

Live life well



**Lincoln
Lifestyle**
Yeppoon

Live life well at Lincoln Lifestyle Yeppoon

Ready to embrace a new lifestyle?

Lincoln Lifestyle Yeppoon is a masterplanned community crafted for the over 50s, a place where the living is defined at your own pace, in a community that thrives on connection. It's not retirement, it's your age of enlivenment. And you're going to love it.

Proudly created by Lincoln Place

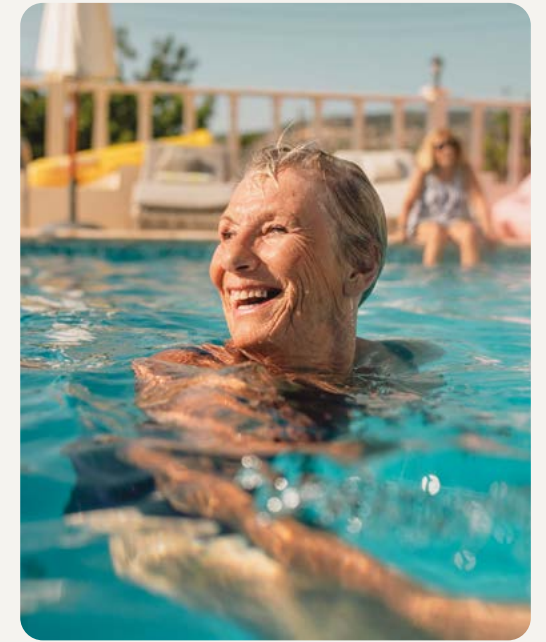


More than 3,000 Australians call a Lincoln Place community home.

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.

