

Lifestyle
Ridgelea

BALANCED

LIVING

REDEFINED

•
MY HOME
COMES WITH
A FREE
BEACH HOUSE!
•

Lifestyle
RIDGELEA

By Lifestyle Communities®





INTRODUCING

Lifestyle Ridgelea

Welcome to Lifestyle Ridgelea, a place where you'll experience a new kind of well-balanced lifestyle.

Within this innovative community, your life will become enriched by low-maintenance homes and multi-million-dollar amenities that have been purposefully re-invented to create effortless social, active and wellness opportunities that enhance every moment.

We've created Lifestyle Ridgelea to respond to the unique needs of the next generation of downsizers, who are busy, energetic and young at heart, with a desire to invest in their personal lifestyle and wellbeing as they continue to work. As a result, our community helps you strike the perfect balance between the daily grind, relaxation and adventure, by freeing up your time and placing world-class amenities at your feet.

Your new lifestyle will incorporate vocation, vacations and vitality in refreshing equilibrium.

Surrounded by the thriving greenery, established connectivity and abundant amenity of Pakenham East in Melbourne's South East region, Lifestyle Ridgelea is well-positioned for ease and enjoyment.

Get ready to embrace a lively, low-maintenance lifestyle that's shaped by you.

Where
tranquility
meets vitality



Here at Lifestyle Communities®, we set ourselves apart by positioning ourselves as long-term manager rather than a property developer. Unlike property developers who build and move on, Lifestyle Communities® remains dedicated to our homeowners for the long haul. We are always reimagining how to provide a bigger life for our homeowners.

We apply a Deferred Management Fee (DMF) to ensure our commitment to the community and homeowners. Implementing the DMF guarantees that we at Lifestyle Communities are equally invested in the community's well-being and continued desire to enhance the gardens and amenities.

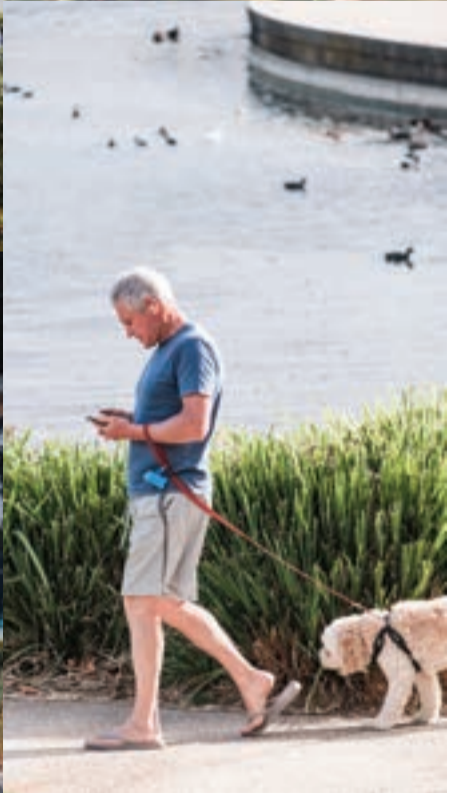
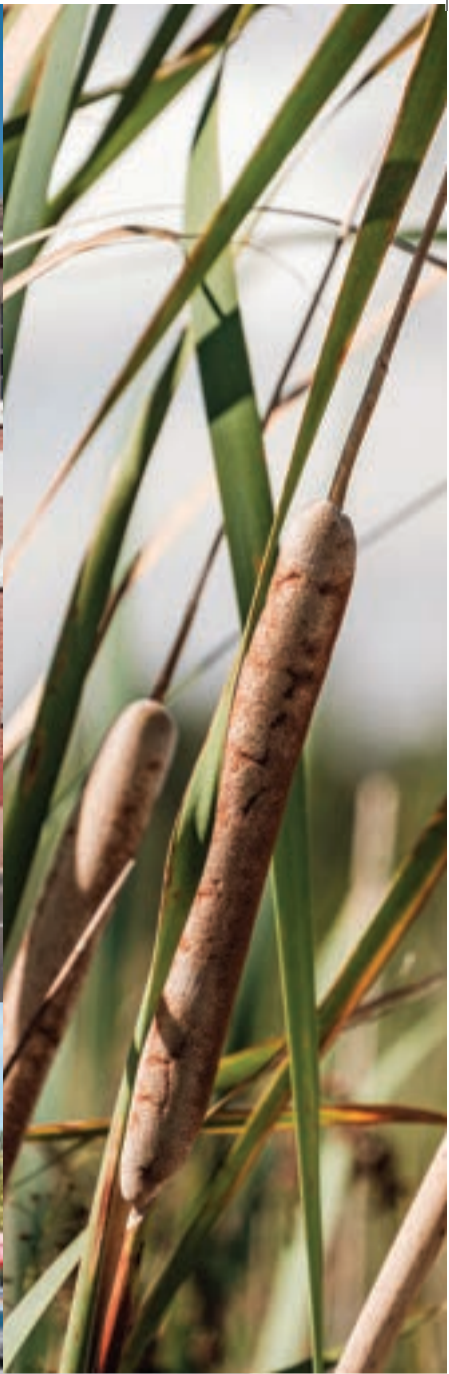
Each community has a comprehensive 30-year plan, providing consistent refurbishment. The remarkable condition of our first community, Lifestyle Brookfield, is a testament to this approach's success. It still looks fantastic today!

Furthermore, we employ onsite community managers who live and work in the community—facilitating that a high standard and the ability to walk alongside our homeowners are consistently maintained.

As an ASX-listed company owned by prominent Australian Institutions, such as Aussie Super, we are committing to continuous reinvestment in our communities for the long-term benefit of our homeowners. Our focus remains laser-sharp on managing and looking after the communities. With our returns from charging a weekly site fee and the DMF, we do not generate cash profit from building communities.

