

# Live life well



**Lincoln  
Lifestyle**  
Wangaratta

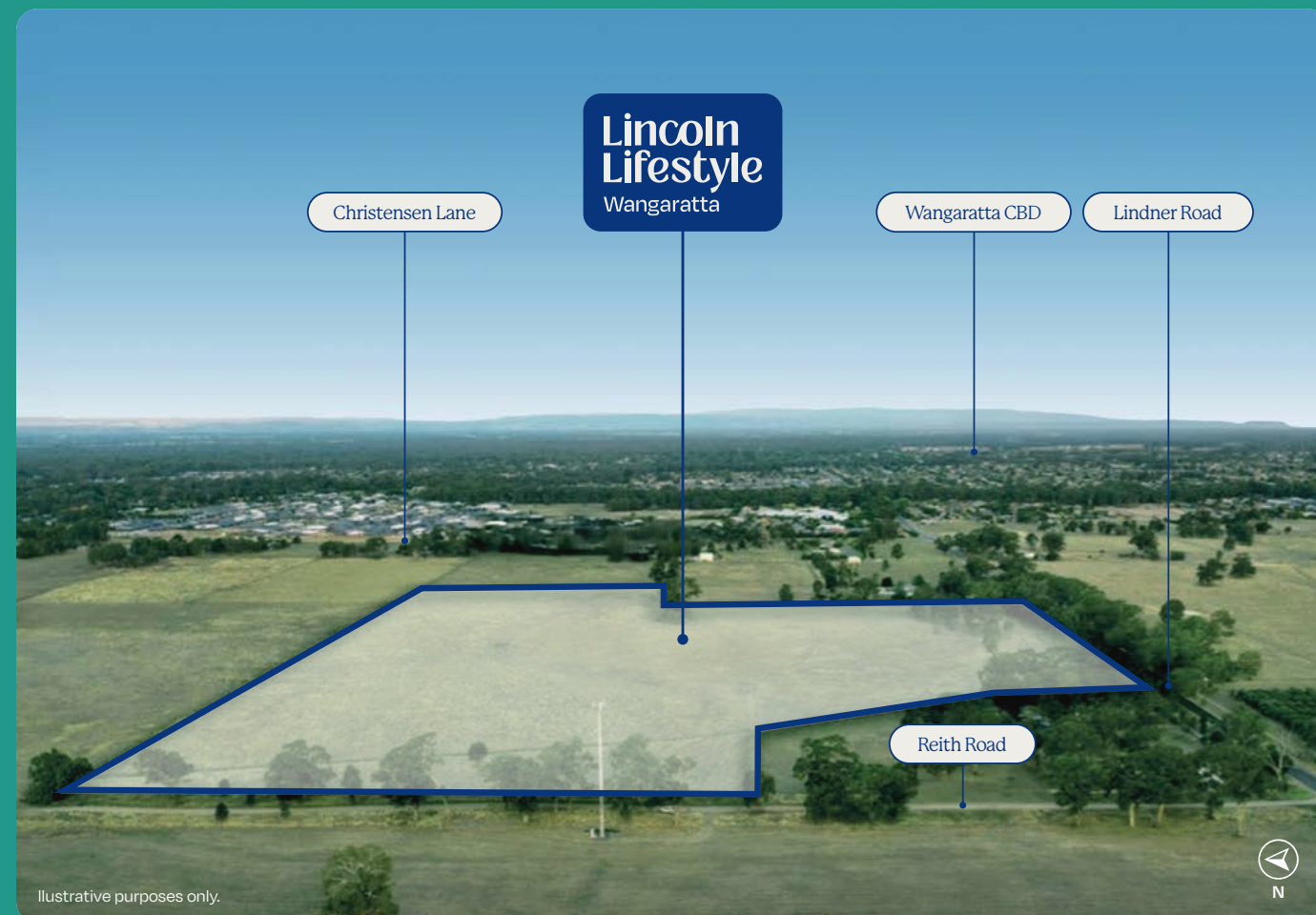
# Discover your next chapter

Welcome to Lincoln Lifestyle Wangaratta – where life's just getting interesting.

