

Don't wait another year
to live your best life



Lifestyle
BERWICK WATERS



*Welcome home,
to Lifestyle Berwick Waters*

Come home to Lifestyle Berwick Waters. Combining modern and luxurious living with small country town charm, Lifestyle Berwick Waters shows you what community and convenience really looks like. Located just a short drive from the leafy and relaxed township of Berwick with its boutique shopping and restaurants, and close to a botanic garden with lakes and wildlife parklands, you'll enjoy a unique and relaxed lifestyle choice.

A resort holiday at home

As a Lifestyle Berwick Waters homeowner you have exclusive access to resort-style living that'll make you feel like you're on holiday all year.

Each day you'll be able to try something new, such as tennis, billiards, working out, early morning swims, learning to draw or kicking up your heels and dancing the night away.

And the homeowners' clubhouse – your clubhouse - is a warm and inviting social hub, where you can choose to get involved, or just sit back and relax.



Private cinema



Gym



Dog Wash



Computer centre with free wifi



BBQ and entertaining terrace



Community bus



Electric Car



Tennis court



Pickleball

Indoor pool



Easy living luxury

At Lifestyle Berwick Waters we have quality-built stylish homes with timeless designs all focussed on easy living.

This type of low maintenance luxury living runs across our spaciouly designed one, two, and two plus study and three-bedroom homes with quality fittings and light filled living areas inside and out.



“We enjoy the good community feel, we have made some wonderful new friends since moving in. The managers and their team are friendly and welcoming.”

Kath and Graham, homeowners at Lifestyle Berwick Waters

Community map

Your new community is a thriving and contemporary take on luxurious resort style living. With a streetscape flow that allows for neighbourly interaction, this is the best in modern community design. You'll enjoy safe and secure living with access to resort-style facilities and beautifully landscaped outdoor spaces, and a mix of connected wetlands and vibrant residential growth at your doorstep.





You don't have to be a gym bunny to love our Wellness program

If living your best life means focussing on your fitness, your general health, your mind and your soul, our homeowners are covered. Our Wellness team delivers programs and targeted support for your overall wellbeing through seminars, events and activities especially designed for over 50s. Whether you want to perspire or be inspired, or take on the practical health tips available, there's something that suits everyone's interest level and fitness.

[lifestylecommunities.com.au/
lifestyle-wellness](https://lifestylecommunities.com.au/lifestyle-wellness)

“We love the new friends we have made at Lifestyle Berwick Waters. We love all the activities our wonderful social club organise.”

Bev and Wayne,
homeowner at Lifestyle Berwick Waters



Morning Tai Chi class



It's showtime at Lifestyle Has Talent



Let the good times roll at inter-community games

“The gardens, facilities and events are also features that make living here attractive and special. More than all of this is the people. After all it is the people that make Berwick Waters special. We’ve made lots of friends and have very supportive neighbours.”

Neil and Lyn,
homeowner at Lifestyle Berwick Waters



The benefits of moving to Lifestyle Berwick Waters



Move in while you're young enough to enjoy it

Unlike a retirement village, you can still work full or part-time while living like a king or queen at Lifestyle Berwick Waters.



On-site Community Managers take care of things

Lifestyle Berwick Waters has on-site Community Managers to handle the day-to-day running of the community facilities, leaving you free to spend your time the way you like.



Watch the gardener do your weeding

Our expert gardening team will take care of your front garden and all the common landscaped areas.



Be your own bank manager

Releasing money locked in your existing home will give you greater financial freedom. Plus, save cash thanks to:

- No stamp duty
- No council rates
- No water rates



Feel safe and sound

Enjoy living in the safety and security of a peaceful gated community with on-site Community Managers.



Bring your pets

Pets are part of your family and are welcome at Lifestyle Berwick Waters.



Your visitors are welcome

Since it's your home, your friends and family are welcome to stay at Lifestyle Berwick Waters. Plus, they can enjoy the facilities with you.



Peace of mind when you go away

Take off travelling knowing that your Community Managers and neighbours are keeping an eye on your home.



Live like you're on holiday all year round

With exclusive use of the Clubhouse Berwick Waters, you can enjoy resort-style living every day of the year!

- 
Princes Hwy
 13min / 9.6km
- 
Monash Freeway (M1)
 8min / 5.7km


Phillip Island
 1hr 12min / 92 km


Berwick Town Centre
 9min / 6.9km


Melbourne City
 48min / 52km


Cranbourne Home Shopping Centre
 15min / 10km


St John of God Hospital
 7min / 5.5 km


Tooradin Town Centre
 20min / 19km


Casey Central Shopping Centre
 10min / 6.9km


Eden Rise Shopping Centre
 8min / 4km


South Gippsland Freeway
 20min / 20km


Westfield Fountain Gate
 15min / 11.4km


IGA & Chemist Warehouse
 6min / 4.9km

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Historic charm and contemporary convenience

Lifestyle Berwick Waters shows you what community and convenience really looks like.

Perfectly positioned in Clyde North, it's only a short drive from the leafy township of Berwick with the relaxed atmosphere of a small country town. The historic buildings and formal gardens around High Street have the charm of a 19th-Century English village. Here, you can explore the variety of boutique local shops and dine at friendly local restaurants and cafes.

For the shoppers, Fountain Gate Shopping Centre is a 10-minute drive, and is home to a cinema complex, supermarkets and over 440 boutique stores. For that quick pop to the shops, Eden Rise Village on O'Shea Road is also close by and contains over 40 shops and cafes for extra convenience.

Closer to home, your own resort-style living is in a beautiful, thriving and contemporary community connected to wetlands and open spaces worth exploring.

Made for hassle-free living

Helping you move in

Moving to a new home can come with all kinds of hassles. Not here. We can help you connect your electricity, gas and water. In fact, we can have everything up and running by the time you move in. It's all part of the service. We can also show you how to use the appliances in your home, even tune your television. And once you've moved in, we can clear away your moving boxes.

Keeping you connected

Ahh, life admin, unfortunately we all have to do it. The only thing that makes it easier is having the tools to get it done! It's why we provide a library where you can do all your printing, faxing, scanning and online research. There's free Wi-Fi throughout the Clubhouse and you can use the Clubhouse computers, iPads and printer.

Taking care of your mail and parcels

If you don't feel like heading into the Post Office, you don't have to. Our Community Management team can post, collect and distribute your mail for you. And if you like shopping online, we can receive your parcels at reception and store them until you're ready to pick them up.

Your private concierge

If you have a special event you'd like to celebrate, we can help you book the Clubhouse for your function. If you need a tradie, we can recommend someone trustworthy. And if you need a hand around the home with everyday jobs like fixing a light bulb or changing the battery in your smoke detector, we can help with that too.



Empowering possibilities *since 2003*

Since beginning Lifestyle Communities in 2003, our mission has always been to enable working, semi-retired and retired people over 50 to enjoy affordable luxury living in a secure community setting, while feeling empowered, connected and liberated enough to take advantage of new possibilities with greater peace of mind.

Lifestyle Communities' biggest differentiator is the customer-centric ethos that guides and enriches every function within our business. It's this

heartfelt and empathic approach to delivering our services that creates amazing experiences for our homeowners and the most wonderful lived experience in our Communities.

It is this unfailing and inclusive culture that makes our story one of success and growth and will enable us to continue creating the security and sense of community that more than 3,500 homeowners enjoy today.

We're incredibly proud of our story so far, and we'd love you to be a part of it.

Lifestyle Berwick Waters

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