Discover the Lifestyle Difference





The perfect blend
of connectivity
and tranquillity

A well-balanced location

Located in Ridgelea Estate in Pakenham East, Lifestyle Ridgelea is set to be our eighth community in Melbourne's thriving South East Region. Striking the perfect balance of natural beauty and urban connectivity, established amenity and emerging opportunity, our next-generation neighbourhood promises a lifestyle of comfort, convenience and enjoyment.

Effortless access to all the essentials

Lifestyle Ridgelea is less than a 10-minute drive from a range of local shopping precincts, including Cardinia Lakes Shopping Centre, Pakenham Central Marketplace and Heritage Springs Shopping Centre. Here you'll find everyday essentials from retail to restaurants, banks to bakeries, butchers and beauty salons, pharmacies and more. Plus, the restaurants, boutiques and services of High Street Berwick are only 20 minutes from home. Whether you're grocery shopping, running errands, meeting friends for coffee or enjoying some retail therapy, you'll never have to travel far.

When it's time for a bigger shopping experience, the entertainment, fashion and eatery hot spots of Westfield Fountain Gate are just a 22-minute drive away.

For total peace of mind, local healthcare is close by, with Monash Health Pakenham and Cardinia Medical Centre just a 7-minute drive away, and Rise Medical Centre reachable within 17 minutes. Completing the picture of health, Casey Hospital is just 24 minutes from your doorstep.

Natural escapes

Here's one for the nature and wildlife lovers! There are boundless opportunities to embrace nature both inside and outside our lush community. Beyond our perfectly maintained gardens and streetscapes, you'll discover a network of local parklands and reserves, including Eastone Reserve, BJ Wallis Gardens and Deep Creek Reserve. Showcasing picturesque

wetlands, sprawling greenery, boardwalks, walking tracks and picnic spots, they're the perfect local destinations to walk, run, cycle, sit, relax and simply be amongst nature.

For more natural adventures, visit RJ Chambers Flora and Fauna Reserve, a 17-minute drive away, or Bunyip State Park, just 25 minutes from home. Complete with scenic walking trails, look-out points and plenty of opportunities to observe the local flora and fauna, these leafy destinations are the ideal place to clear your mind or invigorate your senses.

Where effortless
connection
meets peaceful
seclusion

A day on the green

If taking a swing at the local golf club is your idea of an ace day, you'll love living just 6 minutes from Deep Creek Golf Club. Belonging to the Deep Creek Reserve precinct, the complex also offers a large all-abilities playground and waterplay area perfect for the grandchildren, as well as a café and dining lounge where you can indulge in the Thursday Parma Night special.

Prefer to slice and serve on the tennis court? No problem! Pakenham Regional Tennis Centre is just 10 minutes from home, offering 14 plexi-cushion and 4

synthetic grass courts as well as a multi-purpose function room, kiosk, bar and changing rooms.

For those who enjoy the glamour and vibrancy of horse racing, Pakenham Racing Club is just a 14-minute drive away and hosts an exciting calendar of day and night racing events throughout the year.

Live life, well-connected

Lifestyle Ridgelea is serviced by a well-established network of public transport services and arterial roads, keeping you connected to all your favourite destinations.

Bordered by the Princes Highway to the north, and Princes Freeway to the south, getting out and about is easy. From here, you can reach EastLink in 35 minutes, the Melbourne CBD in 60 minutes, and Tullamarine Airport in 80 minutes.

When you need to travel by train, Pakenham Station and Nar Nar Goon Station are less than a 10-minute drive away. For a different kind of train experience, the much-loved Puffing Billy steam railway is less than 30-minutes from home, providing a fantastic day out for every member of the family, accompanied by breathtaking views of the Dandenong Ranges.

Wine not?

With a selection of renowned wineries at your feet, you won't need an excuse to treat yourself to a cheeky vino. Within 20 minutes you can be sippin' pretty at Cannibal Creek Vineyard, D'Angelo Estate Winery and Carlei Green Vineyards.




Homely delights **at Lifestyle Ridgelea**



Purposefully
made to strike the
perfect balance





Our vibrant community features generous blocks and modern, low-maintenance XL homes, perfect for the next generation of downsizers who dream of living a bigger life with plenty of space.

Here's just a small selection of inclusions that make the homes at Lifestyle Ridgelea a cut above the rest.

Life is what you bake it

Your modern kitchen showcases stone benchtops, stainless steel appliances, USB ports, LED strip lighting and a spacious walk-in pantry that caters to your every culinary need.

Catch your Zs with ease

Getting your beauty sleep will be a dream in your home's spacious bedrooms. Featuring either walk-in or built-in robes, there'll be plenty of space for storage.

Wash, brush, floss and flush

Frameless shower screens or a walk-in shower, floor-to-ceiling tiles, a fully tiled shower ledge and floating cabinetry, including shaving cabinet with LED lighting, mean your ensuite will help you feel showered in style.

Breathe in the fresh air

Pour yourself a cuppa and watch the world go by on your front veranda or backyard deck.



**It's the small things
that make the
greatest impact**

Colour your home happy

Your home's interior walls will be painted with Dulux Wash and Wear for a superior washable finish, with the ceilings and internal woodwork painted with Dulux EnvirO2 for an eco-friendly touch.

Safe and secure

Locking up your home has never felt safer with security mesh doors and flywire to all rear sliding doors.

Plantation sensation

Let the light in or shut it out, with beautiful plantation shutters to the front façade windows of your home.

Make your home your own

Not only will you have the ability to choose from a range of floorplans to suit your lifestyle and budget, you'll also have the freedom to select finishes that reflect your unique style. From the colour scheme on the walls to the tiles and flooring, making your home your own is superbly simple.

Built to last

Constructed by reputable builder Todd Devine Homes, your new home comes with a 10-year structural warranty and a two-year non-structural warranty – making it a super safe haven!





