



Broadlands

Green Point

Central Coast, NSW



Welcome to a new standard in living.

Get more out of life without settling for less.

Broadlands is a Land Lease Community, specifically designed for people over age 50, who are working, partially working, or retired, and want to remain active, love life and continue to be self-sufficient.

An entire Region of Lifestyle

The Central Coast is a vibrant place to live, work and retire. Steeped in natural beauty, we've got sustainability at heart as one of Australia's first certified ECO Destinations. Fringed by 40 beaches, shaped by valuable waterways, and hemmed with lush wilderness, we're just 90 minutes north of Sydney or south of Newcastle. Our slice of east coast paradise is home to a nationally awarded gourmet foodie scene, an array of coastal, hinterland and aquatic treasures, diverse art trails, creative communities, and immersive cultural experiences.

Discover a life more carefree.



Location is everything – Walking is easy

Broadlands Green Point is centrally positioned, just a minute's drive from the popular Erina Fair with major shopping, Restaurants and Cinema, as well as just a 15-minute bus ride to Gosford Railway Station and foreshore.

Walking (or mobility scooter access) within a few steps - Local Coles Supermarket, Cafes, Pharmacy and Medical Centre, are located just outside of the Village fence line – handy neighbours for you to have.

Discover a life more carefree.

Home sites at Broadlands have been designed for low, or no maintenance. The community gardens, swimming pools and facilities are fully maintained by Broadlands Community Management. Waste collection, mail delivery and various other forms of assistance are available to make life easier if mobility is a challenge.

Get active

Swim laps or just relax in either of the two outdoor pools or get your daily workout walking in the nearby bushland of Kincumber Mountain Reserve. Get the team together for a game of indoor bowls or test your skills on either of the two pool tables. Movie afternoons and the big games are showing on our huge screen TV. Then there are darts, aerobics, arts and craft, which are some of the activity groups that are happening weekly here. Nearby it is less than 15 minutes' drive to Gosford Golf Course and lawn bowls.

Make new friends

If you are looking for an easy, active life with comfort and security in a close-knit community, you'll find it at Broadlands Green Point. Retreat to the comfort of your own home or get together with family and friends at the Community Leisure Centre or by one of the swimming pools. With all the amenities of a resort, you have everything you need to be as active, and relaxed while staying connected. Market days, Band Days, BBQ'S, Games nights and a host of events are available for you to consider.

Christmas Dinners, ANZAC commemorations, special events, as well as Expert Information Sessions to keep you in touch with cost savings and benefits, are all part of the great active, yet relaxed lifestyle, all flavoured by great friendships and supportive Community Management staff.



With all the amenities of a resort, you have everything you need to be as active, and relaxed, as you want to be while staying connected.



Get more out of life, for less – a smarter financial choice.

Buying a home at Broadlands Green Point is simple. Choose from a range of single-level, 1,2 bedroom or 2 bedroom-plus-study residences, all designed with optimal space, light and comfort in mind.

1

STEP 1
Select your home

2

STEP 2
Place a small deposit

3

STEP 3
Move in and make it your own home



Worked example

The following example provides an illustrative financial comparison of a typical land lease community and a typical retirement village. Please note this example is for illustration purposes only and as with any financial decision we recommend you seek independent financial advice.

	Land Lease Community	Retirement Village
Average home price	\$300,000	\$300,000
Stamp Duty	nil	nil
Average fortnightly fees	\$378	\$378
Rent assistance (rebate) average per individual*	\$188.20 per fortnight	Nil
Net fortnightly cost after rebate	\$189.80 per fortnight	\$378
Value of home in 10 years#	\$390,000	\$390,000
Less: selling costs (2.2%)	\$8,580	\$12,025
Less: Deferred Management Fee and capital gain share paid to operator	nil	\$185,000^
What you get back	\$468,975	\$192,975

* Estimate based on the average single person in NSW as at 2024, who is eligible for rent assistance. Individual circumstances vary and you should check with the relevant government department about your eligibility.

Assumed capital growth 30%

^ Calculated at 35% deferred management fee on original purchase price plus 50% share of capital gain paid to operator.

** Excluding any selling costs.

A smarter financial choice.



You own your home

Buying at Broadlands means you own your home outright. If you decide to sell, you keep 100% of the sale price including any capital gains**.



Low-maintenance

At Broadlands the homes have been designed to be low maintenance, giving you more time to do what you love.



Save money

There is no stamp duty, council rates and unlike in a retirement village, there are no exit fees, no departure fees, and no deferred management fees applicable on a sale. Only a small, fortnightly site fee to cover the facilities and services you have access to. So, you have more to spend on the things that matter most.



Community facilities and lifestyle

There is always something to do and somewhere to be and somewhere to be– the choice is yours. Broadlands Green Pointh offers a sense of connection and social interaction amongst facilities including the Community Leisure Centre, landscaped gardens, swimming pools and sporting facilities.

A region of the Central Coast of Sydney.

The Central Coast is a region ripe for exploring, featuring a network of inviting waterways, more than 40 pristine beaches, five national parks and five state forests, plus a Hinterland rich with natural produce you can taste at farm gates along Tourist Drive 33.

The Central Coast is dotted with charming Town Centres to explore local makers, creators and producers, including Umina Beach, Ettalong Beach, Woy Woy, Gosford, Kincumber, Avoca Beach, Terrigal, Long Jetty, The Entrance, Wyong, Toukley and Budgewoi.



Everything you need, close at hand.

