



# Lifestyle *Phillip Island*

Live life on your own  
island time

*Lifestyle*  
PHILLIP ISLAND  
By Lifestyle Communities®





DISCOVER

# Lifestyle *Phillip Island*

Where vitality  
meets serenity

#### EMBRACE THE BLISSFUL SIMPLICITY OF ISLAND LIFE

Step into a new chapter at Lifestyle Phillip Island for those seeking a life transformation, where worries melt away, replaced by the blissful simplicity of island life. Whether you're a Phillip Island local looking to downsize to a simpler existence or a sea changer captivated by the allure of coastal living, Lifestyle Phillip Island offers the quintessential seaside community.

Here, amidst the soothing whispers of the sea, the rhythm of the ocean mirrors the leisurely rhythm of island time, granting you the freedom to savour every moment at your own pace. Whether you're soaking up the sun on sandy shores or exploring nature's wonders, every moment here is an opportunity to seize life by the reins and make it your own.

A place where coastal bliss meets  
unlimited comfort.

At Lifestyle Communities®, we're passionate about embracing unlimited joy, fostering unlimited friendships, and unlocking unlimited possibilities. For nearly two decades, we have been at the forefront of shaping communities and homes that break free from the norm. Our commitment ensures that every downsizing homeowner embarks on a journey of unlimited living, exceeding their wildest expectations.



Where the greatest  
luxury of all is the gift  
of a life well-lived



A place where  
coastal bliss meets  
unlimited comfort.

ELEVATE YOUR EVERY DAY AT THE CLUBHOUSE

The Clubhouse serves as a natural extension of your home, where daily joy and enhanced living beckon just beyond your doorstep. Here, unlimited leisure, social mingling, and relaxation seamlessly blend into the rhythm of your everyday life. With its striking circular design exuding an unmistakable sense of refinement, the clubhouse is tailored to cater to your every need for well-being and recreation. From cosy lounges to dynamic activity zones, each area invites you to embrace moments of leisure, connection, and personal enrichment.

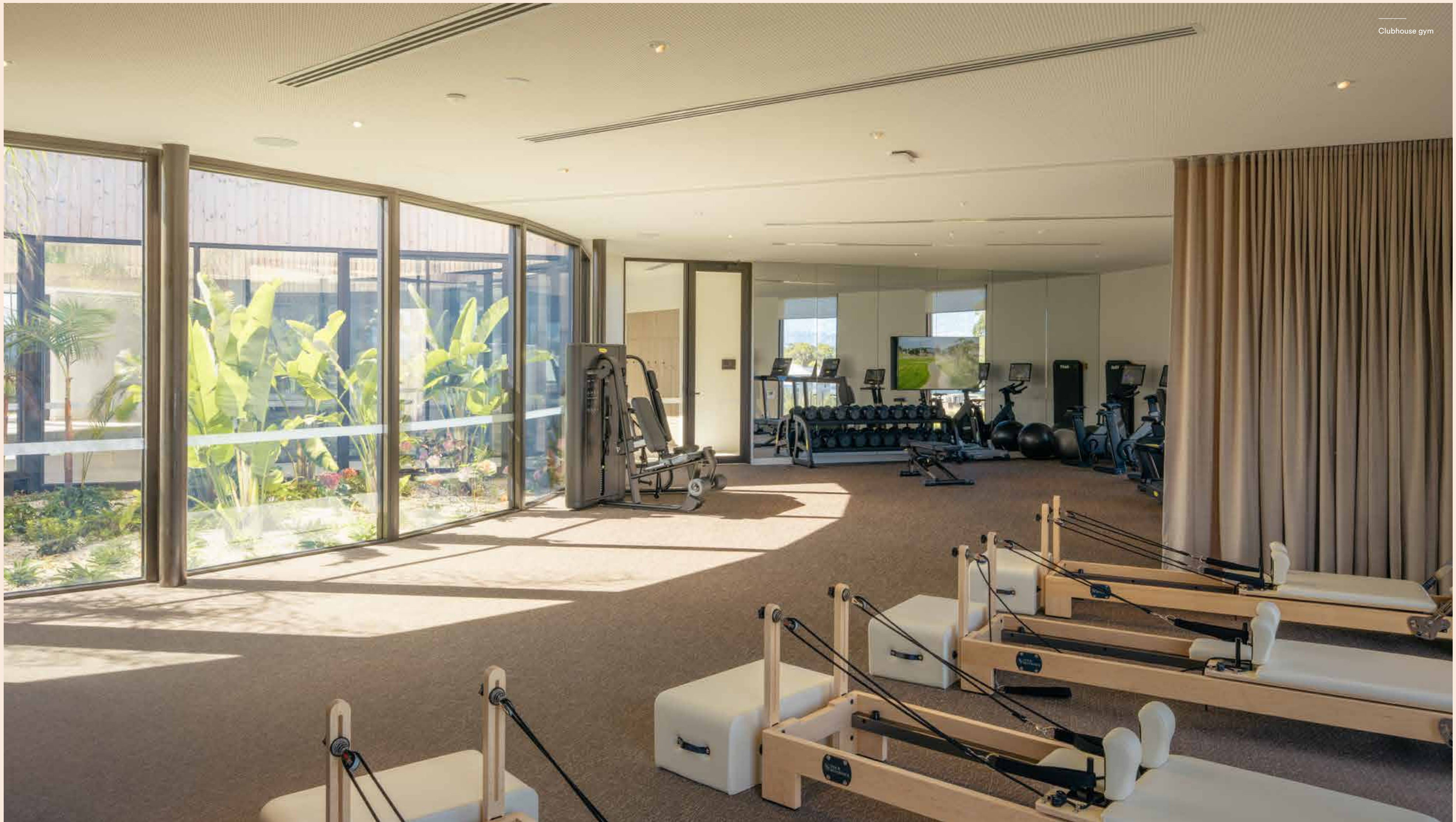
Immerse yourself in movie magic in the deluxe cinema, where movie nights become cherished traditions. Lose yourself in the whimsical allure of the games room, where friendly competition thrives. Share recipes and camaraderie in the communal kitchen, forging bonds that last a lifetime. And as the sun dips below the horizon, gather with cherished neighbours at your community BBQ area, where laughter mingles with the aroma of grilled delights. The Clubhouse is your home away from home, ensuring you can truly relish the unparalleled joys of community living.