Fall head over
heels for your
brand new home





Find your **perfect spot**

Whether you're looking for ultimate street appeal, a place that's particularly peaceful or a location that's walking distance to the Clubhouse, there's a spot to match your preference.

You may also like to consider the layout of your home and match it with the orientation

of your spot for enhanced comfort and natural light within your home and garden. We take pride in ensuring our communities offer function and flair from every angle so whatever spot you decide upon, rest assured it will provide an incredible living experience.

- **A1 Lots**
12.65m wide x 18.0m long
- **A2 Lots**
13.65m wide x 18.0m long
- **A3 Lots**
14.65m wide x 18.0m long
- **B Lots**
10.0m wide x 18.0m long
- **D Lots**
12.65m wide x 10.75m long
- **Display homes**

Powered for the future

Lifestyle Ridgelea and all future communities will be powered solely by electricity and renewable energy to minimise our impact on the environment and reduce our homeowners' energy bills. We're dedicated to ensuring our communities are sustainable for the future, which means you'll find an array of innovative and energy-efficient features within your home and your community.

More power to you!

Your home and all the homes in the community will be powered by a community solar and battery microgrid. Helping to power your home while simultaneously saving the environment and lowering your energy bills by up to 50%! Can you feel the power?

Electric heat you can't beat

Cooking in your new kitchen will be easier than ever with an electric oven and sleek induction cooktop. We're confident you'll love your cooktop, thanks to its instant and even heat distribution and immediate temperature control. Plus, induction cooking is more efficient than gas burners, reducing energy consumption by up to 70%.

Get smart and save

Make your brand new home a smart one with Smart Home automation, allowing you to use voice commands and technology to control your lights, heating/cooling and other electrical devices.

Keep cool and carry on

Maintaining the perfect temperature within your new home will be a cinch with your electric split system or electric ducted heating and cooling.

Feeling hot, hot, hot!

Heat your water more efficiently with a Chromagen 170 litre electric heat pump that uses up to 65% less energy than conventional water heaters.

Your electric ride

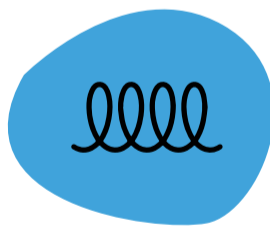
Get out and about in sustainable style with the Hyundai all-electric IONIQ 5. If you prefer to pedal your way around, shared electric bikes will be yours to enjoy.

Make fast connections

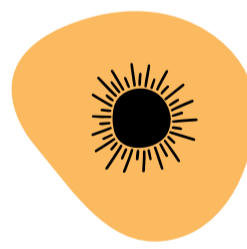
Your new home will be connected by high-speed optic fibre, giving you access to lightning fast internet.



Save energy & money



Induction cooktop

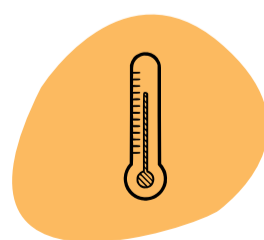


Powered by solar & battery microgrid

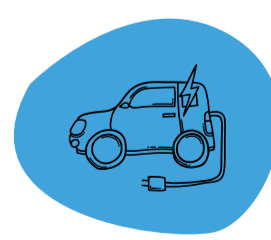
ALL OF THESE ECO-FRIENDLY FEATURES HELP US TO ENSURE THE FUTURE OF OUR COMMUNITIES REMAINS BRIGHT



Smart home automation



Energy efficient heating & cooling



Shared electric car and bikes



Spruce it up

If you're frond of having a perfectly pruned patch without the hassle, you're in for a tree-t! Our passionate on-site gardeners will keep the community gardens looking gorgeous all year round so you can enjoy the beautiful outdoor spaces without the hard work. Forget growing your garden by trowel and error – you'll feel a sense of re-leaf, knowing you can come home to a beautiful front garden without lifting a finger.

If tinkering in the garden really prickles your fancy, your new backyard provides a blank canvas to create your own natural sanctuary. Otherwise, you can select a low-maintenance landscaping package so your home is totally complete when you move in.

All that's left to do is to eat, drink and be rosemary!

Doesn't that
sound just
dandy?

A re-imagined Clubhouse precinct

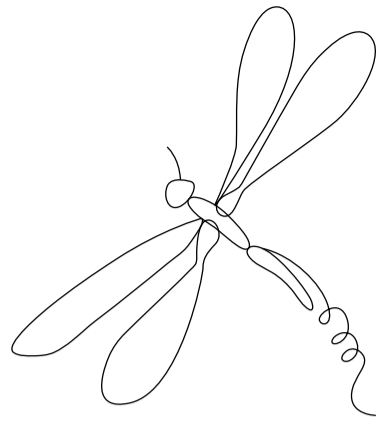
Inspired by the evolving needs of the next generation of downsizers, we've reimagined the traditional clubhouse experience to deliver a spectacular oasis.

Comprised of a series of interconnected spaces purposefully designed for social connection, relaxation and wellness, each zone invites you to spend your time as you please, so you can live life in complete balance.

The Clubhouse acts as an extension of your home, where you can experience your own perfect blend of interaction and privacy, energy and serenity. A personal escape to immerse your senses, connect with others or simply unwind.



A place designed
with you in mind



This community
was made
for you

A retreat to call your own

Step into serenity as soon as you arrive, with a warm and inviting reception to welcome you home.

Your captivating experience has only just begun.

The Sanctuary

The Sanctuary zone places an immersive world of wellness at your feet. Forget your local gym membership, you'll have a fitness hub to call your own.

Reset your body and mind each morning with a swim in the 15 metre heated pool and a refreshing soak in the spa, just steps from your front door. Strengthen your muscles and work up a sweat your favourite way, with a dedicated gym featuring state-of-the-art equipment, reformer Pilates studio, virtual classes and cross-functional yoga space.