5 minute walk

- Coles Green point
- Green Point Medical Centre
- Chemist Outlet
- Restaurants and Cafes

7 minute drive

- Erina Fair Shopping Centre
- Erina Fair Pharmacy / Blooms the Chemist / Chemist Warehouse
- Australia Post
- Service NSW

10 minute drive

- Central Coast Hospital

Where convenience and contentment combine.

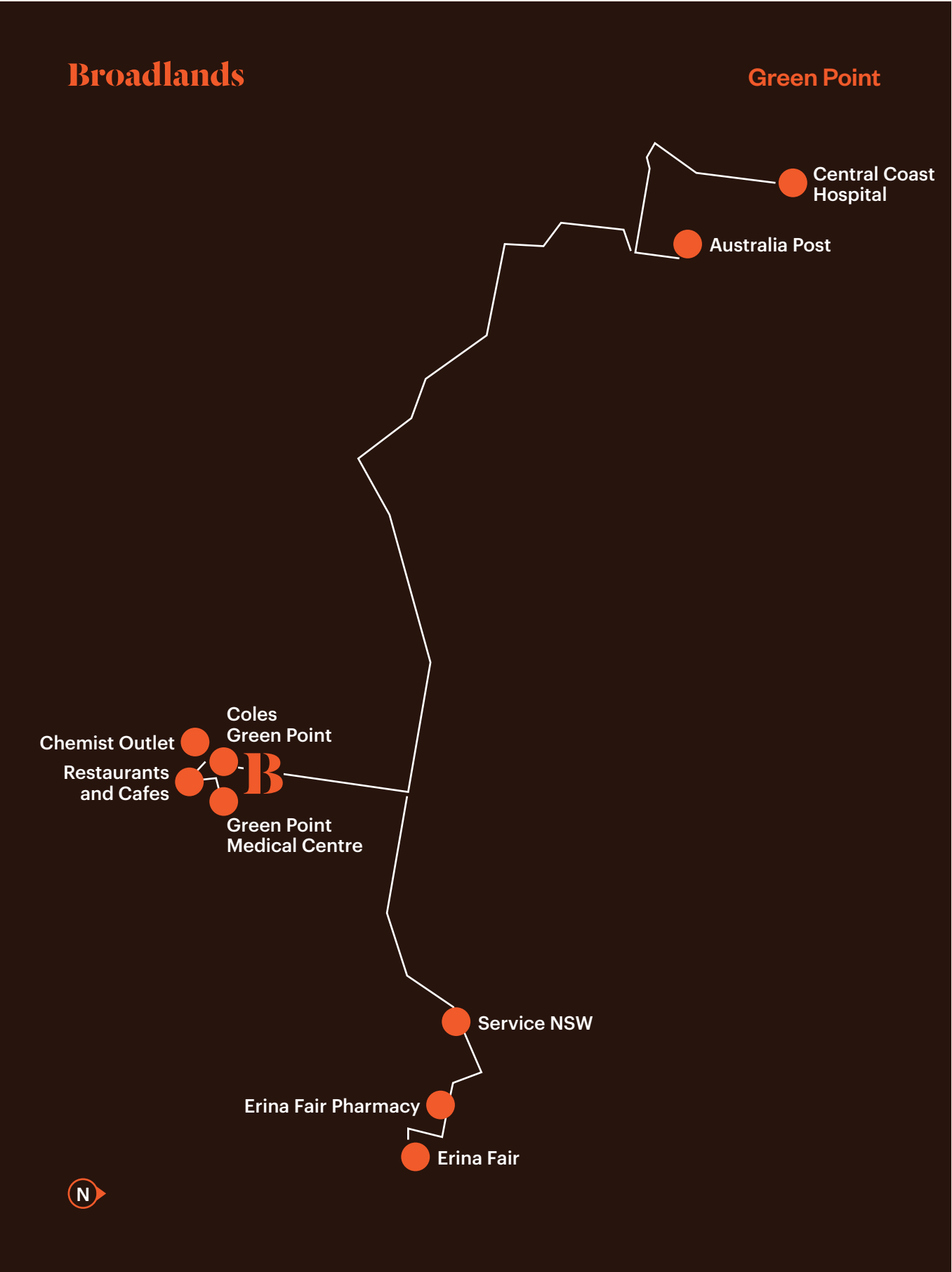
From retail to healthcare services and the everyday conveniences, Green Point has it all in abundance and within easy reach.

From Broadlands Green Point you are just a 5-minute walk to Green Point Village, home to Coles, Medical as well as several specialty stores and cafes. Getting away for a weekend or relaxing trip is easy, with the Hunter only moments away by car or the Gosford railway station minutes away.

If you love getting out and about, you can enjoy a show at the Laycock.

Street Theatre, have dinner at one of the many top-quality restaurants nearby, take a boat trip on Brisbane Waters or catch a sporting game at Central Coast Stadium.

The bus stop opposite Broadlands Green Point gives residents easy access to Erina Fair Shopping Centre and Gosford Railway Station or catch the Gosford City Bowling Club courtesy bus for lawn bowls.





Broadlands

Broadlands offers exceptional lifestyle for the over 50's communities that are affordable, provide resort-style facilities and spacious homes without complicated financial arrangements or exit fees.

Broadlands was established at Green Point on the Central Coast in NSW over 20 years ago and has grown with additional five locations at Tamworth, Muswellbrook, Harrington, Narooma and South West Rocks offering the same distinct value and service that we have become known for.

Broadlands

Green Point

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All images and statements are based on information available at the time of creation of this brochure (July 2024) and may change due to future circumstances. All distance and travel timeframe references are estimates only, refer to distance by car or driving time from the proposed Broadlands Green Point entry point (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication July 2024.