



Providence Lifestyle
Oceanside Resort

REDEFINE LIVING
ON THE OCEAN'S EDGE
EXPLORE THE OCEANSIDE DIFFERENCE





Artist's impression of the Country Club Main Entry

WELCOME TO PROVIDENCE LIFESTYLE OCEANSIDE RESORT

If you are interested in being one of the first in WA to explore the opportunity for over 50s beachside resort living, coming soon to Perth's scenic northern coastal corridor, welcome to Providence Lifestyle Oceanside Resort.

Planning your next chapter takes time, and for this reason, we want you to be in the know from the early stages of this exciting project. The kids may be moving out, renovations may be required to maximise your home's sale price, and often a year or two of planning and contemplation is necessary to make the right decision for your personal circumstances.

Providence Lifestyle Oceanside Resort is located in Two Rocks, offering a beachside over 50s community like no other along WA's northern coastline.

The Resort will be thoughtfully curated coastal-inspired living – brought to life by the experienced and award-winning Providence

Lifestyle Resorts' team.

Most recently, Providence Lifestyle Resorts was awarded the 2025 UDIA WA Seniors Living Award and the prestigious Russel Perry Award for Urban Development Excellence for their Piara Waters Lifestyle Resort.

A holistic lifestyle experience, Providence Lifestyle Oceanside Resort will deliver elevated coastal living with amazing ocean views, beautiful breezes, and the Providence focus on high quality facilities, security, privacy, social engagement and convenience.

The Resort will include a suite of beautiful, maintenance free 1, 2 or 3 bedroom contemporary and breezy home designs to select from, so that rightsizing your life is simple.

Stage 1 will include the immediate construction of at least 30 homes, which will be available for purchase off the plan 12 months prior to them being ready for you to call home.



As seen from the Ocean Lodge

LUXURY AND SECURITY

Providence Oceanside intends to blend luxury, security, and plenty of coastal amenity to deliver a superior resort lifestyle for over 50s.

Providence communities are renowned for their extensive range of sought-after facilities. Our high-end Clubhouses are a focal point where Homeowners can gather to socialise, stay active and mingle with the like-minded. At Oceanside, this space will radiate coastal relaxation and feature plentiful raw materials and natural elements.

Our gorgeous homes will be reimaged to nestle in Two Rocks, through the collaboration of award-winning WA architect Richard Hammond, Studio P2, and Elevate Creative & Design, which are Providences' preferred community living specialist partners. Designed with the principles of passive solar energy in mind, our homes are on individual lots with no common walls.

Oceanside Resort's 1, 2 and 3 bedroom beach-inspired designs will embody laid-back holiday vibes while delivering an easy care, lock-and-leave lifestyle. Inside, soft neutral palettes and flowing fabrics create a wave of calm. Open layouts and large windows flood the space with natural light.

The outdoor entertaining spaces of these coastal homes will be purposely designed to accommodate beautiful summer days, yet

have the necessary screens, shutters, or blinds as standard to accommodate the sometimes inclement West Australian coastal weather conditions.

At Providence, exclusivity, privacy, and security are assured, thanks to our gated entry and exit access points, enhanced by advanced surveillance systems – including automatic gates with number plate recognition for Homeowners and registered family members and guests.

AFFORDABLE AND SUSTAINABLE

Providence Lifestyle Resorts unite luxury and affordability.

There are no entry or exit fees and no stamp duty on our turnkey home packages.

Many Homeowners downsize into our communities to free up funds that allow them to pursue long-held – or new – dreams and enjoy well-earned freedom.

Living in a Providence Resort also helps reduce your energy and data costs. Thanks to our focus on technology and sustainability, homes are designed with cross flow ventilation and good solar orientation as well as built in WIFI and access to fast data download.