Support and nourish your body in the infrared sauna and stretching zones. Here you can feel lengthened and revitalised as you enjoy a holistic approach to wellness that embraces movement in all its forms.

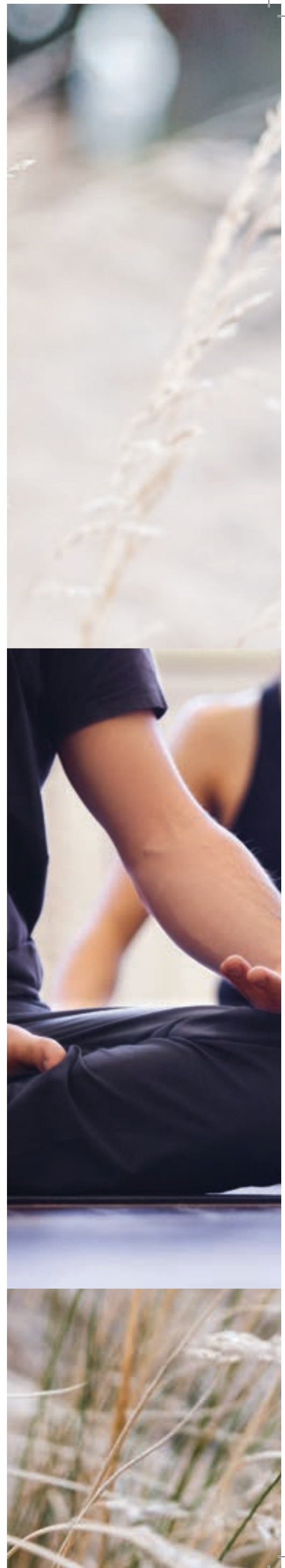
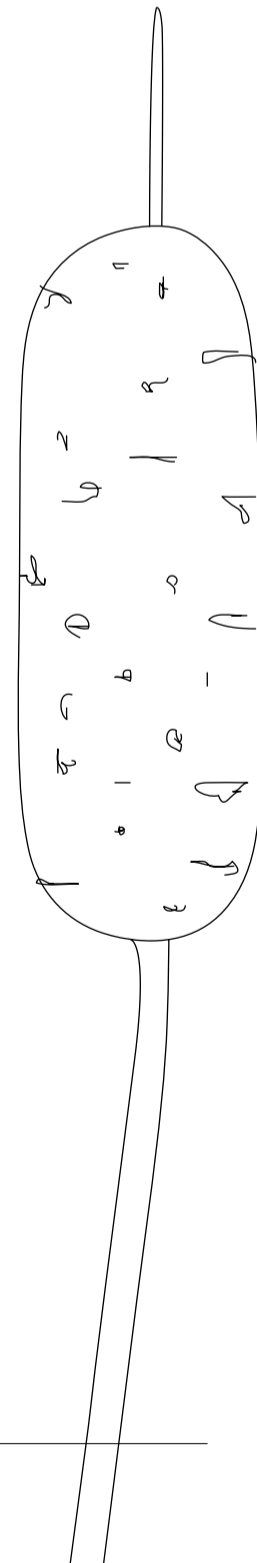
The Living Room

The Living Room is the social heart of The Retreat, boasting an inviting open plan lounge, private dining area, fully equipped kitchen and games room.

The Commons

The Commons is the magnificent outdoor extension of The Living Room, offering up the ultimate alfresco experience in more ways than one.

A vibrant
place for
every pace





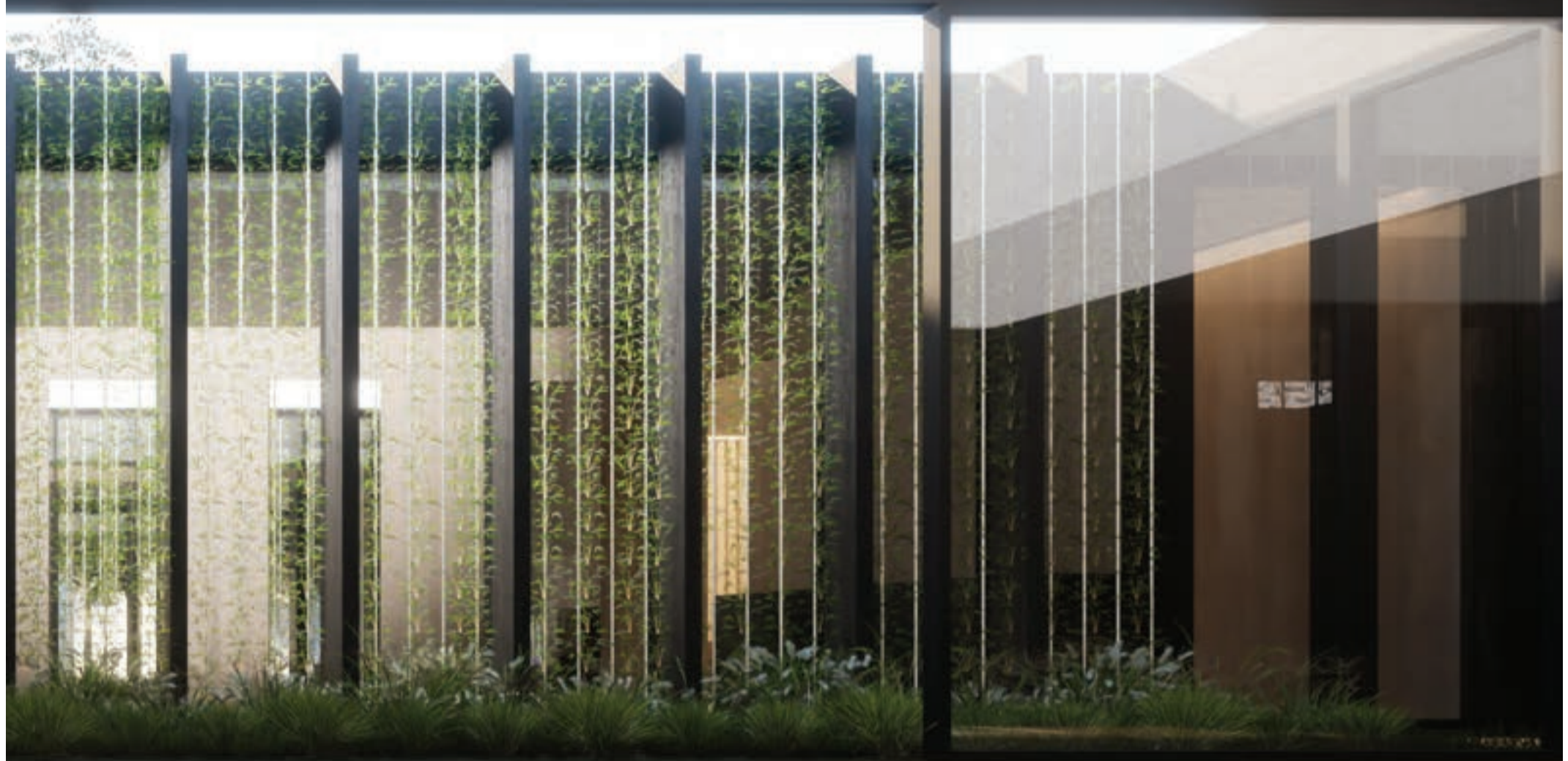
Immerse yourself
in your favourite
hobby