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



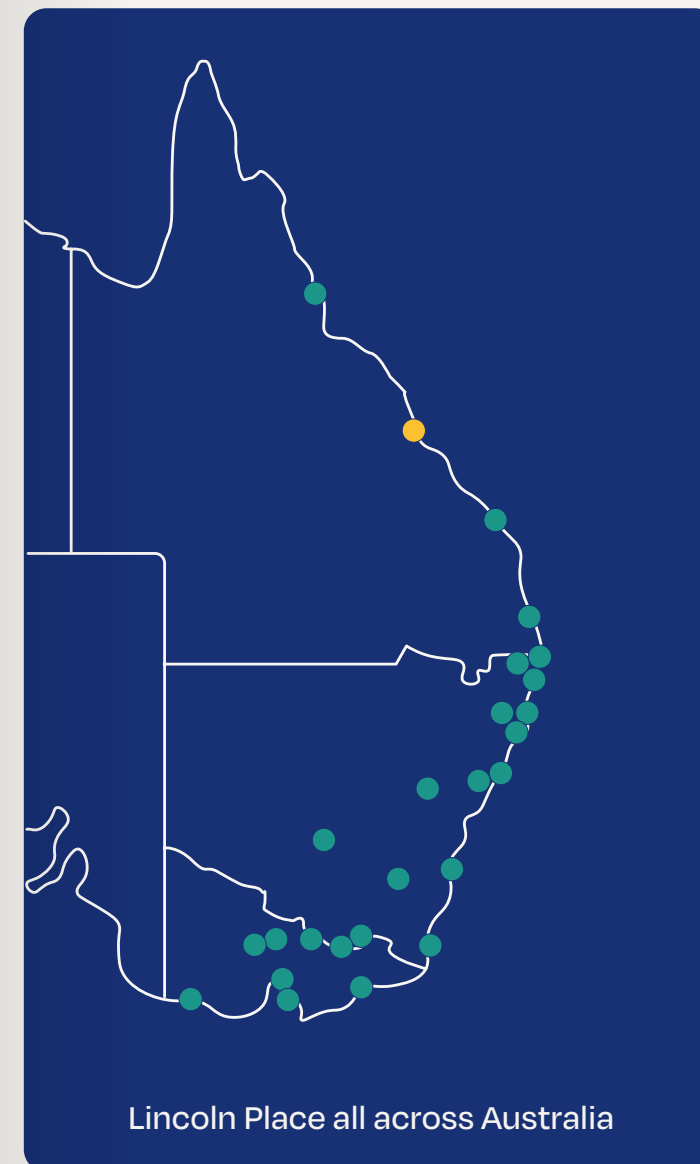
You keep all your capital gains



