



# Broadlands

**Muswellbrook**

Upper Hunter Region, NSW



# Welcome to a new standard in living.

## My kind of place.



At Broadlands Muswellbrook, downsizing means focusing on what really matters and not compromising on space or quality.

Enjoy a relaxed country lifestyle, paired with urban conveniences and carefully crafted contemporary design. Connect with likeminded people in a safe and secure community and make the most of every day with everything you need at your doorstep.

Situated among the vineyards of the world-famous Upper Hunter wine region, Muswellbrook is home to some of Australia's finest local produce—as well as kilometres of scenic drives and a vibrant arts and cultural scene.

Singleton town centre is only a 40-minute drive, while national parks, vineyards and gardens are just moments away.

**Broadlands Muswellbrook. My kind of place.**



# Discover a life more carefree.



## Stay social at the Clubhouse

Host a private party or get together for happy hour at the vibrant Clubhouse. Cook up a storm in the community kitchen, challenge the neighbours to a game of snooker, watch the footy on the big screen, have a quiet pre-dinner drink in the lounge area by the stunning fireplace or take time out with a book in the library.

## Get active

Swim laps in the indoor heated swimming pool, enjoy your daily workout at the onsite gym, or get the team together for a game of lawn bowls. Keen golfers may also enjoy direct access to the beautiful, championship level 18-hole course at the Muswellbrook Golf Club, available to members and guests.

## Make new friends

Retreat to the comfort of your new home or get together with family and friends at the Clubhouse or by the pool. If you have a hobby or you want to find one, join one of the many resident-led clubs. You have everything you need for an easy, active lifestyle with the comfort of a friendly community.

## Bring your best friend

At Broadlands Muswellbrook we recognise the value of pets and understand what your pets mean to you, that's why we are a pet-friendly community.

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







## Buying a home at Broadlands Muswellbrook is simple.

Choose from a range of single level, 2 bedroom or 3 bedroom residences, all designed with optimal space, light and comfort in mind.

1

STEP 1  
Select your home site

2

STEP 2  
Choose a home design

3

STEP 3  
Make it your own by upgrading inclusions

Your onsite sales and community team can walk you through available sites, various home designs and inclusions that best suit your unique lifestyle.

# Land lease communities.

## 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.



### Architect-designed home

The architecturally designed homes at Broadlands Muswellbrook have everything you need to live in style and comfort. Our expert team can help you choose the one that best suits your needs and lifestyle.



### Community facilities and lifestyle

There is always something to do and somewhere to be – the choice is yours. Broadlands Muswellbrook offers a sense of connection and social interaction amongst beautiful facilities including the Clubhouse, landscaped gardens, swimming pool and sporting facilities.

### Worked example

The worked example provides an illustrative financial comparison of a typical land lease community and 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
Home price	\$430,000	\$430,000
Stamp Duty	nil	nil
Fortnightly fees	\$382.46	\$382.46
Rent assistance (rebate) average per individual*	\$174.64 per fortnight	nil
Net fortnightly cost after rebate	\$207.82 per fortnight	\$382.46 per fortnight
Value of home in 10 years#	\$559,000	\$559,000
Less: selling costs (2.5%)	\$13,975	\$13,975
Less: Deferred Management Fee and capital gain share paid to operator	nil	\$193,500
What you get back	\$545,025	\$351,525

\* Estimate based on the average single person in NSW as at May 2025, 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 30% deferred management fee on original purchase price plus 50% share of capital gain paid to operator.





# A perfect blend of heritage and serenity.

Set in the picturesque Upper Hunter wine country, Muswellbrook offers a serene retreat where you can enjoy the finer things in life. Enjoy leisurely afternoons tasting gourmet cheese from Hunter Belle Cheese, tasting olives from Pukara Estate, or savoring a glass of Shiraz from Two Rivers Wine—each just a short drive from your new home.

Muswellbrook’s rich history is beautifully captured in its well-preserved 19th-century buildings. Take a stroll along the Muswellbrook Heritage Walk to discover these historic gems, or visit the Muswellbrook Regional Arts Centre to admire the Max Watters collection, showcasing the best of Australian contemporary art.

In Muswellbrook, you’ll find a welcoming community where cultural richness and natural beauty come together, offering a peaceful and fulfilling lifestyle. It’s more than just a place to live; it’s a place to truly call home.