Escape, Unwind,



& Renew Your Soul



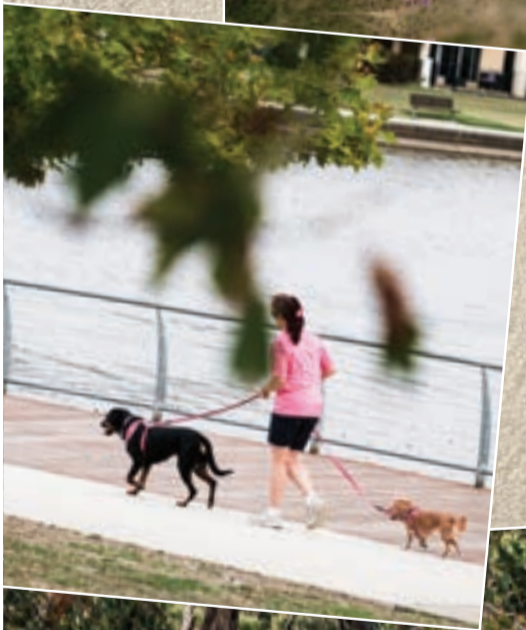
Dive right
into your
pool

Your me time will be perfect

Whether you're a social butterfly or a humble homebody, Lifestyle Ridgelea has it all.

There'll be plenty of opportunities to be social and get active with your fellow homeowners but there's absolutely no pressure to join in. This is your home. Your lifestyle. Your place of comfort. We encourage you to do things in your own time, at your own pace.

However you choose to spend your days, one thing's for certain: your 'me time' will be simply superb.



Enjoy life at your
own pace, in your
happy place





Lifestyle Fitness.

LIFE'S BETTER WHEN
YOU'RE FEELING GOOD

At Lifestyle Communities®, we make it easy to get involved in activities that support your overall health and wellbeing.

Our Homeowner Experience Team deliver a wide range of activities, classes and community programs that help you live your best life.

You can take part
as much or as little
as you like – it's
entirely up to you.



Thoughtfully
designed,
consistently refined





Lifestyle Ease

We take the hassle out of everything from moving in, to life admin.

We help you move in

Moving to a new home can come with all kinds of hassles. Not here. From connecting your electricity and water, to handy hints about the local neighbourhood, we're here to help make your moving experience as effortless as possible. 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 all the new appliances in your home. Then once you've moved in, we can help you organise to have your moving boxes cleared away.

We give you the grand homeowner tour

Since your new community comes with a host of exciting amenities, we'll walk you through them all. From the incredible Clubhouse with its cinema, indoor pool and much more, to the many community activities on offer, we'll make sure you feel well-acquainted with your new community and help you personalise your new lifestyle.



**We're here
to help.**

We take 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 and receive your mail for you from the Clubhouse. If you like shopping online, we can receive your parcels at reception and store them until you're ready to pick them up.

We keep 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! That's why we provide a business centre where you can do all your printing, faxing, scanning and online research. Make use of the free WiFi, computers and printer in the Clubhouse.

Your incredible Community Managers

You'll be pleased to know every Lifestyle Community has live-in Community Managers who are there to support you from the day you move in. From maintaining our beautiful facilities, to organising community events, they are on hand to ensure you have a wonderful experience.





Club Lifestyle

Thought life at Lifestyle Communities® couldn't get any sweeter? **Think again!**

Introducing Club Lifestyle – it is exclusive to Lifestyle Communities® homeowners. It unlocks a world of unique benefits and adventures. This will enhance your experience as a Lifestyle Communities® homeowner in three big ways:

Everyday extras

We partner with businesses to deliver a growing list of exclusive deals for everyday essentials, so you can spend more on the things you love. From car servicing and furniture, to health services and even beverages, the discounts offered through our partnerships help to make every day extraordinary and extra affordable.

Bigger, better adventures

We want you to take on bigger and better adventures as part of your Lifestyle Communities® experience, so we've partnered with travel affiliated brands to deliver exclusive discounts and offers.

Hit the road, on us

Let your coastal lifestyle reach new heights! We're offering motorhomes at Lifestyle Bellarine and Lifestyle Phillip Island, so you can hit the coastal roads whenever you feel a road trip calling.