No strata levies or council rates

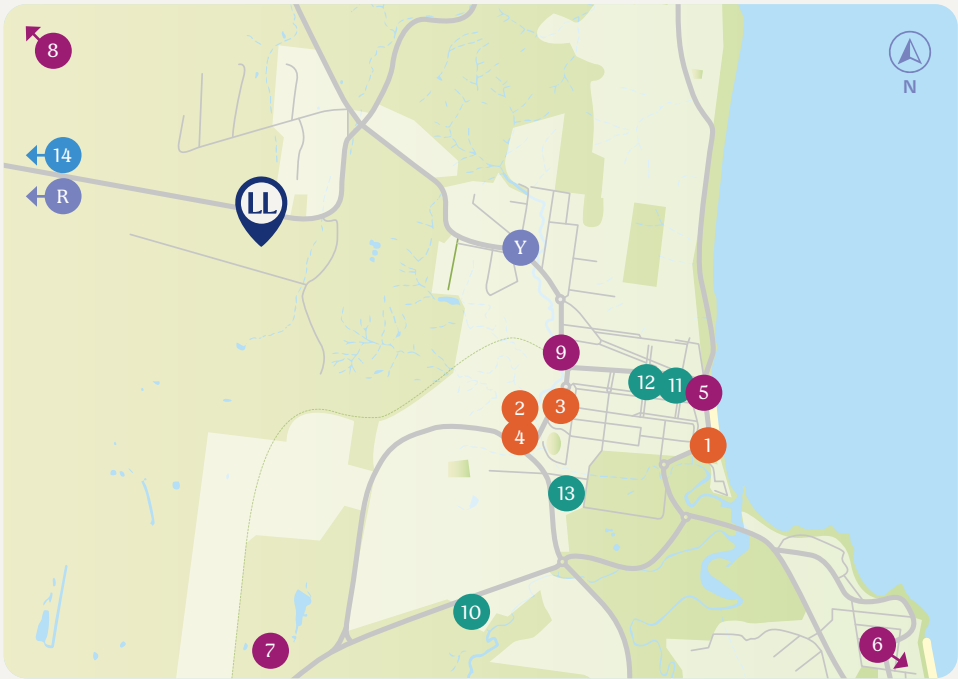
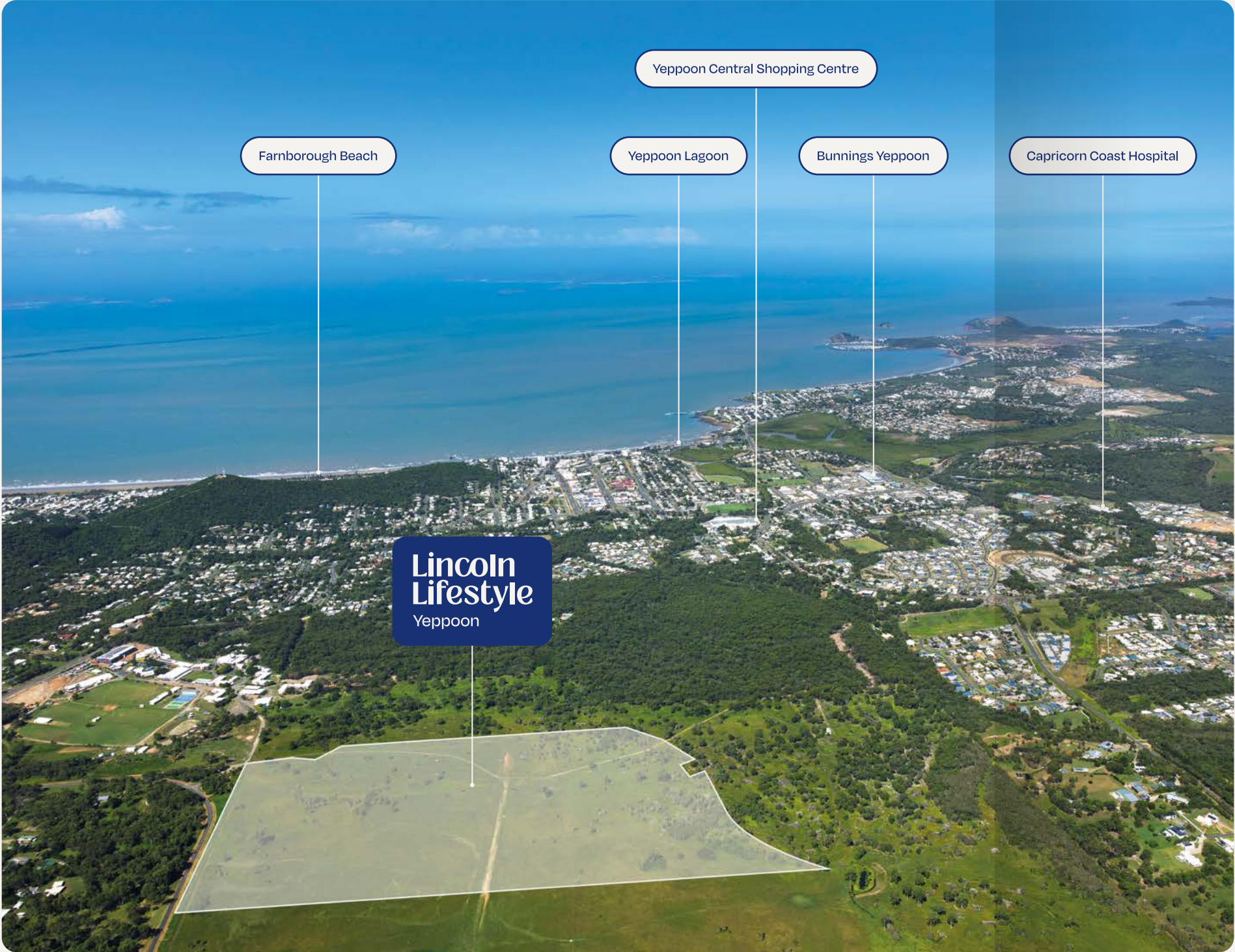