RESORT FACILITIES

Take a look at the amazing range of facilities below:

- Multiple coffee lounges and bars*
- Commercial sized kitchen - for use by Resort Homeowners and/or caterers*
- Dance floor
- Beautiful lobby area
- Porte cochere entries to both the Country Club and Ocean Lodge - handy for bus and Uber pick-ups
- Library nook (books donated by Resort Homeowners)
- Games room with pool tables and darts
- Pickleball courts
- Bowling green
- Indoor heated pool
- Spa and sauna
- Change rooms
- Boutique gym
- Multiple fireplaces throughout the various facilities
- Communal vegetable/herb garden*
- Secure audio/visual intercom entry
- Caravan and boat storage bays and washdown area
- Hobby workshop
- Central BBQ facilities
- Multipurpose boardroom
- Cinema
- Music room
- Wellness retreat with a treatment room. (Bookable for visiting beauticians, massage therapists etc...)
- Potting shed
- Recycle centre
- Sunset lounge with sweeping ocean views
- Outdoor pool for homeowners and guests
- Extensive lawns perfect for lounging or a game of bocce
- Outdoor showers - perfect for a post ocean dip
- TV lounge and golf simulator
- Whiskey bar/cellar door*
- Weather protected terraces

**Subject to change without notice due to planning, statutory authority requirements or design considerations.*

A WONDERFUL COMMUNITY

- ✓ No stamp duty
- ✓ No entry or exit fees
- ✓ Secure gated community
- ✓ Low maintenance lots
- ✓ Turnkey pricing
- ✓ Prices include everything**
- ✓ High quality home fit out
- ✓ Pets are welcome
- ✓ Solar microgrid and battery storage
- ✓ Completely masterplanned
- ✓ Electric share cars and bikes
- ✓ Great location
- ✓ Experienced management



***Display furniture excluded, solar system and battery remain the property of the Resort.*



Artist's impression of the Pedestrian Resort Entry

WELLNESS AND CONNECTION

Providence Lifestyle Resorts are curated to bring wellbeing and social connection to our Homeowners. The fact that our spaces are strategically designed and shaped with these wellness goals in mind makes Providence a standout in our sector.

From the private grand Country Club to the Ocean Lodge and Wellness Cavern, Providence Lifestyle Oceanside Resort's collection of resort style facilities offers spas, saunas, pools, gyms, music rooms, day spas, community gardens, pickleball courts, a golf simulator, hobby workshops, and more. With everything you need to stay active, relax, and connect at your fingertips, our focus on health and wellbeing attracts vibrant, active homeowners who prioritise quality of life and an enriching lifestyle at every stage.

Providence Lifestyle Oceanside Resort's coastal location provides the perfect setting for boating, fishing, paddling, walking, snorkelling and swimming, making staying active outdoors – while making the most of oceanfront living – easy.

MASTERPLANNED AND PEACEFUL

Downsizers and early retirees care just as much about their lifestyle and surrounding environment as their home.

Our masterplanned Resorts are meticulously designed, and homes constructed in groups of around 30-50. There are no surprises with how your street will look; each residence is created to be ideal for the lot it's on, complement neighbouring homes, and accommodate privacy and solar orientation. Street elevations and rooflines will epitomise a coastal holiday lifestyle, while home facades and colours will deliver interesting and attractive streetscapes.

Importantly, masterplanned communities also maximise privacy, ensures our beautiful residences are peaceful spaces that provide a true sense of freedom, and paves the way for helping Homeowners stay naturally connected with others, should they wish to.

LOCALE

Nestled in the fast-growing northern coastal haven of Two Rocks, the Resort is just a short drive from the Yanchep train station and a mere 400m from the sparkling waters of the Indian Ocean.

To ready yourself to live Oceanside, register your interest in Providence Lifestyle Oceanside Resort now.

VISION AND VALUES

The driving force behind Providence Lifestyle is John Wood, one of Australia's most experienced lifestyle community developers and operators. John boasts an impressive history, having founded National Lifestyle Villages (NLV) in 1999 and subsequently establishing 14 successful communities across Australia. In 2020, John established Providence Lifestyle alongside fellow directors John Green, James Turnbull and Brad Denison to push the bar further and continue to innovate for a more discerning and younger market.

When I first started selling and supplying transportable homes into caravan parks 35 years ago, I didn't realise the lifestyle land lease industry had begun the same way all around the world.

Initially, these communities were about affordable, safe and secure community living options for retirees and the homes were small and lightweight. Now, the global industry, including WA, has matured to meet the more discerning needs of the growing population of baby boomers and the homes are extremely high quality. More and more people are looking for a contemporary, no compromise alternative to the typical retirement industry offerings.