For the times you desire a change of scenery, you can also stay at Lifestyle Bellarine's short-stay villas or park your caravan at one of our spots.

To share the coastal love, we will also be building short stay villas at Lifestyle Phillip Island, giving you the opportunity to take a break and experience the serene island life.

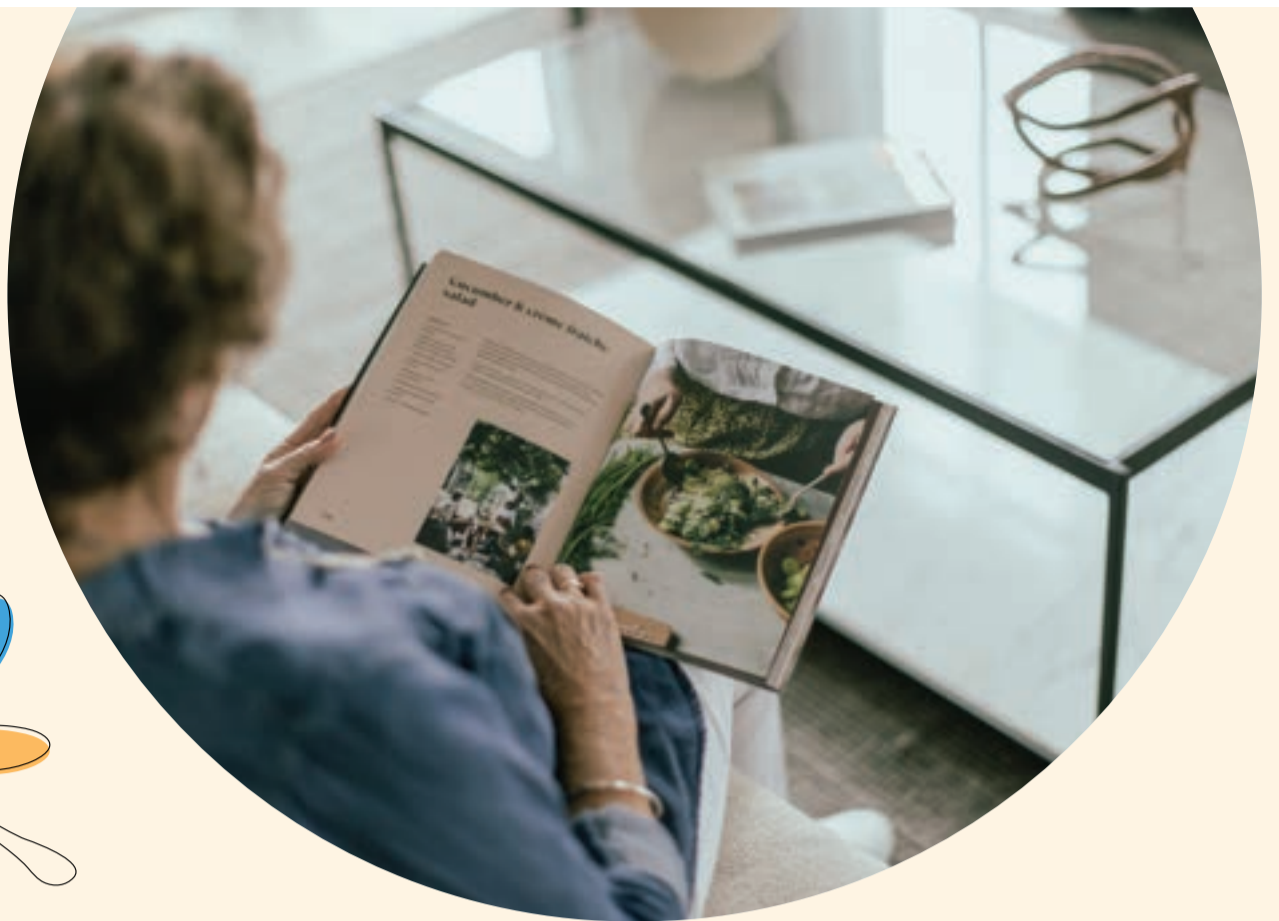
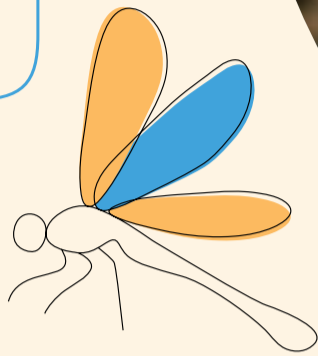
Whatever your ideal seaside escape involves, you'll have the freedom to experience it your way.

There's so much to sea!

Bigger adventures and extras, just for you



A never-ending holiday lifestyle



THE UPSIDES OF DOWNSIZING TO

Lifestyle **Ridgelea**



Live a bigger life now and always

At Lifestyle Communities® you can work full-time, part-time or not at all. Unlike a retirement village, you can remain working full or part-time while living like a king or queen at Lifestyle Communities®. In other words, you can have your cake and eat it too!



Peace of mind when it's travel time

Head off travelling knowing that your home is safe and secure within a gated community, where Community Managers and neighbours are close by.



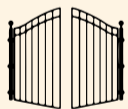
A holiday state of mind

With the Clubhouse, pool, cinema, gym, sports courts and so many other amenities at your fingertips, you'll enjoy holiday vibes every day. Plus, your home also comes with access to a free beach house, caravan sites and motorhomes!



We love pets!

Bring your pets to your new home. Your pets are welcome to call Lifestyle Communities® home too. There's even a dog wash to keep your pampered pooch primped, preened, groomed and cleaned! How fur-nomenal!



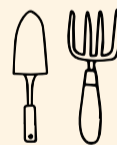
Feel safe and sound

Enjoy the peace of mind that comes with living in a safe, secure and vibrant gated community with live-in onsite Community Managers.