Eligible homeowners may access Commonwealth Rental Assistance



Yeppoon living at its best

Perfectly positioned on the edge of it all, Lincoln Lifestyle Yeppoon offers easy access to shops, cafes, medical services, Yeppoon Golf Club and the renowned Pineapple Rail Trail. Just minutes away from sparkling beaches and Keppel Bay Sailing Club, your coastal adventures and leisurely seaside strolls will become a daily delight.



Quiet and convenient.

Town Centres

- Y Yeppoon, 3.4km (5mins)
- R Rockhampton, 43km (38mins)

Retail

- 1 Keppel Bay Sailing Club, 5km (10mins)
- 2 Woolworths Supermarket, 5km (8mins)
- 3 Caltex Petrol Station, 4km (8mins)
- 4 Australia Post, 5km (8mins)

Lifestyle

- 5 Yeppoon Main Beach, 5km (9mins)
- 6 Capricorn Coast National Park, 13km (18mins)
- 7 Yeppoon Golf Club, 12km (10mins)
- 8 Cooberrie Park Wildlife Sanctuary, 14km (12mins)
- 9 Pineapple Rail Trail, 4km (6mins)

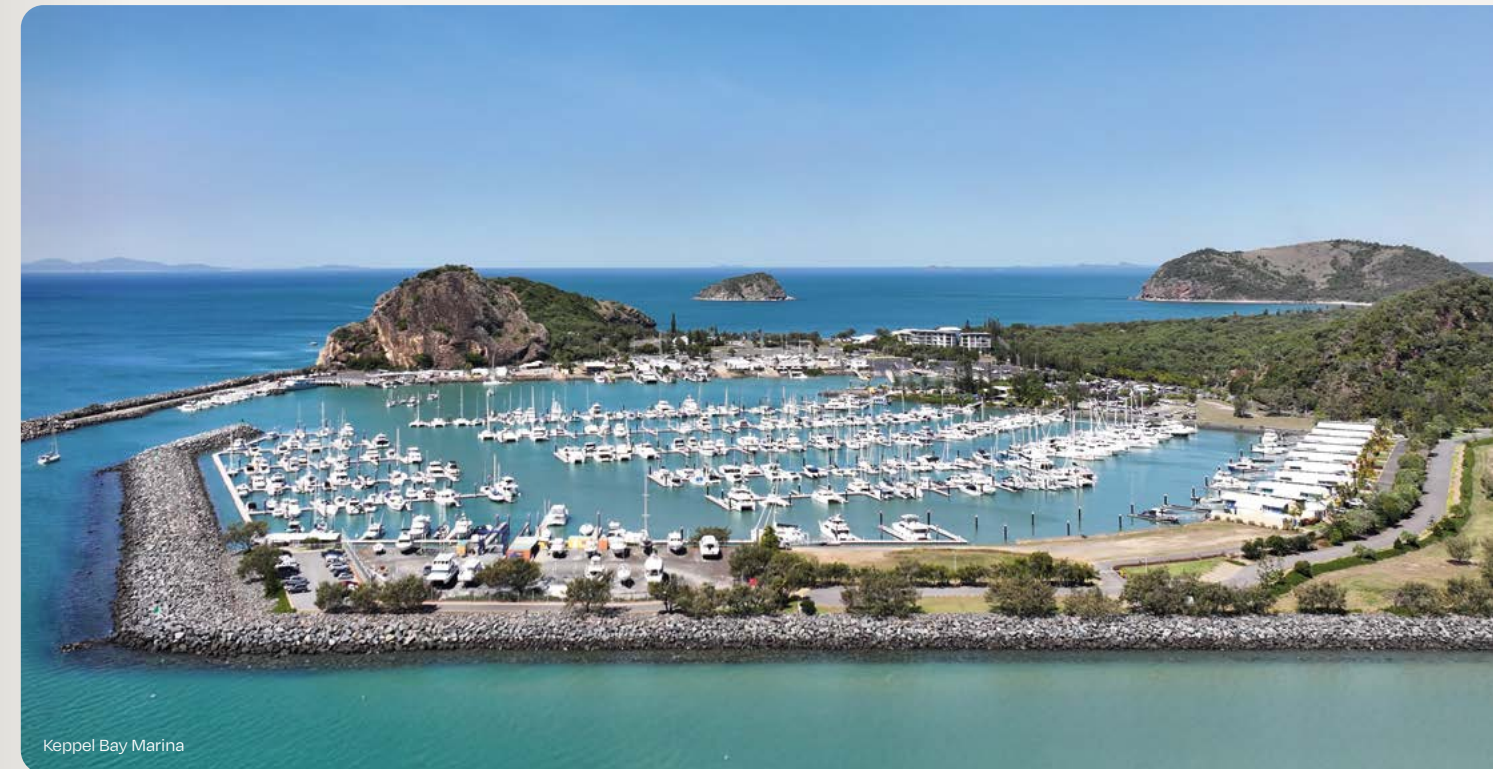
Health and Medical

- 10 Yeppoon Hospital, 6km (10mins)
- 11 Yeppoon Medical Centre, 5km (8mins)
- 12 Yeppoon Day and Night Pharmacy, 5km (8mins)
- 13 Yeppoon Veterinary Surgery, 5km (8mins)

Transport

- 14 Rockhampton Airport, 46km (43mins)

Quietly exclusive. Comfortably convenient.



Tucked away in the secluded oasis of Inverness, Lincoln Lifestyle Yeppoon balances laid-back coastal living with a vibrant community spirit.

