Broadlands

Tamworth

New England Region, NSW

My kind of place.

At Broadlands Tamworth, 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 like-minded people in a safe and secure community and make the most of everyday with a large range of services at your doorstep.

Situated along the banks of the Peel River, Tamworth is home to the Tamworth Country Music festival and the Australian Equine and Livestock Events Centre—as well as kilometres of scenic drives and a vibrant arts and cultural scene.

The local airport is only 10 minutes away and the start of Waterfall Way is a 90-minute drive, while national parks, wineries, and restaurants are moments away.

Broadlands Tamworth. 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 or take time with a book in the Clubhouse library.

Get active

Swim laps or do aqua aerobics in the indoor heated swimming pool or outdoor pool or get your daily workout in the gym. Get the team together for a game of lawn bowls or test your skills on the tennis court. Keen golfers are also able to enjoy the championship-level 18-hole course at the Tamworth Golf Club, available to members and guests, and only 5 minutes drive away.

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 within the comfort of a friendly community.

Bring your best friend

At Broadlands Tamworth 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 have everything you need to be as active, and relaxed, as you want to be while staying connected.

Buying a home at Broadlands Tamworth is simple.

Choose from a range of single level, 2 bedroom, 2 bedroom-plus-study 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 Tamworth 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 Tamworth 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	$500,000	$500,000
Stamp Duty	Nil	Nil
Fortnightly fees	$376.00	$376.00
Rent assistance (rebate) average per individual[1]	$163.80 per fortnight	Nil
Net fortnightly cost after rebate	$212.35 per fortnight	$360.00 per fortnight
Value of home in 10 years[2]	$650,000.00	$650,000.00
Less: selling costs (2.5%)	($16,250.00)	($16,250.00)
Less: Deferred Management Fee and capital gain share paid to operator	Nil	$225,000.00[3]
What you get back	**$633,750.00**	**$408,750.00**

[1]Estimate based on the average single person in NSW as at May 2026 who is eligible for Commonwealth Rent Assistance, noting actual entitlements will vary based on individual circumstances. Eligibility and payment amounts should be confirmed directly with the relevant government authority, as rates and criteria are subject to change.

[2] Assumed capital growth of 30%

[3] Calculated at 30% deferred management fee on original purchase price plus 50% share of capital gain paid to Operator.

A vibrant regional city with international attention.

From beautiful vineyards like the magical Tangaratta to the delicious culinary offerings at Glasshouse Restaurant within the historic Goonoo Goonoo Station, there are endless choices when it comes to dining.

The surrounding countryside offers vast hillside views and great small towns that are perfect for day trips with family and friends. Nundle, just 40 minutes away, is home to old-world antique stores and cosy cafés, and Willow Tree boasts the award winning Graze Willow Tree Inn. Or, if you are after some great cellar doors to explore, Armidale will have you spoilt for choice.

As the country music capital of Australia, Tamworth hosts the world-renowned Tamworth Country Music Festival. The second largest country music festival in the world, it has been running for over 50 years—bringing the town to life every January with performances from both local and international artists.

Tamworth Country Music Festival

Everything you need, close at hand.

6 - 8 minute drive

- Shopping World with Woolworths, Big W and 40 Specialist Stores
- Southgate Shopping Centre with Coles, Post Office, a pharmacy and doctors' surgery
- Wests Leagues Club
- Tamworth Golf Course

10+ minute drive

- Tamworth Racecourse
- Tamworth Railway Station
- Tamworth CBD
- Bicentennial Park
- Tamworth Base Hospital
- Tamworth Airport

Where convenience and contentment combine.

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

From Broadlands Tamworth you are just a 5-minute drive to Tamworth Shopping World, home to Woolworths, Big W as well as 40 specialty stores and a great food court. Getting away for a weekend or relaxing trip is easy, with both the airport and railway station in proximity.