More money in your back pocket

You'll enjoy financial freedom when you free up the equity locked in your existing home. Plus, zero stamp duty and no council rates will help you save some serious cash!



Weed no more!

Say goodbye to pesky plants and nature strip upkeep. Our dedicated gardening team will take care of your front garden and all common landscaped areas.



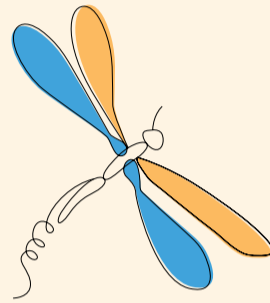
Good neighbours, good friends

Living at Lifestyle Ridgelea means you'll enjoy the very best of friendly neighbourhood living, alongside others who want to live a bigger life.

Making the Smart Choice

WE ARE HERE TO SUPPORT YOU EVERY STEP OF THE WAY

Downsizing to a new home is a big decision and we completely understand that you need time to think it through. After all, you want to be secure in the knowledge that you're making a safe and wise decision.



Our approach gives everyone peace of mind



Our homes come with a 10-year structural warranty

Every new home also comes with a Post Move-in Maintenance period, two-year non-structural warranty and 10-year structural warranty that starts from your move in day.



We cap the Outgoing Community Contribution

The DMF plays a key role in ensuring our commitment to the community and its homeowners. To help keep your home price, land and facilities contribution affordable, Lifestyle Communities® recovers part of its cost for developing, running and maintaining the community when you sell your home. This payment is a scaled percentage of 4% of the selling price per year and is capped at a maximum of 20% from the fifth year.



We give you time to sell

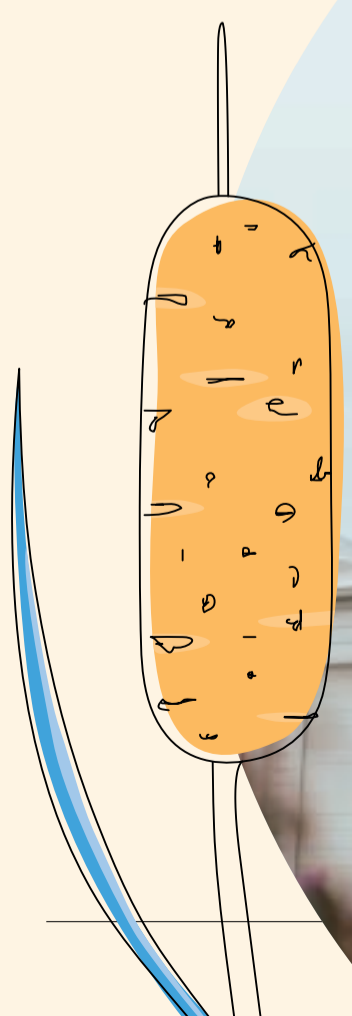
To help make the moving process easier, we give you plenty of time to sell your existing home.

90_{yr}

We provide security of tenure

Your home comes with a 90-year secure lease for the land it's situated on. This gives you the right to enjoy the spectacular facilities for the next 90 years.

We are always reimagining how to provide a bigger life for our homeowners



Lifestyle
COMMUNITIES

What makes



From our inception, Lifestyle Communities® has been dedicated to delivering amazing customer experiences. Part of that is ensuring that buying a home in a Lifestyle Community is a smart financial investment that will leave our homeowners with a fantastic nest egg.

Here are just a few of the ways Lifestyle Communities® is different to other communities that you might look at.

We are in it for the long haul

We're not here to 'build and bolt' like most of our property development competitors. We have a long-term focus to ensure that the community is looked after, and the gardens are always looking fantastic. We also have a 30-year plan to constantly improve the community facilities to ensure they are always as good as new. The proof's in the pudding with our oldest community in Brookfield, which still looks fantastic today!

The deferred management fee - your long-term guarantee

At Lifestyle Communities® we have led the industry in having a deferred management fee which is charged as a percentage of the resale price of your home, payable when you sell. This means that we are just as invested as you are to ensure that you get the best price for your home when you come to sell. We are invested to ensure that the community facilities are maintained and constantly upgraded. We are invested to ensure the gardens

are looked after to the highest standard, and we are invested with opportunities like Club Lifestyle to give you the very best experience that you can have. Finally, we are invested to ensure that everyone who moves into a Lifestyle Community are like-minded and comes with the right spirit to bring the best for all homeowners. As a result, this co-investment and our view of long-term house price growth has resulted in an average house price growth of over 9% per annum over the last 10 years.

Strength in numbers

They say practice makes perfect and we've had a lot of it. **Lifestyle Ridgelea** will be built on a strong foundation of experience, innovation and expertise. We like to think the numbers speak for themselves...



US SO *different?*



Onsite community managers

Our community managers are a vital part of the smooth running of our communities. Living onsite and working in the Clubhouse, they're active in ensuring everything presents to the highest standard and that your community is always as spectacular as the day you moved in. They're also there to collect your parcels, provide advice and will support you in any way they can.



Your rent guarantee – long-term certainty

At Lifestyle, we have a rusted-in formula for your rental increases that does not change so that you have peace of mind about what you will pay living in one of our communities. This is different to many of our competitors who have a market review at 5 or 10 years where they go to the market to reassess what your new rent will be.