All of life's modern conveniences are only moments away, while the very best of the Capricorn Coast is at your doorstep.

Explore the nearby National Park, enjoy a sunset picnic by the beach or take the grandkids to the free aquatic playground at the Yeppoon Lagoon. This is one of Queensland's most treasured places, an unspoilt slice of paradise waiting to welcome you home.



Thoughtfully designed

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.



At Lincoln Lifestyle Yeppoon, every detail is designed for effortless living. A residents-only clubhouse and leisure precinct sits at the heart of the community, alongside pocket parks, green corridors, and native landscaping — creating a tranquil, gated sanctuary. Homes are thoughtfully oriented to maximise natural light and shading, with a mix of lot sizes to suit Yeppoon’s relaxed coastal lifestyle.

Built-in wellbeing

- Well-appointed wellness centre
- Resort-style pool for year-round relaxation
- Landscaped green spaces and outdoor social spaces

Places to connect

- Two exclusive clubhouses with indoor and outdoor social spaces for gatherings and events
- Entertainment hubs featuring a cinema, library, and games room
- Pickleball courts and bowling green for active fun

The everyday needs

- Gated community entry for privacy and peace of mind
- Caravan and boat parking on-site
- Pocket parks with a community garden and trails to enjoy the outdoors

The Clubhouse & Leisure Precinct

Your second home at the heart of Lincoln Lifestyle Yeppoon is the vibrant clubhouse and leisure precinct, designed as a true social hub.

Take a dip in the resort-style pool, join neighbours for a friendly game of pickleball, or stretch out on the yoga deck and breathe in the coastal air.

Two clubhouses blend the indoors and outdoors with inviting dining areas, bar and kitchen facilities, a games room and residents' lounge.

Stroll to the bowling green, take advantage of the outdoor BBQs, or dig your hands into the community garden. Every corner celebrates community, wellbeing and the essence of coastal living.



Artist's impression. Indicative only.



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Artist's impression. Indicative only.



Image indicative only.

Inclusions

- Secure, gated community access
- Lock-up garage for security and storage
- 90-day post-move-in maintenance check
- 12-month appliance warranty
- 6-year structural warranty

Peace of mind
built in

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 Yeppoon, 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 living needs change over time. With welcoming layouts, smart features, and opportunities to apply your personal style, living here is easy by design.

