

Don't wait another year  
to live your best life



*Lifestyle*  
WARRAGUL



*Welcome home,  
to Lifestyle Warragul*

Come home to Lifestyle Warragul. Enjoy a life of affordable living amongst the relaxed rural setting of Warragul. The town centre offers the charm of historic buildings and parks, complemented by the easy local shopping, as well as the beautiful natural environment for which the surrounding area is known. All this, above and beyond the great lifestyle and new friendships that await.

# A retreat to write home about

As a Lifestyle Warragul homeowner you have exclusive access to resort-style living every day in a tranquil rural setting. If this is your treechange, you'll love the facilities as well as the community and the support that's right on your doorstep.

If you want to be active and social, our community facilities welcome you right in. Tennis, bowling, the classic game of billiards or the private cinema - all available. While there's plenty to do and new friends to find, there's no pressure to join in.



Private cinema



Gym



Billiards Room



Computer centre with free wifi



Bowling green



Tennis court



BBQ and entertaining terrace



Community bus



Electric car

Indoor pool and spa



# Affordable luxury in a relaxed setting

At Lifestyle Warragul you'll find comfortable, spacious homes with a design focus on easy living.

With a perfect blend of indoor and outdoor living and light-filled spaces, you can have confidence in the quality build, and make the most of low maintenance living.



**“We moved here because we love the country feel, the lovely maintained gardens and waterways.”**

Jenny and Len,  
homeowners at Lifestyle Warragul

# Community map

You'll wear a path between our five-star resort-facilities and your own welcoming verandah, or that of the new friends you meet on your travels through your new community. Lifestyle Warragul has been designed to allow for easy, friendly interactions with neighbours, so you'll never feel isolated or alone. The sense of community and friendship makes for a warm homecoming.





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

Whether you have an eye on your waistline or your wellbeing, as a homeowner you have targeted support and programs at your fingertips. We make it easy to get involved in activities that support your overall wellbeing – your fitness, your soul, your mind and your general health. Our Wellness team delivers programs with inspiration, perspiration and practical wellness tips through seminars, events and activities especially designed for over 50s, and with living your best life in mind.

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

**“My community is safe, sound, secure, serene and scenic with the creek bisecting it. My neighbours are friendly including the exotic alpacas!”**

Lesley,  
homeowner at Lifestyle Warragul



*Morning Tai Chi class*



*It's showtime at Lifestyle Has Talent*



*Let the good times roll at inter-community games*

**“My time in Lifestyle Warragal have been the happiest so far!”**

Linda,  
homeowner at Lifestyle Warragal

**“I have made so many lovely friends here with plenty of things to do, which I wasn’t doing before. Management have always been friendly and helpful.”**

Patricia,  
homeowner at Lifestyle Warragal

# The benefits of moving to Lifestyle Warragal



## 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 Warragal.



## Feel safe and sound

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



## On-site Community Managers take care of things

Lifestyle Warragal 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.



## Bring your pets

Pets are part of your family and are welcome at Lifestyle Warragal.



## Your visitors are welcome

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



## Watch the gardener do your weeding

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



## Peace of mind when you go away

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



## 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



## Live like you’re on holiday all year round

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



## Relax into your rural retirement

You will enjoy a life of affordable luxury amongst the relaxed rural setting of Lifestyle Warragul.

Located within 90 minutes easy drive of Melbourne, Warragul is the commercial heart of Gippsland, a region known for its natural environment and rich history.

The rolling farmland, forest walks, historic villages and great eating and drinking surrounding Warragul act as a drawcard for those who love to explore rural community life.

While the town centre offers the delight of grand historic buildings and parks, it is perfectly complemented by the convenience of shopping, restaurants, medical facilities and amenities.

Closer to home, Lifestyle Warragul is your own tranquil private retreat with its welcoming Clubhouse and extensive facilities, the centrepiece of the community.

Lifestyle Warragul has that perfect combination of tranquillity and convenience that makes relaxed retirement living a breeze.

# 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

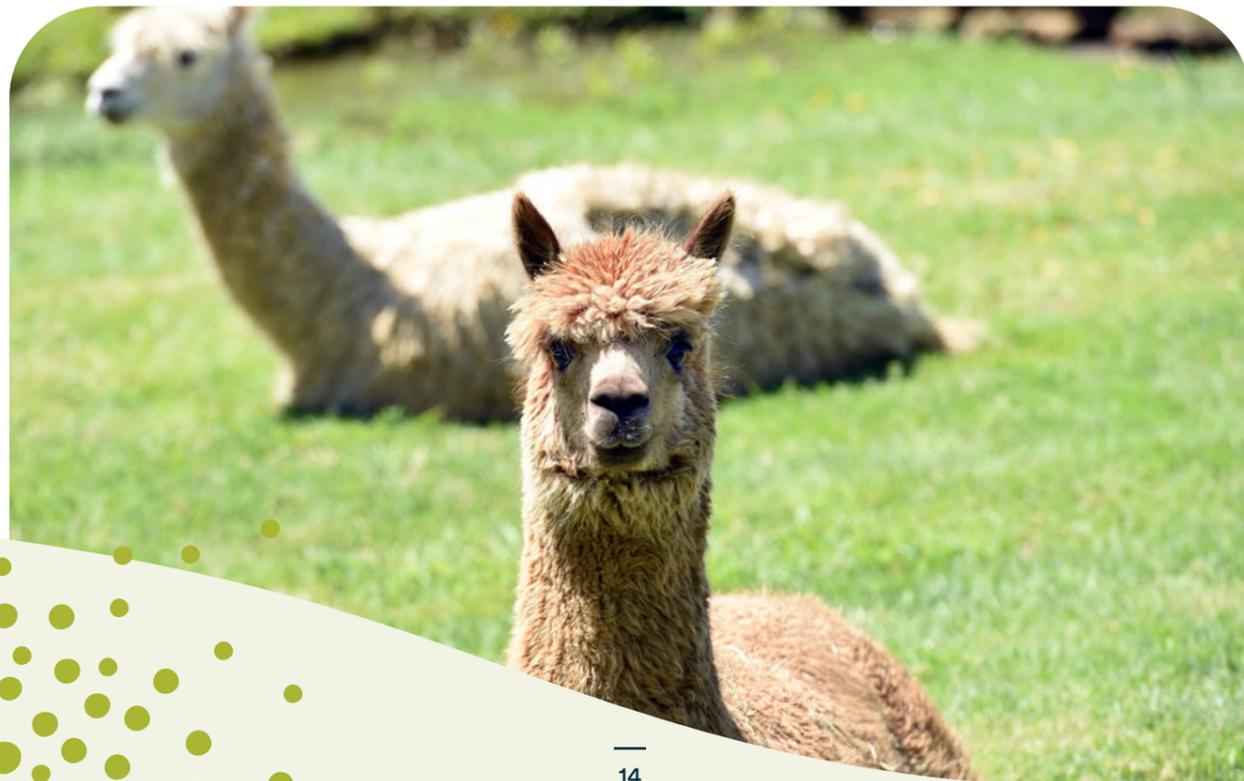
Ahh, life admin, unfortunately we all have to do it. The only thing that makes it easier is having the tools to get it done! It's why we provide a library where you can do all your printing, faxing, scanning and online research. There's free Wi-Fi throughout the Clubhouse and you can use the Clubhouse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

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🌐 [lifestylewarragul.com.au](http://lifestylewarragul.com.au)

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