As one of the first business people in WA to put time, energy and capital into offering something more and different in this space, there was limited government guidance or legislation available. I had to improvise and introduce new concepts and policies that legislation would eventually adopt. To help the concept and venture succeed I did a couple of things that really helped guide me along the way.

The values we live by in business are just as important as the products and service we offer!



Once we were developing multiple villages, the vision in my head, and the values I wanted my team to live and work by, became harder to communicate. One of my coaches encouraged me to write them down clearly and concisely, so they could guide the team's daily decision-making.

When we began including our vision and values in our marketing literature, I truly realised their importance. They've struck a chord with so many people contemplating moving into one of our Resorts. This is because the vision and values an organisation adopts is a clear indicator of how they want to behave in business, in the community and in the wider environment.

The Providence team has spent time fine-tuning our Vision and Values statement, which I'm pleased to share with you. This guides all decisions and interactions we have. It continues to evolve, but we love that it helps hold us accountable, and our intention is to honour these words.

JOHN WOOD Providence Lifestyle Founder and Director



Artist's impression of the Ocean Lodge

OUR VISION

We create safe, social and sustainable residential Resorts with fabulous facilities and experienced management facilitating physical and mental wellbeing.



Heart

We care

We act with integrity, trust and respect, looking for fair outcomes for all stakeholders, and acknowledge mistakes so that we can learn and grow.



Accountable

We step up

We are responsible for the creation of our experiences; we hold people accountable without assigning blame and strive to make choices from love instead of fear.



Responsible

We reflect, then act

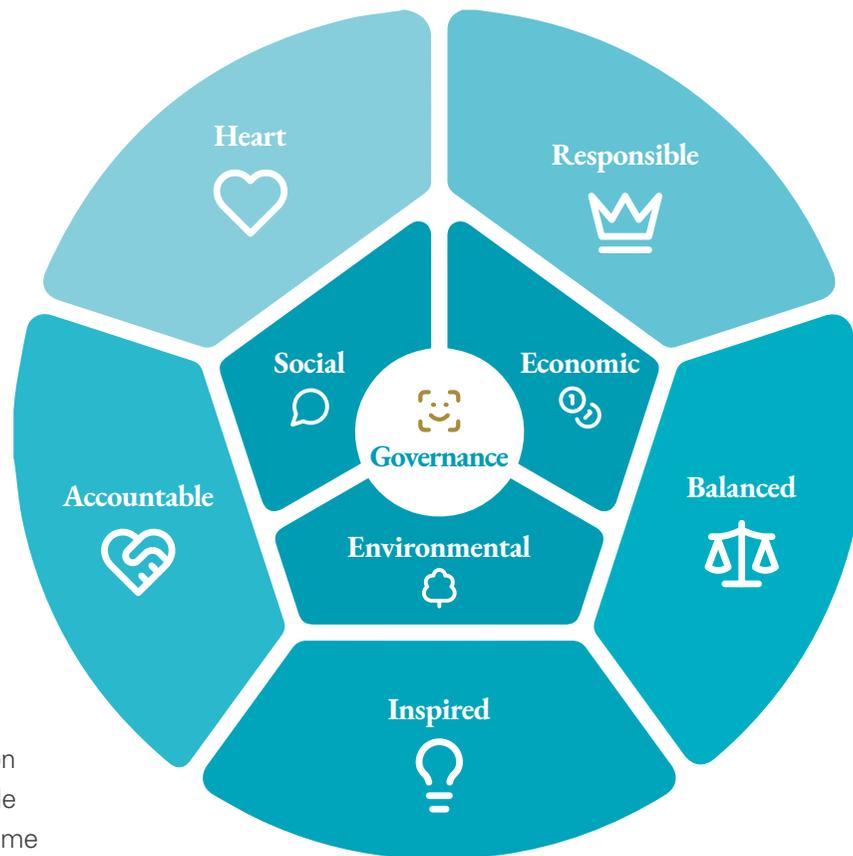
We trust ourselves and our colleagues to respond appropriately, reflecting on our vision and values when making decisions.



Balanced

We view life holistically

We value, protect and care for the balance we all need between family, spirit, work, exercise and fun.



Inspired

We are innovative

We value ideas, innovation and creativity, are passionate about what we do and we don't mind questioning the status quo and being courageous.



Social

It's all about people

Enriching communities are developed by people who care about people. Providence Lifestyle supports a culture of innovation and growth in an inclusive, safe, friendly, healthy and engaging environment where relationships are nurtured and people have fun.



