

# Green hills of home

**E**MBRACING change can lead to a whole new life. Jim and Kaye Bailey drove through the green hills of Warragul to look at the new, affordable over-55s community in Warragul-Lardner Rd, but on reaching the front gates Jim hesitated, unwilling to contemplate more change.

Kaye insisted they have a look, and minutes later as they walked into the clubhouse, Jim enthusiastically suggested that maybe they could live there after all.

Kaye and Jim were taken by the federation-style homes, the nature reserve and the watercourse snaking through the middle of the village.

They were also impressed with the first-class facilities offered by Lifestyle Communities, which include a clubhouse, cinema, indoor pool and spa, tennis court and bowling green.

"We moved in two months ago but honestly we feel as though we have been here forever. People are so friendly. They really are lovely and there is a good mix," Kaye says.

Before making the move, Kaye and Jim Bailey lost their daughter to cancer and thought they would never find happiness again.

But a new village thriving with

community spirit was to change their lives.

"Jim was quite depressed and going backwards. We needed a change but we didn't know what.

"We saw an advertisement for the Lifestyle Communities Village in Warragul and decided to have a look," Kaye says.

The couple have embraced their new life. They play tennis and bowls,

**“**We live in a resort. We hardly ever need to leave the place and we feel safe

swim and have joined the walking and exercise groups. They also enjoy social evenings, happy hours, birthday parties and outings.

"We are doing far more than we would have anywhere else, but you don't have to do anything if you aren't in the mood. We have our own home and privacy and can stay home when we feel like it and nobody interferes," Kaye says.

The affordability of their new home was also attractive to the couple and their living costs have dropped.



**Bowling along nicely:** Jim and Kaye Bailey say they are thrilled with their new home at Warragul.

Many of the residents have bought caravans and taken holidays with money left over from the sale of their family home.

The couple did wonder at first whether it was too early for them to move.

"We were thinking of it as a retirement village, but it's not," Kaye says. "We live in a resort. We walk everywhere to the lovely facilities. We hardly ever need to leave the place and we feel safe here."

Kaye says there is no point waiting

for a right time because "if you make a change like this, you'll be very happy with your new life".

**For more information on Lifestyle Communities Villages in Warragul, Tarneit, Melton and Cranbourne, ph: 1300 505 560 or visit [www.lifestylecommunities.com.au](http://www.lifestylecommunities.com.au)**

# Lifestyle revolution as affordable resort communities boom

*A new generation of affordable resort communities is giving people more choice and greater freedom in life.*

It is well known that the baby-boomers (those born between 1945 and 1962) have pioneered new ways of living – from open-plan design to Australia's much loved indoor-outdoor lifestyle.

This spirit of change is continuing as the boomer generation enter their 50s and 60s. Not content with the traditional retirement choices their parents faced, many Over 50s want more flexibility and independence when it comes to scaling down from a large family home.

The problem is that achieving their ideal lifestyle – complete with resort luxuries and a stylish new home – usually comes at a price. Recent studies show that around 50 per cent of Australians have less than \$350,000 in equity when they reach retirement age.

For most Over 50s on average incomes or living on modest savings, the choices were pretty limited. That was, until Lifestyle Communities came along.

Lifestyle's unique combination of resort communities at affordable



prices is a welcome change from the hassle and cost of maintaining a large family home, or the often expensive alternative of a traditional retirement options.

"At Lifestyle Communities we believe everyone should have the opportunity to enjoy a quality, independent lifestyle as they age," said Lifestyle Communities co-founder and director Dael Perlov.

"The reality is most Australians have limited equity in their home and modest savings in retirement. With our communities it's possible to sell the family home, buy a brand new home in the community, enjoy resort facilities and still have money left over to save or spend as you like," Mr Perlov explained.

## Affordable resort living is possible

If it all sounds too good to be true it isn't. Lifestyle Communities villages are affordable because ownership of the land is separated from ownership of the home.

Called Land Lease, it involves purchasing your home and leasing the land on which your home is situated. Homeowners pay a modest weekly site rental fee (some of which may be covered by Government Rental Allowance), which covers village maintenance, security and upkeep of the clubhouse, roads, streets, common areas and resort facilities.

In fact the lifestyle, new friends and resort facilities are

surprisingly affordable.

"At Lifestyle Communities our homes start at around \$200,000. This means you can free up money from the sale of your old house – extra money you can spend on that holiday you've always dreamt of," Mr Perlov said.

## Clubhouse tops list of resort facilities

One of the driving forces behind the establishment of Lifestyle Communities back in 2002 was a commitment to creating quality, affordable resort villages at an achievable price.

"Our villages offer a unique blend of luxury resort facilities and quality homes at an affordable

price," Mr Perlov said. "We're about providing affordable living options for older Australians in a friendly community with like-minded people of a similar age."

"Moving to a Lifestyle Communities village is the start of a whole new exciting chapter – where new adventures, friendships and activities are not only possible but probable," Mr Perlov said.

Of course the resort facilities are a key attraction. Resort facilities include your own private Clubhouse, indoor swimming pool and spa, cinema, bowling green, outdoor BBQ area and even a tennis court.

Each village is extensively landscaped to create a calm, green oasis. Walking paths, parks and gardens entice people to come outside to relax and socialise.

## See what's possible today!

To learn more about Lifestyle Communities call 1300 50 55 60 or visit our villages in Melton, Tarneit, Warragul or Cranbourne. Visit our website [www.lifestylecommunities.com.au](http://www.lifestylecommunities.com.au)