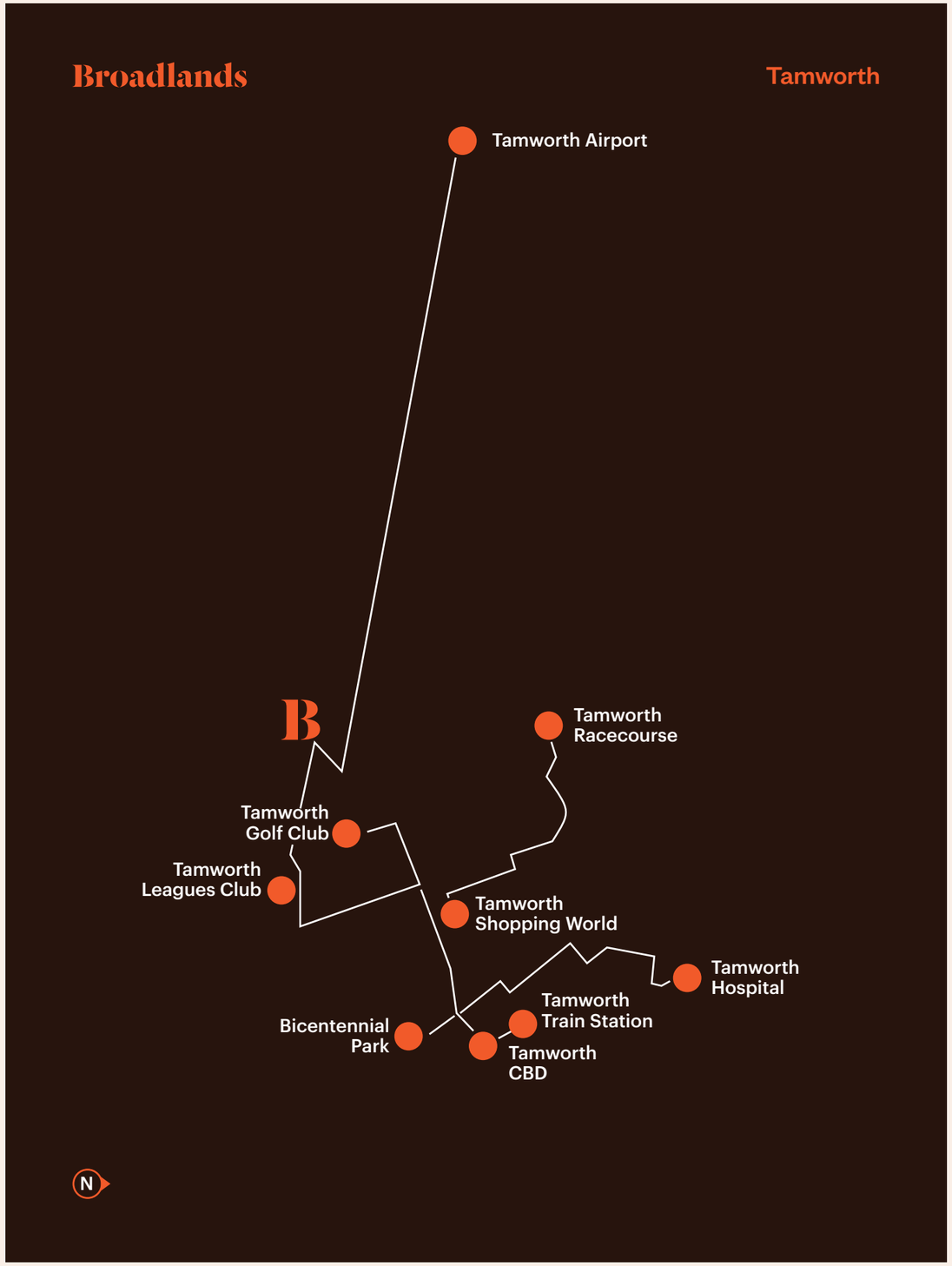
If you prefer to spend a long morning on the green, then make your way with friends to Tamworth Golf Course, just a few minutes from your front door. Whatever it is you need or desire you'll find it here.

The community has a bus stop at the front entrance, and many of the nearby clubs offer a courtesy bus for local residents. There are daily train and bus services to Tamworth, both interstate and across the region. Qantas link operates an air service to and from Sydney daily.

Tamworth's extensive shopping and amenity offering, along with its tree-lined streets and open spaces, all make for a unique experience you're sure to enjoy.

Tamworth Base Hospital is also conveniently situated, as are the many medical centres, pharmacies, and other health care services on offer.

On the weekends, you'll find a variety of markets to explore. The weekly Tamworth Growers Market is a showcase of produce and a great way to support local farmers. Monthly markets along Peel Street, at Hallsville and Bicentennial Park are brimming with local wares, emerging artists' works and delicious food.



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.com.au

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Disclaimer: This brochure is provided solely for the purpose of providing an impression of the proposed development called “Broadlands Tamworth” (as well as the approximate location of existing and proposed third party facilities, services or destinations) and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. 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 Tamworth entry point (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication October 2026.