Clubhouse gym

# A place where your vitality and well-being take centre stage.

## A RETREAT TO CALL YOUR OWN

Prepare to be transported into a realm of tranquillity and rejuvenation as you step into The Sanctuary, nestled within the heart of The Clubhouse. Here, an immersive sanctuary of wellness unfolds before you, boasting a plethora of resort-style amenities meticulously designed to nurture not only your body but also your mind and spirit.

Envision your mornings commencing with a revitalising swim in the 25-metre lap pool, setting the tone for vitality with each stroke. Experience profound relaxation in the soothing embrace of the infrared sauna, where the stresses of daily life melt away, leaving behind a profound sense of inner peace and rejuvenation that permeates your entire being.

Elevate your fitness journey in our state-of-the-art gym, complete with premium equipment, a reformer Pilates studio/yoga space and virtual classes, allowing you to sculpt and strengthen your body while fostering inner balance. Embrace a holistic approach to well-being that celebrates movement in all its diverse forms.







Where the rhythm of the  
ocean mirrors the leisurely  
rhythm of island time.







Designer homes  
that invite love  
at first sight



#### CRAFTING UNLIMITED LUXURY

Your designer home is the foundation upon which your new life is built and the canvas upon which unforgettable memories are painted.

Since 2008, we have collaborated closely with Todd Devine Homes to create homes that invite love at first sight. Each dwelling is a testament to our shared commitment to impeccable quality.





# Surrounded by unlimited comfort

## CUSTOMISE YOUR DREAM HOME WITH UNIQUE TOUCHES

Immerse yourself in the epitome of style and sophistication, where your bespoke kitchen becomes the vibrant focal point of your haven. Each home offers a customisable canvas for your unique vision. Picture contemporary stone countertops, sleek stainless-steel European appliances, and thoughtfully designed spaces that elevate everyday living. Embrace spacious designs, abundant natural light, and seamless indoor-outdoor transitions. Revel in modern bathrooms, a variety of bedroom options, and the opportunity to craft your ideal living space. It's your perfect home where cherished memories are created, and stories are shared.







