

Lincoln Lifestyle

Yeppoon



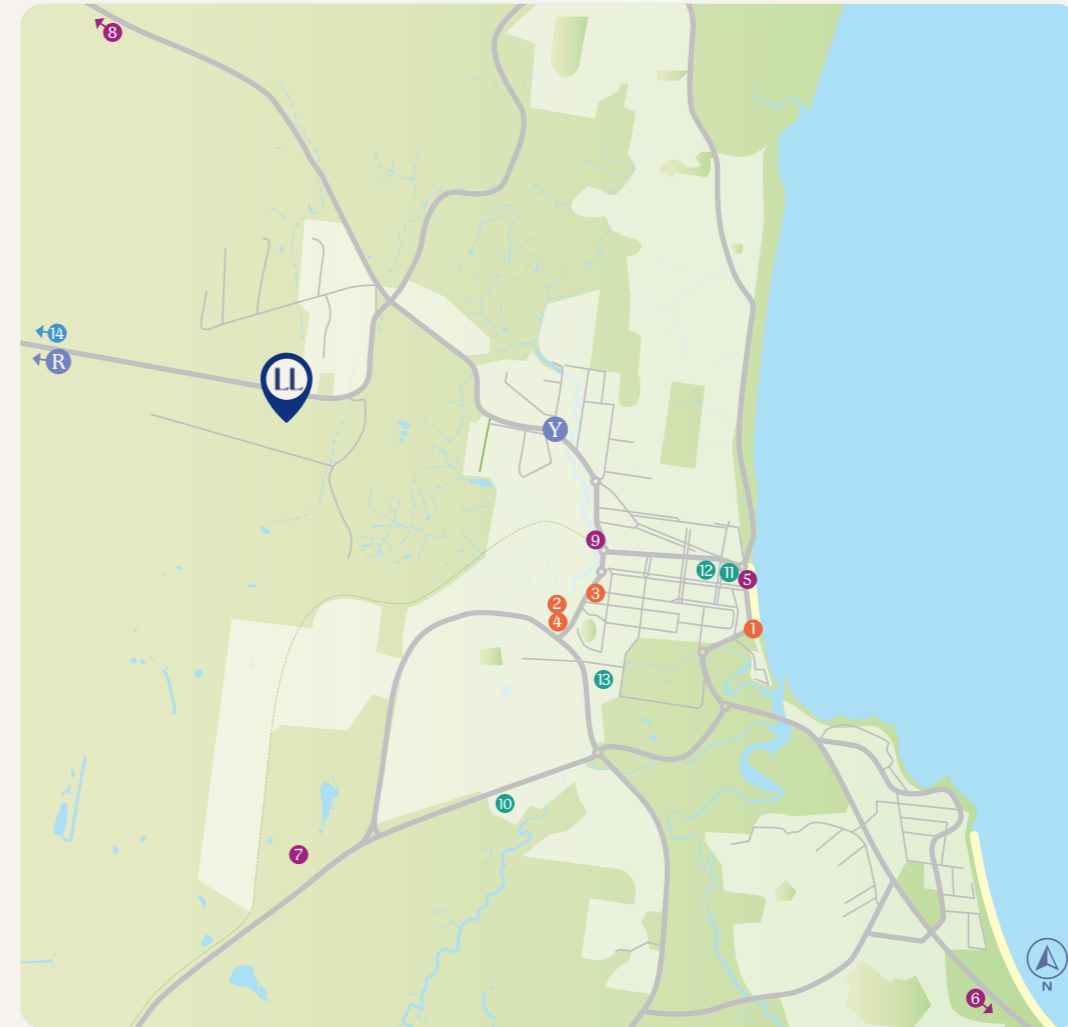
Live life well

Proudly created by Lincoln Place

Welcome to Lincoln Lifestyle Yeppoon – where life’s just getting interesting.

Tucked away in a sun soaked coastal oasis, 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 Yeppoon

73 Limestone Creek Road, Inverness, QLD

Town Centres:

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

Retail:

- 1 Keppel Bay Sailing Club, 5kms (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, 4kms (6mins)

Health & 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)

Perfectly positioned on the edge of it all, you’ll have easy access to shops, cafés, medical services, Yeppoon Golf Club and the renowned Pineapple Rail Trail. Just minutes away from sparkling beaches and Keppel Bay Sailing Club, you can make coastal adventures and leisurely seaside strolls a daily delight.



Thoughtfully designed

At Lincoln Lifestyle Yeppoon, 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. Quiet green corridors, a gated entry, and a backdrop of native landscaping with coastal charm create a tranquil, private sanctuary. Homes are designed for Queensland's sunny climate, with a mix of lot sizes to complement Yeppoon's lifestyle opportunities and well considered site orientation to maximise natural light and shading.



Master plan subject to change. Illustrative purposes only.

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



Artist impression. Images and plans are indicative only.

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 impression. Images and plans are indicative only.



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



Artist impression. Images and plans are indicative only.

Made for the everyday

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



Built for Queensland's climate, the homes feature light-filled and open-flow interiors that capture refreshing natural breezes and maximise space. 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, featuring generous side yards and facades, to suit your lifestyle and maximise indoor and outdoor living.



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.

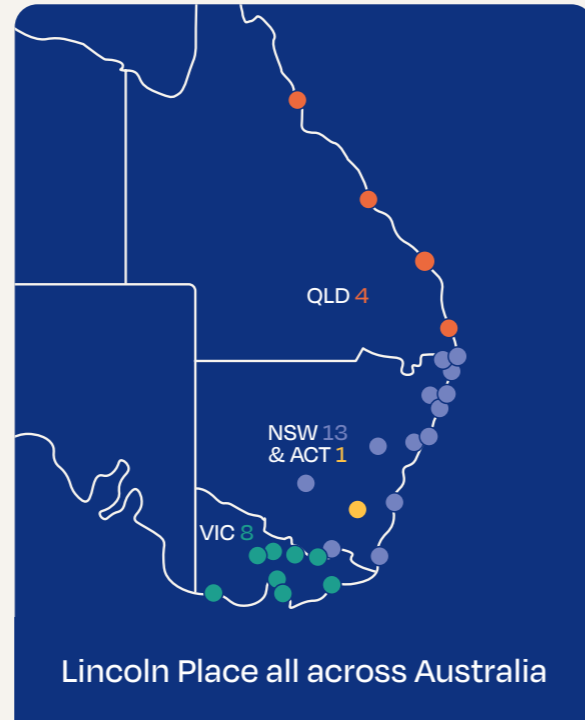


Image indicative only

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.



Lincoln Place all across Australia

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 Manufactured Homes (Residential Parks) Act (2003), which means your rights as a land lease resident are well looked after.

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?

While the estate is mapped in a bushfire prone area, mitigation strategies have been embedded into the master plan design to ensure the safety of the community. The site is not mapped in a flood zone, however it is mapped in a known drainage problem area. Mitigation strategies including a well-considered stormwater strategy are embedded in the master plan design to ensure the safety and comfort of the community.

9. How's rubbish, mail, and 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?

400-450 residences are planned, with a network of community facilities including two clubhouses and a range of open spaces.

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

0489 997 045

73 Limestone Creek Road, Inverness, QLD



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