Economic

The money has to make sense

Providence Lifestyle provides value for money lifestyle choices for Resort Homeowners. By successfully delivering value, it provides sustainable financial reward for all stakeholders.



Environmental

We are custodians

Providence Lifestyle cares for the broader environment. Everything we do considers the environment we share. We are at the forefront of introducing ways to reduce our ecological footprint and create a better world for our children to inherit.



Governance

We make it real with good care

Providence Lifestyle applies strategies to ensure that good governance is applied in all decision making to ensure our commitment to social, environmental and financial outcomes are delivered.

THE 'WOW' FACTOR

Every Providence Lifestyle Resort is built to deliver an exceptional living experience - from thoughtfully planned facilities and architecturally crafted homes to beautifully landscaped grounds. Below are the premium features included in your turnkey price.

KITCHEN

- Dishwasher
- Microwave
- Water purifiers for instant drinking water
- Overhead cupboards
- Soft close drawers
- Stone benchtops throughout
- Bin drawer
- Stylish waterfall stone ends to breakfast bar
- High end French door refrigerator*

BATHROOM

- Stainless steel shower bottle basket holder
- Porcelain vanity
- Quality attractive toilet cistern
- Stone benchtops
- Full height tiling

EXTERIOR

- Reconstructed timber decking with zero maintenance
- Exposed aggregate concrete crossovers (no weeds!)
- Stone, tile and castellation cladding to fronts of select homes
- Garage doors where possible
- Feature glass panels to most front doors
- Privacy screening
- Generous entertaining alfresco(s)



State of the art touch screen



High end kitchen cabinets



High end appliances



High end fridge





Spacious living area



Solar battery storage



Large open plan living



Composite decking



Air con in master



Solar panels

ELECTRIC

- Free daily power allowance (check with us for current rates) and backup power during power outage included. Solar system and battery backup owned and maintained by the Resort
- Two air conditioning units – large system to living plus smaller to master bedroom
- LED downlights – modern and streamline
- Multiple double general purpose outlets
- Audio visual entry to front gate
- Number plate recognition to the front gate

OTHER

- Keyless entry to homes
- Energy compliant homes
- Double insulation and thickened glass
- Excellent soundproofing provided
- Stone benchtops in laundry
- Covered, powered storerooms with general purpose outlets and light
- Quality wardrobe doors – Kote Acrylic for modern aesthetic
- Imitation lawn (ideal for pets)
- Quality planting and stone mulch
- Wind screening to alfresco areas
- Extensive Resort quality facilities
- Communal electric vehicles for Resort Homeowners to use
- Top of the range technology and communications network
- No stamp duty! No exit fees!

Features and specifications may change without notice due to design updates or product availability.