# Warmth, laughter, and joy never get old

Your sanctuary awaits at Lifestyle Phillip Island, where downsizing your home means upgrading to a more vibrant life filled with unlimited possibilities.

Joining our lively community will be the beginning of a journey marked by shared experiences and lasting bonds. Whether you crave the buzz of social gatherings and spirited conversations or the tranquillity of solitary pursuits, our community becomes your canvas to paint with the colours of your choosing. Here, amidst kindred spirits, every day is a celebration, and every moment is infused with a sense of belonging and happiness.

It's no wonder that nearly half of our new homeowners find their way to us through heartfelt referrals from those who have found not just a home but a community where neighbours become lifelong friends and where warmth, laughter, and joy never get old.





# Phillip Island: Harmony in Nature

With the shimmering ocean as your constant companion, you'll be drawn to explore every corner of this enchanting island. From quaint cafes to hidden coves and lush parks to acclaimed wineries, every corner invites discovery.

Perfectly positioned, our seaside community is enviably close to Cowes Beach, one of Victoria's only north-facing beaches. Here, Cowes Jetty awaits, offering invigorating swims, exhilarating fishing escapades, or leisurely sails aboard our Lifestyle Community boat. Then a mere 3-minute drive leads to the Cowes Shopping Centre and the vibrant array of amenities along Thompson Avenue, ensuring every convenience for a seamless and connected lifestyle.

For sports enthusiasts, Phillip Island offers excitement with its prestigious golf clubs and the adrenaline-pumping Grand Prix circuit. Music lovers will delight in the annual Jazz Festival, a harmonious celebration of talent and creativity. For wine aficionados, indulge in the serenity of island life with a glass of vino in hand, sourced from Phillip Island Winery or Purple Hen Winery, both just a stone's throw away.

Phillip Island is a sanctuary for wildlife and natural beauty. You can marvel at the wonders of penguins at the famous Penguin Parade, admire a cuddly koala at the Koala Conservation Reserve, and get up close and personal with a furry seal at Seal Rocks. Explore tranquil parks and reserves, finding solace in the simplicity of nature's embrace, or enjoy an invigorating cycle through the Phillip Island Coastal Reserve or Saltwater Creek Reserve, each moment rejuvenates the spirit.

With the countless attractions Phillip Island has to offer, it's the simple pleasures that truly steal the show. Relish the freedom to embrace it all at your own pace, on your own island time.





# A supportive network always by your side

At Lifestyle Communities®, our unwavering commitment to your peace of mind takes precedence. With our vigilant on-site Lifestyle Managers serving as ever-watchful guardians, you can bid farewell to worries and wholeheartedly embrace life's adventures, both within and beyond our vibrant community.

Whether you find yourself nestled within the nurturing embrace of Lifestyle Phillip Island or venturing out to explore unlimited horizons afar, rest assured that your neighbours and friends are poised to serve as unwavering pillars of support, offering reassurance, companionship, and a sense of belonging every step of the way. Envision a life where every moment is lived to its fullest potential, enriched by the warmth of community, and bolstered by the knowledge that a support network is always looking out for you.



