



BIRUBI BEACH

PORT STEPHENS

Welcome
to over 50s
lifestyle
living at
Birubi Beach



A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

The Location

Living in a coastal paradise

Enjoy retirement living at its best in the popular Port Stephens region. Located in a beautiful beachside community, Birubi Beach Holiday Park is the perfect place to spend time in the natural environment as well as making friends at community social events.

Location in the beautiful Port Stephens area

The Birubi Beach community is located next to one of the most attractive beaches in the Port Stephens area with access to a numerous outdoor activities including: swimming in a patrolled beach, whale watching, dolphin spotting, bushwalking, picnicking, fishing, exploring rockpools or the Stockton sand dunes. There are even horse and camel rides for the more adventurous.





BIRUBI BEACH
PORT STEPHENS

Anna Bay Township

Effortless accessibility:

- » With the Pacific Highway just minutes away, you'll enjoy easy access to major cities and towns both north and south

Connectivity:

- » Horizons Golf Club Salamander Bay
- » Nelson Bay Golf Club
- » Anna Bay village shops
- » Salamander Shopping Centre



Just waiting to be explored

Birubi Beach is at your doorstep and watching the sunrise at the beach or on the sand dunes is a fantastic way to start the day.

Enjoy scenic coastal walks at Birubi Beach and at nearby Tomaree National Park. For the fishing enthusiast, the Port Stephens area is internationally recognised for good year-round fishing.



The Lifestyle

Resort living at its finest

Living in this stunning beach location is like being on holidays all year 'round! With pleasant temperatures throughout the year, homeowners find that a swim in the community pool is a great way to start the day. They also enjoy the opportunity to get together with their neighbours for morning teas and BBQs by the pool. Birubi Beach is a pet friendly community and the perfect place for long walks with your canine companion.





The Lifestyle

Everything you need and more:



Your pets are as welcome as you are



Swim a few laps in the pool



A BBQ area for all residents to share



Community area to catch up with neighbours

The Homes

Homes designed for living

Get everything you need and more from one of our pre-loved homes. Hometown pre-loved homes are available across all our locations and in a range of prices and styles to suit you.

With new stock arriving all the time, you'll be impressed with what's on offer.

We have premium homes, without a thing to do. We have pre-loved homes ready to be enjoyed. Visit our website or get in touch with our friendly team.



Birubi Beach Port Stephens

HOMETOWN AUSTRALIA
COMMUNITIES

At Hometown Australia we strive to provide home owners with a secure and inspiring lifestyle.

We're experts in creating lifestyle communities for the over 50s*. Our communities are vibrant, affordable and teeming with sought-after amenities. Over 10,000 Australians call a Hometown land lease community home.

You'll find our communities throughout Australia, with each location close to essential amenity and services and handpicked for its natural surroundings or urban vibe.

Our land lease communities provide true value for money, without the high entry and exit fees often associated with other retirement living options.

Choose from quality homes, built new or pre-loved, carefully designed to suit your needs and your budget. Our active, amenity rich communities are waiting to welcome you into an exciting new way of living.

*Hometown Australia has a range of communities for over 50s and over 55s.

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

Benefits of land lease



No stamp duty

There is no stamp duty payable on the purchase of your home, saving you thousands of dollars to spend on the lifestyle you deserve. This can be a real boost to your budget, considering the [Property Council of Australia](#) suggests you can spend up to \$75,000 in stamp duty and other costs downsizing your home.



Retain capital gains

We believe you should get 100% of your capital gain as a cash profit when you sell your home. In many other retirement living options, your agreement may force you to share your capital gains with the community manager. Living in a Hometown land lease living community means that more money stays in your pocket.



No council rates

Unlike most 'retirement villages' who charge you council rates, with Hometown land lease living you won't have to pay council fees.



No exit fees

When you sell your home, you won't pay any exit fees, unlike 'retirement villages' where you can be charged exit fees or 'deferred management fees' accrued over time. This is great for your budget.

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

Frequently asked questions

What does a Hometown Australia community offer?

A new way of living for over 50s*.
Our communities are vibrant, socially active, affordable, secure and packed with sought-after amenities.

Is there onsite management?

Our communities have a variety of on-site management arrangements, from living at the community to managers available on-site during a variety of set hours. We also offer residents a 24-hour emergency call service.

Are there exit or deferred management fees?

No, there are no exit or deferred management fees. You will receive 100% of any profits when you sell your home. And there are no additional community fees to pay when you sell your home.

Are there stamp duty or legal costs when I purchase?

There are no stamp duty costs. Our contracts are simple and easy to understand.

Am I eligible for government subsidies?

If you're a pensioner, you may be eligible for rental assistance against your site fees, the level of which varies. You should seek further advice from Centrelink or Veteran Affairs.

Will the site fees increase?

Yes. Site fees are typically increased annually. You can check the amount, or method, of increase in your site agreement.

Are there body corporate fees?

No, there are no body corporate fees. Our management team looks after the operation and maintenance of community amenities.

*Hometown Australia has a range of communities for over 50s and over 55s.

Frequently asked questions

Are there any other fees?

No. There are no added fees. But you are responsible for your own household running costs, including electricity, water use, phone and internet, as well as home insurance.

Can I choose my home and my site?

Yes you choose your home and site.

Available designs do vary due to location and size of site. Our sales consultants are happy to help you with new and pre-loved homes.

Is my home covered by a builder's warranty?

Yes, there is a 6-year structural warranty on all new homes, and up to a 3-month maintenance period. Pre-loved and display home warranties can be transferred to you at purchase, if there are any outstanding warranty periods.

Is my home treated for pests and termites?

New homes are constructed with termite resistant products and treated to local council regulations and Australian standards. Your home should be treated annually (at your expense). You need to make your own investigations should you be considering the purchase of a pre-loved home.

Do I need to maintain my garden and lawn?

You are responsible for your own garden, but community management will look after the communal gardens.

Can family or friends stay with me?

Yes. Guests can stay and also enjoy all the facilities and activities, including children under adult supervision. You will need to inform management of any extended visitors.

Frequently asked questions

How do I sell my home?

Your choice. You can sell it yourself, with a real estate agent, or we can sell it for you.

Can I bequeath my home?

Yes, because you own your own home it becomes part of your estate. Your beneficiaries can sell it or if they choose, live in it, provided they meet our community criteria.

Are singles welcome?

Absolutely. Our communities are welcoming and designed for social interaction. We encourage everyone, including singles, to make new friends and discover new interests.

Can I bring my own pet?

Absolutely. We believe that pets are a very valuable source of joy and companionship. Most of our communities are pet friendly, however there are some rules about the type of pets you can have, depending on the individual community. We encourage you to check with the community you're interested in.

Why choose a Hometown community for over 50s*?

This is the lifestyle you've been working towards all your life. Enjoy the freedom of Land Lease living by purchasing a quality home and leasing the land. You'll have the extra savings to do everything you've dreamt of as part of a secure, active community in a great location. Hometown really is the appealing new way of living.

*Hometown Australia has a range of communities for over 50s and over 55s.

A new way of living.

HOMETOWN AUSTRALIA
COMMUNITIES

Discover our over 50s lifestyle community

Birubi Beach Port Stephens

37 James Paterson Street

Anna Bay NSW 2827

(02) 4086 6088