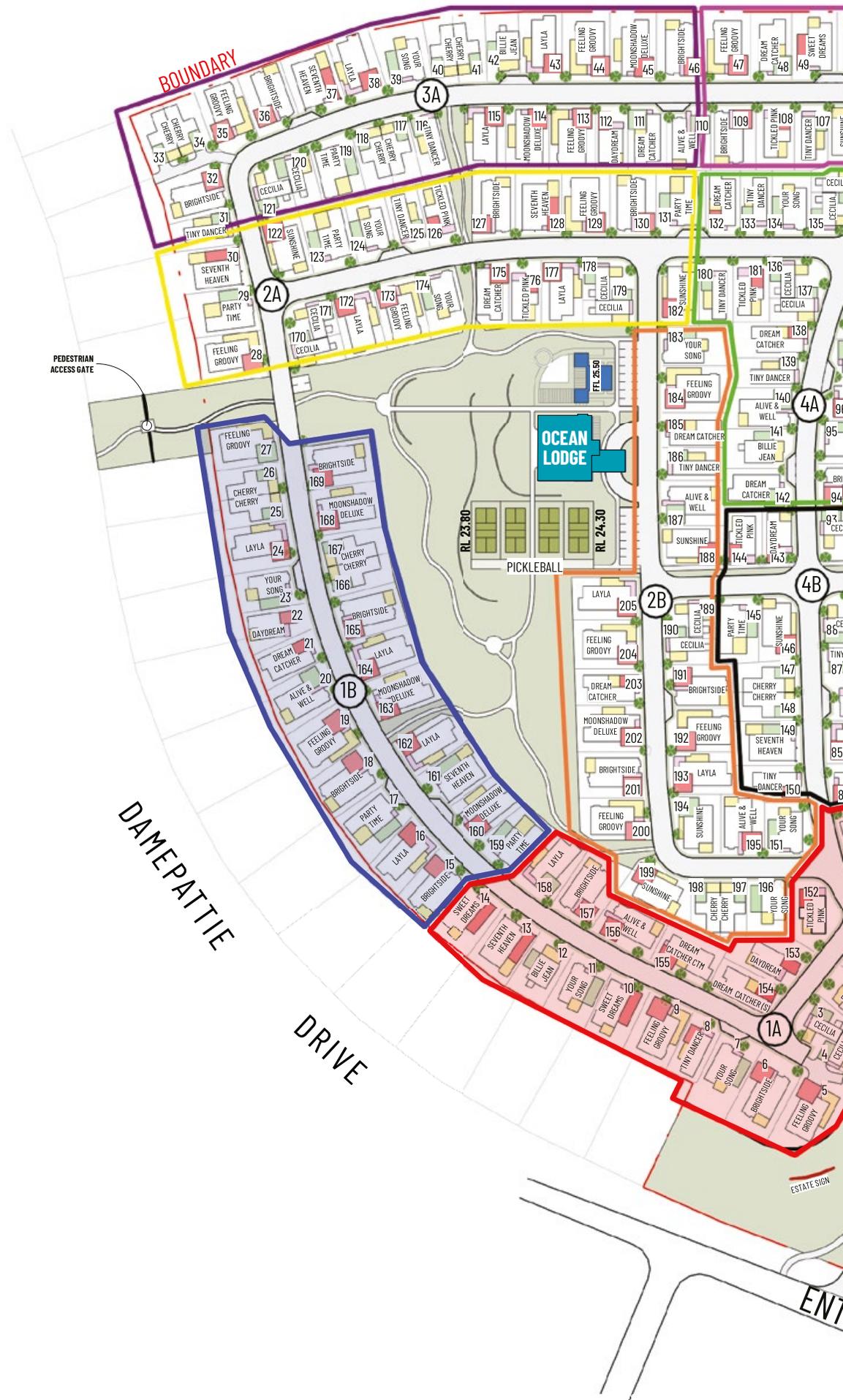
Providence Lifestyle

Oceanside Resort

- ALFRESCO
- VERANDAH/PORCH
- CARPORT
- GARAGE

NOTE: DUE TO ORIENTATION SOME ALFRESCO AREAS MAY REQUIRE EXTENSIVE WIND SCREENING (NOT SHOWN AT THIS SCALE)

TOTAL	354
1.CECILIA	38
1.CHERRY CHERRY	26
1.DAYDREAM	17
1.TICKLED PINK	12
1.TINY DANCER	25
2.ALIVE & WELL	15
2.BILLIE JEAN	13
2.DREAM CATCHER (S)	12
2.DREAM CATCHER (D)	15
2.PARTY TIME	16
2.SEVENTH HEAVEN	10
2.SUNSHINE	14
2.YOUR SONG	19
3.BRIGHTSIDE	23
3.FEELING GROOVY	26
3.LAYLA	30
3.MOONSHADOW DELUXE	20
3.SWEET DREAMS	23
STAGE 1A	25
STAGE 1B	24
STAGE 2A	24
STAGE 2B	24
STAGE 3A	28
STAGE 3B	23
STAGE 4A	31
STAGE 4B	26
STAGE 5A	24
STAGE 5B	22
STAGE 6A	21
STAGE 6B	31
STAGE 7A	27
STAGE 7B	24



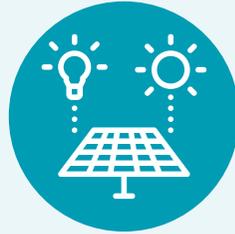
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NO STAMP DUTY

Providence Lifestyle Oceanside Resort is being developed by one of the most experienced lifestyle resort developers in Australia



No Entry
or Exit Fees



One of the first solar
communities offering
a free daily power
allowance of renewable
energy to every home.



Each stage is
masterplanned so when
you buy off the plan you
know exactly what is
being built around you.