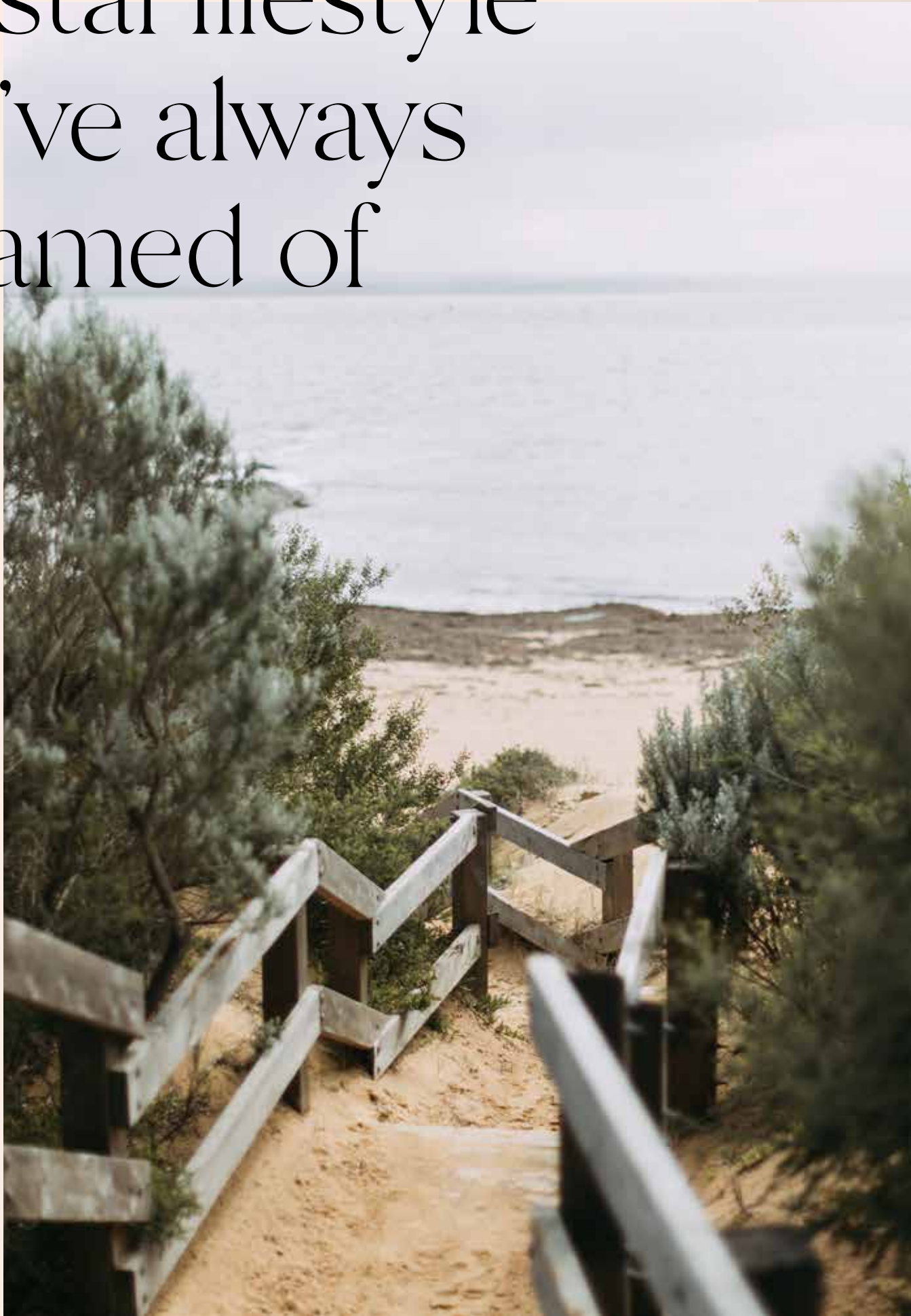


# Find your perfect spot

- 25-Metre pool
- Infrared sauna
- Reformer pilates
- Gym
- Sports precinct
- Deluxe cinema
- Golf simulator
- Culinary space
- Alfresco dining
- Moonlight cinema
- Boat shed with Lifestyle paddleboards
- Microgrid



The ultimate coastal lifestyle you've always dreamed of



- A1 Large & Large Corner Lots
- A2 Large Lots
- A3 Extra Large Double-sided Lots
- D Standard Lots
- A1 Double-sided Large & Large Corner Lots
- A3 Extra Large Lots
- B Standard Lots
- Currently unavailable  
Subject to further details



# Discover your surroundings



WESTERNPORT BAY



- Shopping Precincts**
- 1 Cowes Shopping Precinct

- Restaurant Precincts**
- 2 Cowes Restaurants and Café Precinct

- Health**
- 3 Phillip Island Community Hospital (Future – under development – anticipated completion 2024)
- 4 Phillip Island Health Hub

**Wineries and Breweries**

- 5 Ocean Reach Brewing
- 6 Phillip Island Brewing
- 7 Phillip Island Winery
- 8 Purple Hen Winery

**Sport and Recreation**

- 9 Cowes Yacht Club
- 10 Phillip Island Leisure Centre
- 11 Phillip Island Tennis Club
- 12 Phillip Island Football Club
- 13 Phillip Island Bowls Club
- 14 Phillip Island Croquet Club
- 15 Phillip Island Golf Club/Cowes Golf Club
- 16 Phillip Island Breakers Soccer Club