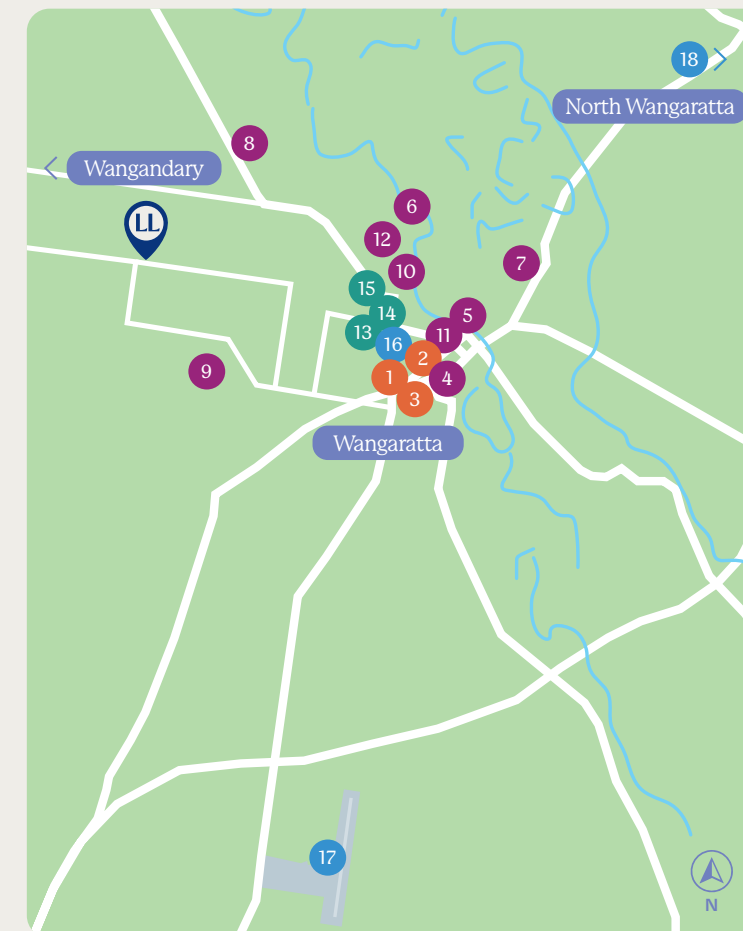
Nestled in the heart of Northeast Victoria in the vibrant regional city of Wangaratta, Lincoln Lifestyle Wangaratta brings a new standard of over 50s living to the region.

Every element has been carefully considered, from contemporary home designs to welcoming shared spaces to support an active, connected lifestyle. Here, you can embrace a richer way of living, in a location designed to support comfort, connection and ease.

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



Perfectly positioned just minutes from the heart of Wangaratta CBD, where you'll have easy access to shops, cafes, medical services, and parklands.



126 Lindner Road, Wangandary VIC

This ideal location offers the perfect balance. You're perfectly placed to enjoy the natural beauty of the region framed by mountain vistas, while still being able to take advantage of everything this vibrant city has to offer. Wangaratta combines regional charm with a vibrant town centre and strong community spirit. From riverside walks and cycling trails, to local markets, cultural events and renowned food and wine destinations nearby.

## Retail

- 1 Coles Wangaratta, 5.3km
- 2 Woolworths Wangaratta, 4.5km
- 3 Kmart Wangaratta, 5.3km

## Lifestyle

- 4 Merriwa Park, 5.8km
- 5 Wangaratta RSL, 5km
- 6 Northern Beaches, 4.3km
- 7 Wangaratta Caravan Park, 6.4km
- 8 Wangaratta Golf Club, 3.2km
- 9 Wangaratta Racecourse, 4km
- 10 Wangaratta Showgrounds, 4.2km
- 11 Wangaratta Art Gallery, 4.7km
- 12 Wangaratta Sports & Aquatic Centre, 4.2km

## Health and Medical

- 13 Northeast Health Wangaratta, 4km
- 14 Wangaratta Medical Centre, 4km
- 15 Wangaratta Private Hospital, 3.5km

## Transport

- 16 Wangaratta Railway Station, 5.2km
- 17 Wangaratta Airport, 12km
- 18 Albury Airport, 80km



# Masterfully planned for living

Every detail of the masterplan has been designed to make life effortless and offers the perfect blend of modern low maintenance living and cultural vibrancy.

