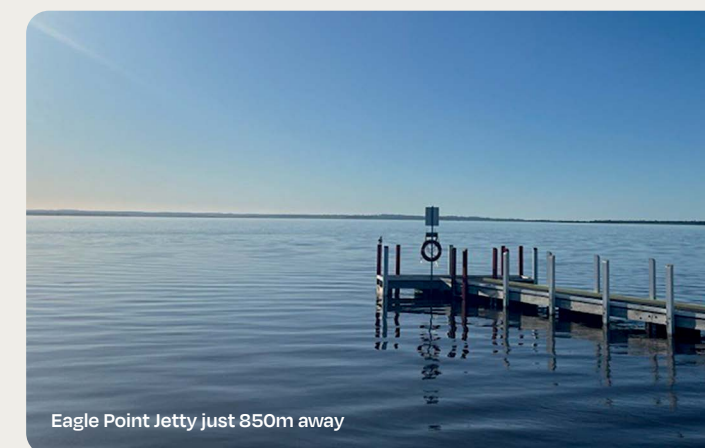
- 12 Paynesville Medical Centre & Pharmacy, 6.3km
- 13 Bairnsdale Regional Health Services, 14.3km

## Transport

- 14 Paynesville Ferry Service, 6.3km
- 15 Bairnsdale Airport, 14.1km
- 16 Bairnsdale Railway Station, 11.4km

Yet this ideal location offers the perfect balance. You're perfectly placed to enjoy open spaces, coastal breezes, and the stunning landscape of Lake King.

Here, bushland walks are your morning stretch and peaceful moments by the lake are routine. Eagle Point promises a lifestyle of balance, where nature, comfort, and community come together to create an idyllic lakeside sanctuary.





# Masterfully planned for living

Every detail of the masterplan has been designed to make life effortless and offers the perfect blend of lakeside living, coastal charm and convenience.

Thoughtfully celebrating its local environment, the community blends seamlessly into the lakeside with stunning views of Lake King throughout the community and from the state-of-the-art wellness centre. Natural elevations, mature trees and inherent natural beauty is embedded into your everyday life at Lincoln Lifestyle Eagle Point, with lush on-site walking tracks waiting for you to explore.

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.



## Proposed Masterplan



- 1 Main Entry
- 2 Clubhouse
- 3 Wellness Centre
- 4 Bowling Green
- 5 Pickleball Court
- 6 Visitor Parking
- 7 Caravan Storage
- 8 Communal Shed & Vegetable Garden
- 9 Walking Trail

### Built-in wellbeing

- Wellness centre
- Indoor pool
- Bowls green
- Pickleball court
- Golf simulator
- Gym
- Walking tracks
- Community garden

### Places to connect

- Clubhouse and resident's lounge
- Theatrette
- Craft studio
- Games room
- Community kitchen
- Dining and BBQ areas
- Library

### The everyday needs

- Friendly Community Manager
- Secure gated access
- Dog park
- Caravan storage and RV Garage
- Community bus



# 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 with a yoga class, swap stories over a craft session or catch the latest film in the cosy theatrette. There's always something happening in the community's vibrant social calendar.

At a slower pace, immerse yourself in stories at the library, 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.





# Made for the everyday

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

Each home has been thoughtfully planned to balance style and practicality, offering a welcoming retreat. Whether you're entertaining friends or simply taking time to unwind, your home provides the perfect backdrop for the way you want to live.



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.

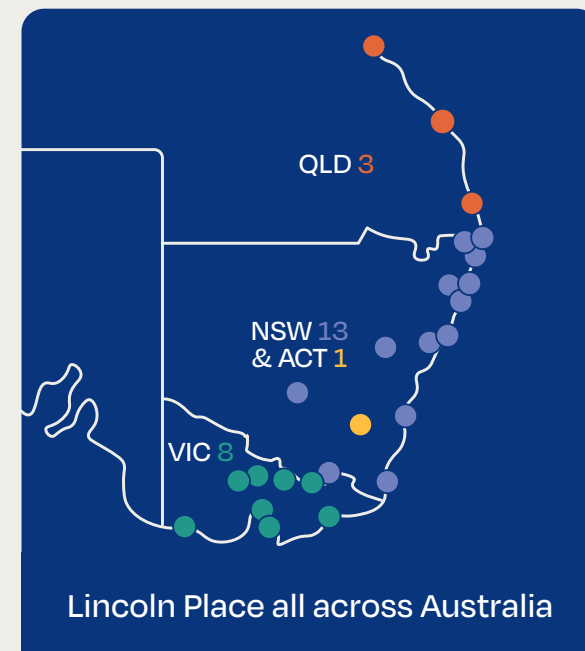
We also invest in the big things – clubhouses, pools, sport and recreation amenities, green spaces and gardens, all designed to foster wellness and fun.



## 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. 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.

## 9. 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.

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

209 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.

1300 844 492

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

27 Eagle Point Road, Eagle Point Victoria 3878



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