A unique location set
only 400m from the
spectacular Indian Ocean
and just a short drive to
the train station.

CECILIA (DUPLEX)

Bedrooms: 1 WC: 1 Bathrooms: 1 Carports: 1 House: 42.8 m²



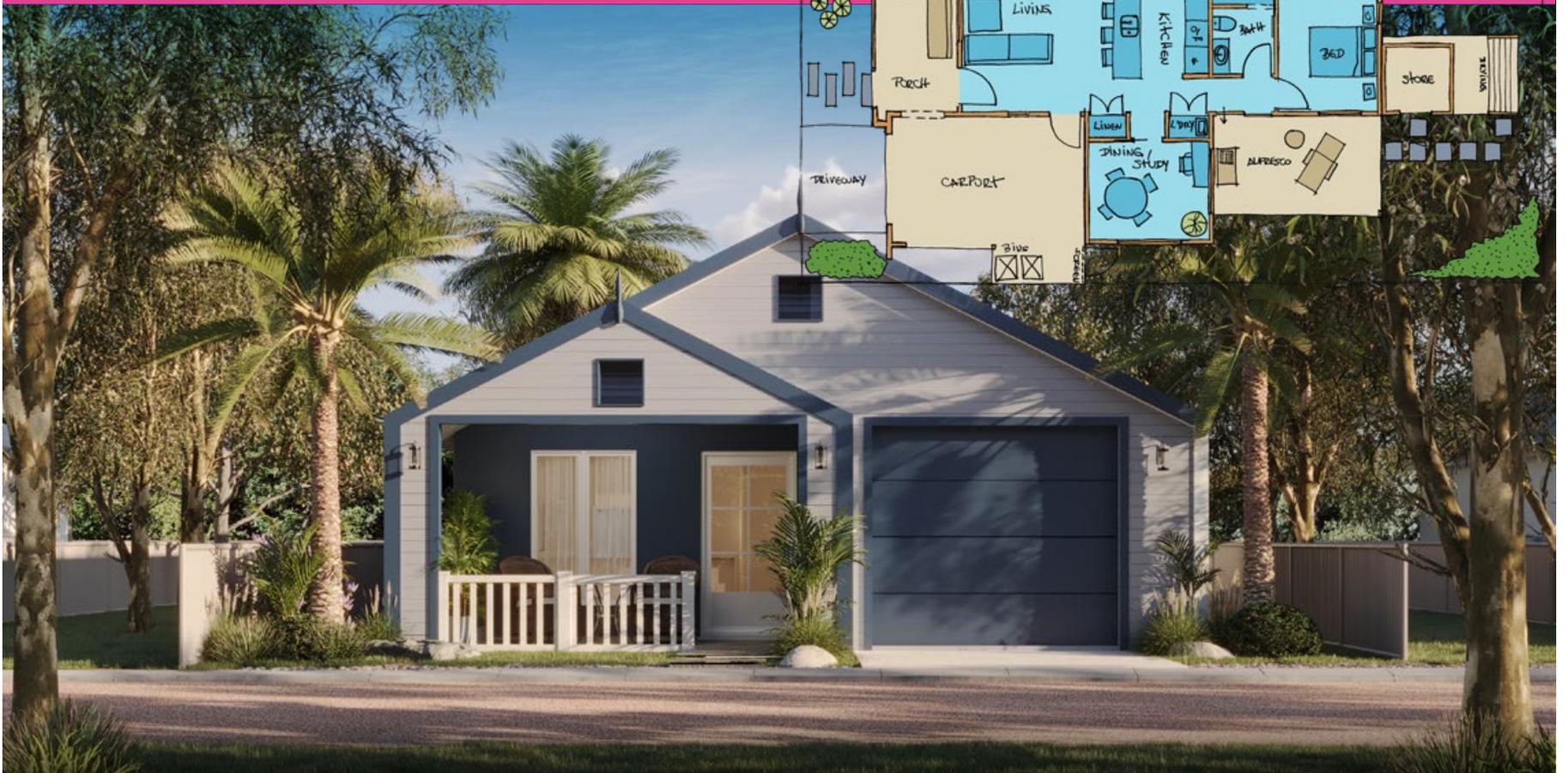
TINY DANCER