Victorian-centric with a sole focus

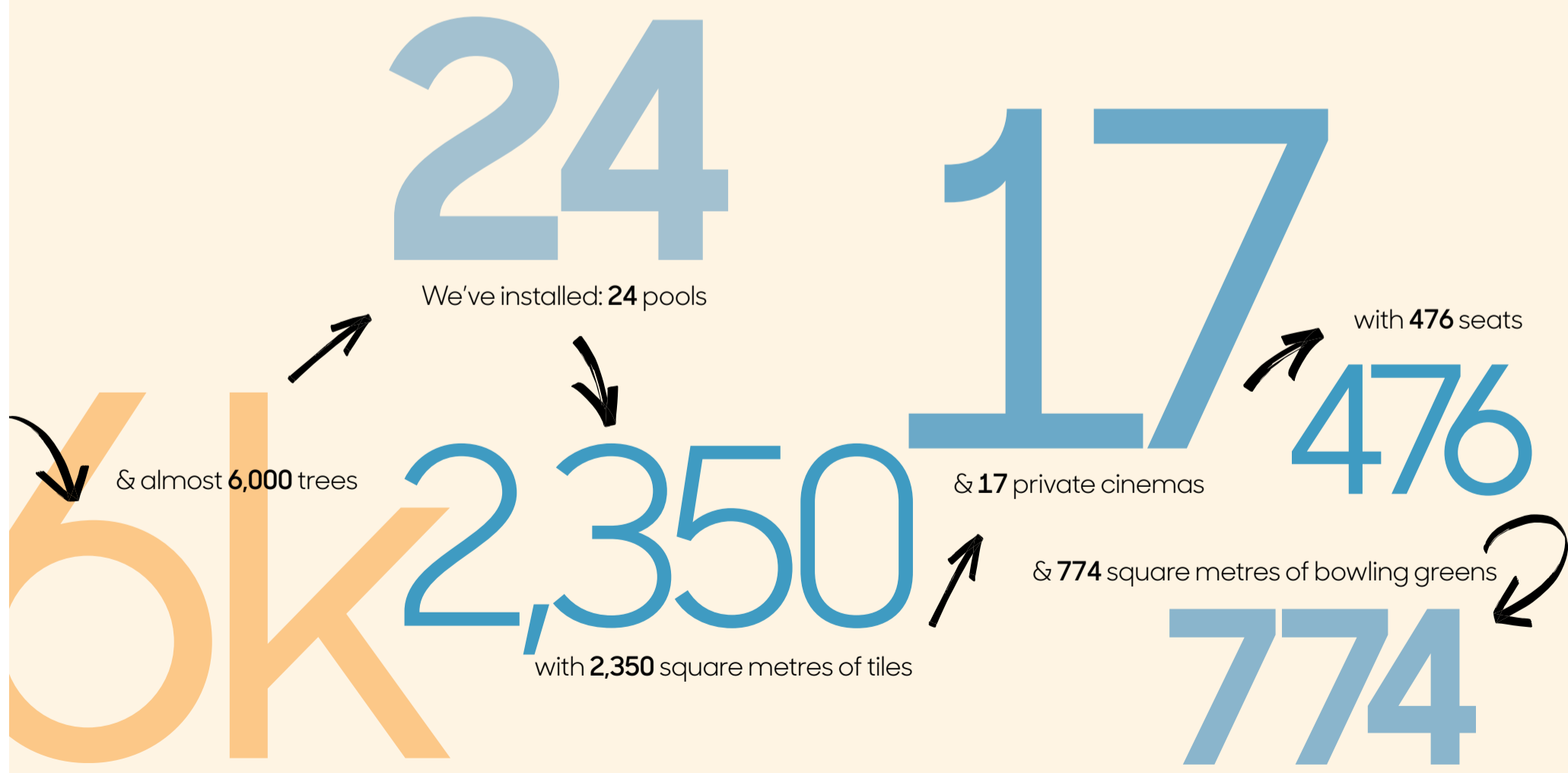
As an ASX-listed company in the top 200 in size in Australia we are only focused in Victoria where we bring all our energy and passion to ensuring we build homes for the way that Victorians want to live. This is also helped by the fact that this is all we do. We don't build offices or shopping centres, we just do one thing really well with a laser-like focus on always reimagining and redesigning each new community.



Tried and tested

We've been operating these types of communities for over 20 years and are the pioneers and leaders in Australia of land lease communities, where you own your home while leasing the land. We remain Victorian-based, with our support office in South Melbourne, and our founder is still very active as Managing Director – most homeowners even know him by name! James is as passionate about the business today as he was on day one and is so proud of the way Lifestyle is constantly evolving and improving.

There are lots of decisions to make when taking the leap into the next stage of your life, and Lifestyle Communities® will be right there with you today, tomorrow and into the future. That's why we're the best investment on the block!





A bit about Lifestyle Communities®

We're champions for facilitating a bigger, more enhanced life for our homeowners. A cohort of like-minded retired, semi-retired and working downsizers who belong to a generation that's seen more change than any before; and possibly any to come.

We build communities because our homeowners have worked hard for what they have and they deserve affordable, beautifully-designed and low-maintenance homes in concert with best-in-class amenities. We create communities because our homeowners haven't given up on returning to a time when they built strong communities around their own homes. We nurture the homeowners within our communities because they seek a space that's truly their own, that strikes the perfect balance between connection and privacy, independence and activity.

Like us, our homeowners rail against an earnestly bland existence or disappearing into a sea of sameness; the one-size-fits-all approach that places limitations on what's possible. That's why

we actively listen to them: to their hopes for now and their dreams for the future, so the next time they ask, "what's next?" we've already been busy reimagining.

Most of all, we champion bigger, more enhanced lives for our homeowners because we know that reducing their property footprint takes a giant leap of faith. This is why we believe it's a privilege to walk alongside them as they elevate the next phase of their lives.

Like us, we believe they're just getting started.

After all, they're the generation of change and they're not done yet.



Next steps

We simply can't wait to help you start living your vibrant new lifestyle. Our commitment to helping you live the lifestyle of a lifetime doesn't stop when you move into Lifestyle Ridgelea – we're here for you every day.

We are temporarily located in
The Clubhouse at Lifestyle Meridian:

9 Twynam Road
Clyde North, VIC 3978

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We are temporarily located in
The Clubhouse at Lifestyle Meridian:

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