# When location is everything.



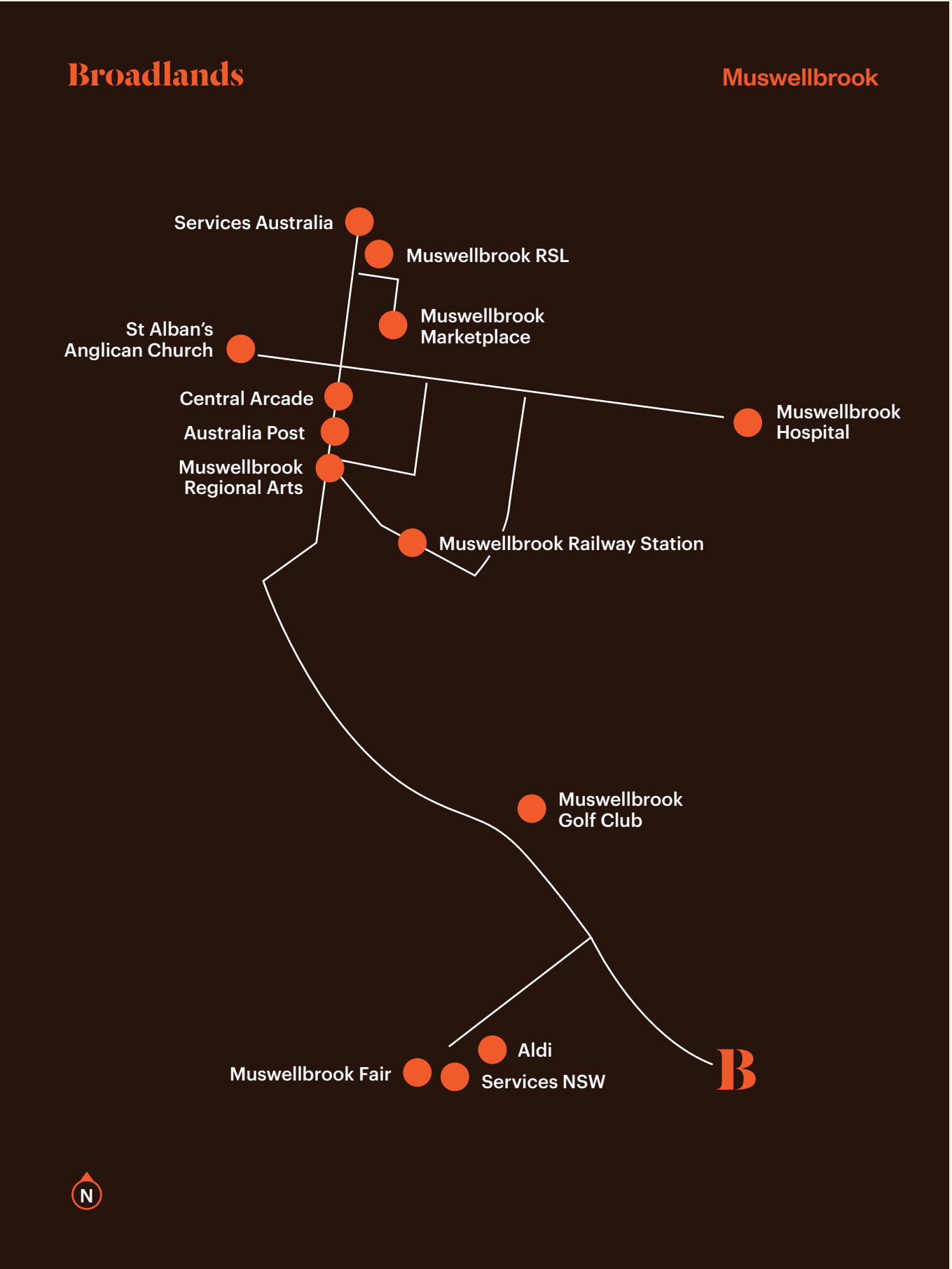
A short drive from Broadlands, the town centre of Muswellbrook couldn't be more convenient. From groceries to homewares, healthcare and beauty, there are so many options and opportunities to get to know the friendly locals that make this regional town so inviting. The main street of nearby Denman also offers great boutique shopping and local wares, with some great cafes to try too.

### 3 minute drive

- Muswellbrook Fair with over 15 specialty stores including Coles, Harvey Norman and Chemist Warehouse along with hair salons, butchers, bakers and cafes
- Muswellbrook Golf Club
- Aldi
- Service NSW

### 8 minute drive

- Muswellbrook Hospital
- Muswellbrook Railway Station
- Muswellbrook Marketplace with 30 specialty stores including Woolworths and Big W along with general retail, fashion, beauty, dining and services
- Muswellbrook Regional Arts Centre
- Central Arcade with 9 specialty stores including books, fashion, giftwares, health and cafes
- Australia Post
- Services Australia
- Banks







# Broadlands

Broadlands offers vibrant lifestyle communities designed to empower Australians over 50, promoting personal freedom and well-being. Our communities feature high-quality homes, exceptional facilities, and a true sense of belonging, all managed by trusted, independent partners.

Established over 20 years ago at Green Point on the NSW Central Coast, Broadlands has expanded to five additional locations—Tamworth, Muswellbrook, Narooma, Harrington, and South West Rocks—continuing to deliver the same trusted value and service we're renowned for.



# Broadlands

## Muswellbrook

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[broadlands.com.au](https://broadlands.com.au)

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