LED lighting

A-rated appliances

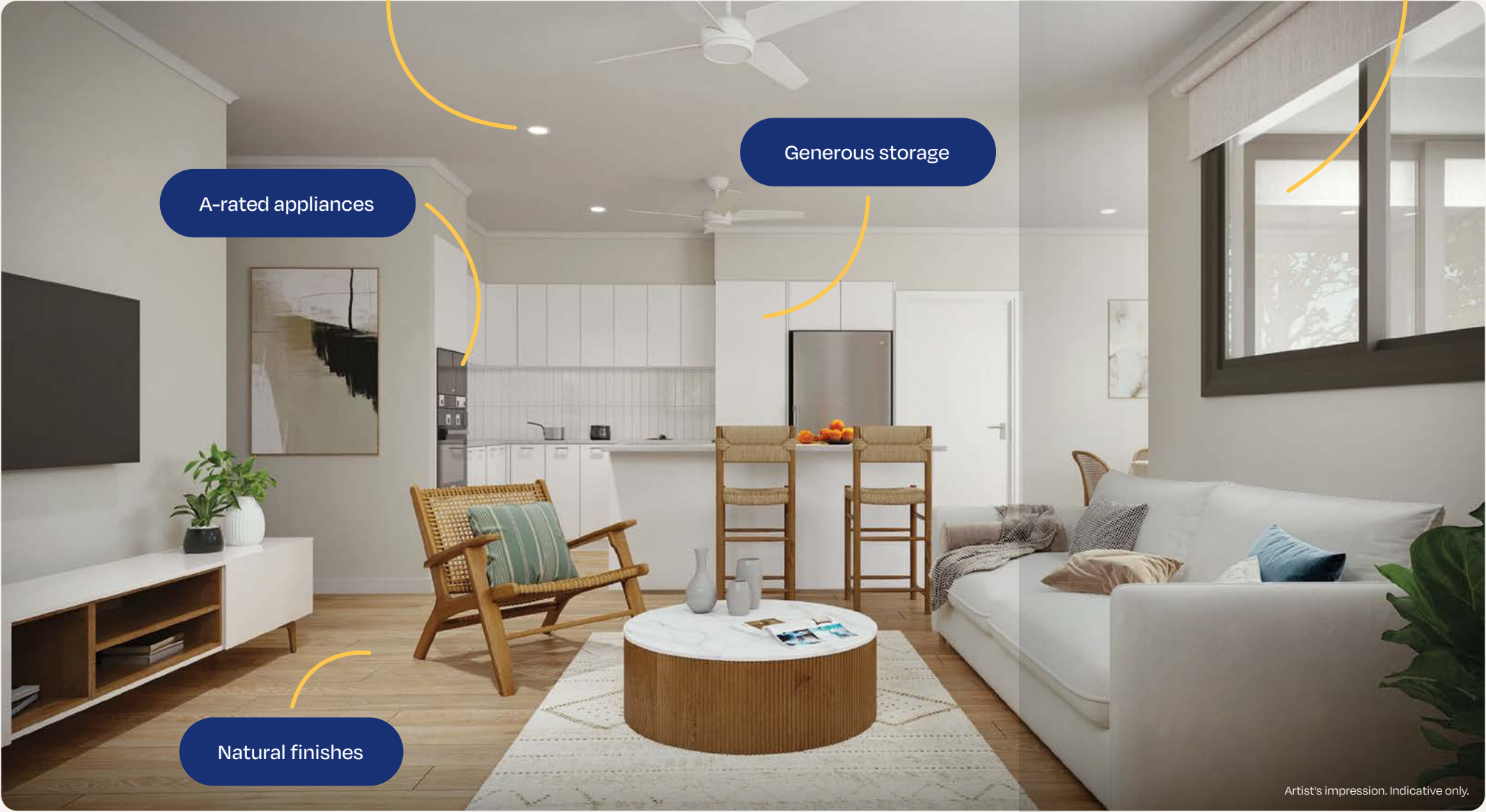
Generous storage

Natural finishes



Artist's impression. Indicative only.

Indoor-outdoor flow



Artist's impression. Indicative only.

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 & airconditioned for year-round comfort

Designed for you

- Right-sized layouts – from 2 to 3 bed & 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 & 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.



1

Visit us

Visit your preferred Lincoln Lifestyle community to tour the homes and facilities. Our New Home Advisor will be on hand to answer your questions.

2

Choose off the plan

Select from upcoming releases and design your home to suit your lifestyle with tailored colour schemes and approved upgrades. You'll have extra time to list your current home or take a holiday before moving in.

3

Place a deposit

Secure your new home with a fully refundable initial \$1500 deposit. At this stage you may wish to think about putting your existing home on the market.

or

Choose off the shelf

If you prefer to move in immediately, choose from completed homes, expertly styled with colour schemes and finishes already selected.

4

Receive your contract pack

Receive your contract documents, including the Disclosure Statement, Contract of Sale, and Residential Site Tenancy Agreement. We recommend reviewing them with your solicitor.

5

Sign & secure

After the standard 21-day cooling-off period, sign contracts and pay the contract deposit, as well as any upgrade costs.

6

Inspect & prepare

We'll walk you through your new home before you move in and make sure you're happy with every detail while we finalise the paperwork.

7

Settlement time

In the legal handover, you'll complete the final payment and home ownership officially transfers. Your new home is now yours.

8

Move-in & start living

Your new lifestyle has begun. Our dedicated Community Managers are there to help you make the most of your new lifestyle.

9

Selling your home

We'd love you to stay, but when it's time to sell, you can choose any real estate agent. You set the sale price and keep all capital gains.

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.

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.

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