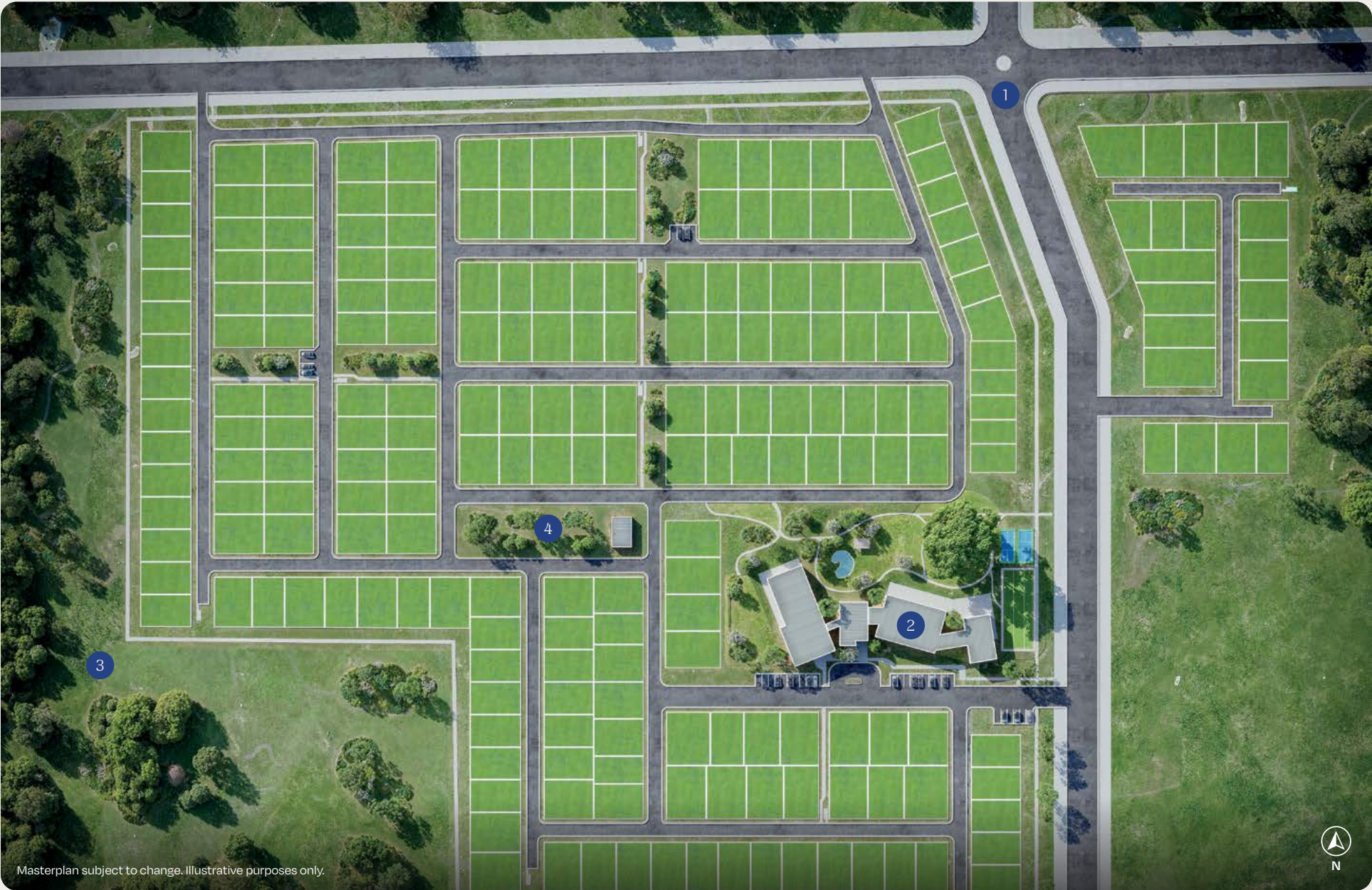
Carefully master planned to create a relaxed and welcoming environment, this community makes everyday living feel effortless. Landscaped green spaces, connected walking paths and well-considered streetscapes encourage a sense of openness, privacy and community, while placing homes and shared Clubhouse and Wellness Centre in harmony with the natural surroundings.

Centered around a majestic gum tree, the clubhouse is a true living heart of the community with views across the Warby Ranges. Everything is crafted to be easy, social, and low maintenance, inviting you to enjoy life – 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.



Image indicative only

## Proposed Masterplan



Masterplan subject to change. Illustrative purposes only.

- 1 Main Entry
- 2 Clubhouse
- 3 Walking Trails
- 4 Pocket Park

### Built-in wellbeing

- Wellness centre
- Indoor and outdoor pool
- Bowls green
- Pickleball courts
- 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



Image indicative only

Live life well

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.



Artist's impression. Indicative only.



Artist's impression. Indicative only.



Artist's impression. Indicative only.

# 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.
- ✓ No council rates.
- ✓ Keep any capital gains.
- ✓ Commonwealth Rental Assistance available.



# 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?

227 homes 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

Discover more today.

Call Sally Wohlers on 0499 818 418  
[lincolnplace.com.au/wangaratta](https://lincolnplace.com.au/wangaratta)

126 Lindner Road, Wangandary VIC



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