**Transport and Access**

- 17 Vline Coach – San Remo
- 18 Local Bus Route: Cowes Transit Centre/Church St
- 19 Local Bus Route: Justice Rd/Church St
- 20 Western Port Ferries

**Beaches**

- 21 Woolamai Public Beach
- 22 Cleeland Bight Beach
- 23 Woolamai Surf Beach
- 24 Smiths Beach
- 25 Berrys Beach
- 26 Kitty Miller Bay
- 27 Shelly Beach
- 28 Flynn's Beach
- 29 Ventnor Beach
- 30 Red Rock Beach
- 31 Cowes Beach

**Local Attractions**

- 32 Penguin Parade
- 33 Phillip Island Grand Prix Circuit
- 34 Churchill Island Heritage Farm
- 35 Koala Conservation Centre
- 36 Phillip Island Nature Park
- 37 Phillip Island Wildlife Park
- 38 The Nobbies
- 39 Seal Rocks
- 40 A Maze N Things Theme Park
- 41 Phillip Island Chocolate Factory
- 42 National Vietnam Veterans Museum



Introducing

# Club Lifestyle

It's more than just a perk  
– it's a lifestyle choice!

## Our Gift To You

Immerse yourself in the magic of Club Lifestyle, an exclusive gift for our Lifestyle Communities® homeowners. Nestled in the picturesque Bellarine Peninsula, it's an opportunity to enjoy holidays every year, and the best part is that it's on us!

## Holiday Your Way

At Club Lifestyle, the word 'holiday' means endless possibilities. You can stay in a cosy villa, bring your caravan down and enjoy one of our premium powered caravan sites, or embark on a carefree road trip in one of our fully equipped motorhomes.



## The Bellarine Peninsula Unlimited Activities

Experience the Bellarine Peninsula, one of Victoria's premier holiday destinations, offering stunning sea views, farmlands, and Victorian charm. From gourmet delights to winery tours, it's a place where relaxation meets adventure.

## The Villas Unlimited Serenity

Our one and two bedroom villas offer a stylish coastal retreat with premium amenities. They have fully equipped kitchens, open-plan living, and luxurious bedding – everything you need for an ultimate luxury escape.

## The Motorhomes Unlimited Freedom

Hit the road with our state-of-the-art motorhomes. More than just vehicles, they're vessels of freedom with double beds, fully equipped kitchens, and all the comforts you need to explore the open road in style.

## Your Own Caravan Site Unlimited Star Gazing

For caravan enthusiasts, our powered sites offer more than just parking. Experience the beauty of nature on your private patch of grass – perfect for happy hours, quiet moments, and connecting with fellow holidaymakers.

## Camp Kitchen Unlimited Stories Unfold

Step into the heart of Club Lifestyle, our Camp Kitchen. Where shared stories, newfound friendships, and delicious aromas create unforgettable memories. This is the place where your holiday adventures come to life.



Unlimited Adventures. Unlimited Fun. Unlimited Memories



# Meet the Team



**Tara Holt**  
Sales & Settlement Support



**Simone Fox**  
Lifestyle Consultant



**Daniel Wagner**  
Lifestyle Consultant



**Gareth Lee**  
Area Sales Manager



**Peter Newman**  
Lifestyle Manager



**Paula Newman**  
Lifestyle Manager



**Abby Morgan**  
Project Manager


## A business for purpose

For over 20 years, Lifestyle Communities® has lived and breathed the wants and needs of the downsizer homeowner, going beyond expectations and consistently evolving to meet and exceed customer needs.

With over 5,500 homeowners feeling included, supported, seen, heard, respected, engaged, and valued, the strong referral rate is a testament to the genuine sense of community that defines Lifestyle Communities®.







While this beautiful community is under construction, visit us at our Lifestyle Lounge at  
498 Settlement Road, Cowes

**1300 50 55 60**

[lifestylephillipisland.com.au](http://lifestylephillipisland.com.au)

***Lifestyle***<sup>®</sup>  
**COMMUNITIES**

Photographs and illustrations are intended to be a visual aid only and may not accurately represent the actual homes or amenities within the community. All details are correct at time of publication but are subject to change without notice. E&OE. 2025 Lifestyle Communities<sup>®</sup>