Bedrooms: 1 WC: 1 Bathrooms: 1 Carparks: 1 House: 52 m²



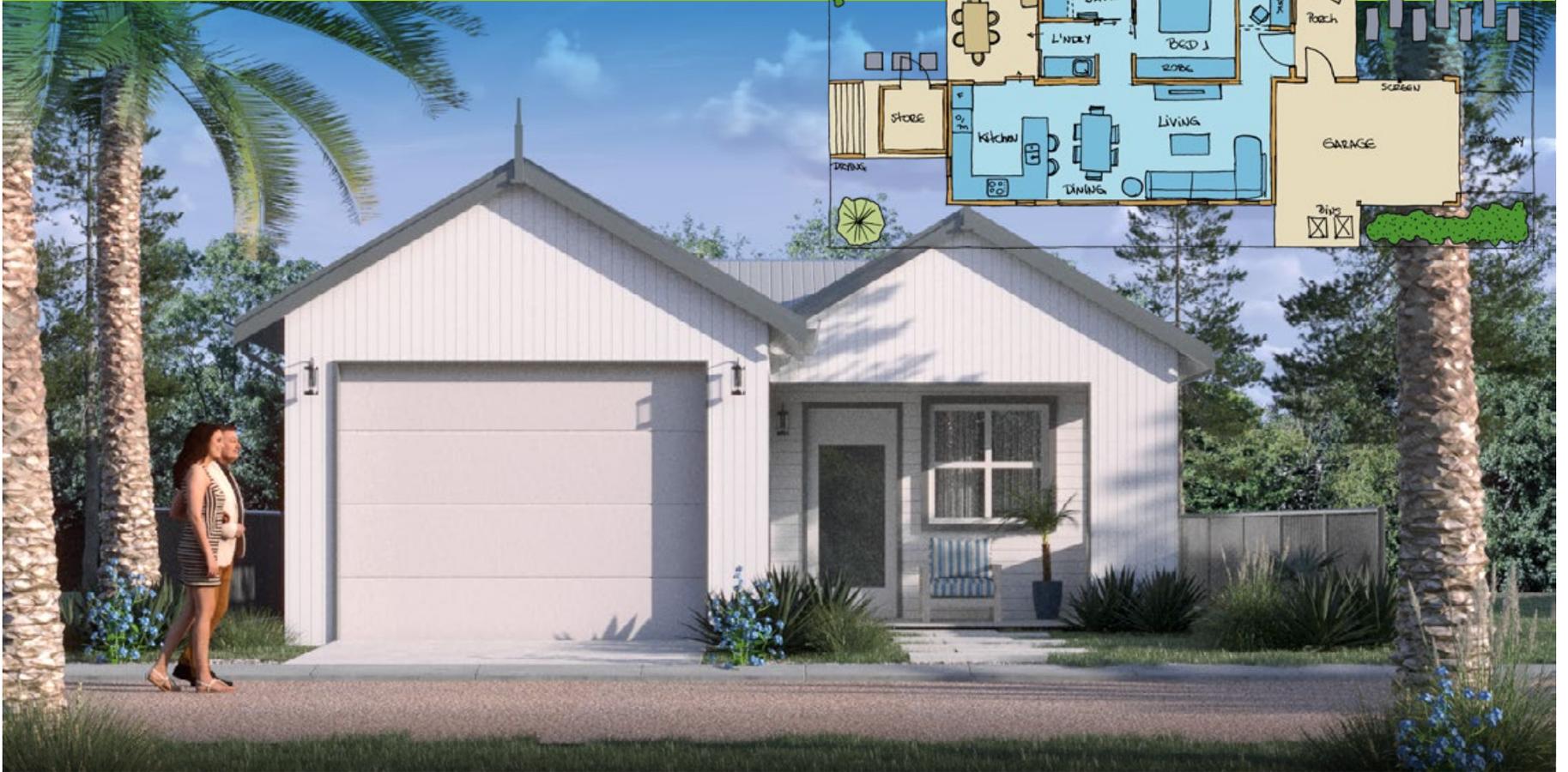
TICKLED PINK

Bedrooms: 1 WC: 1 Bathrooms: 1 Carparks: 2 House: 59 m²



DAYDREAM

Bedrooms: 1 WC: 1 Bathrooms: 1 Carparks: 1 House: 58 m²



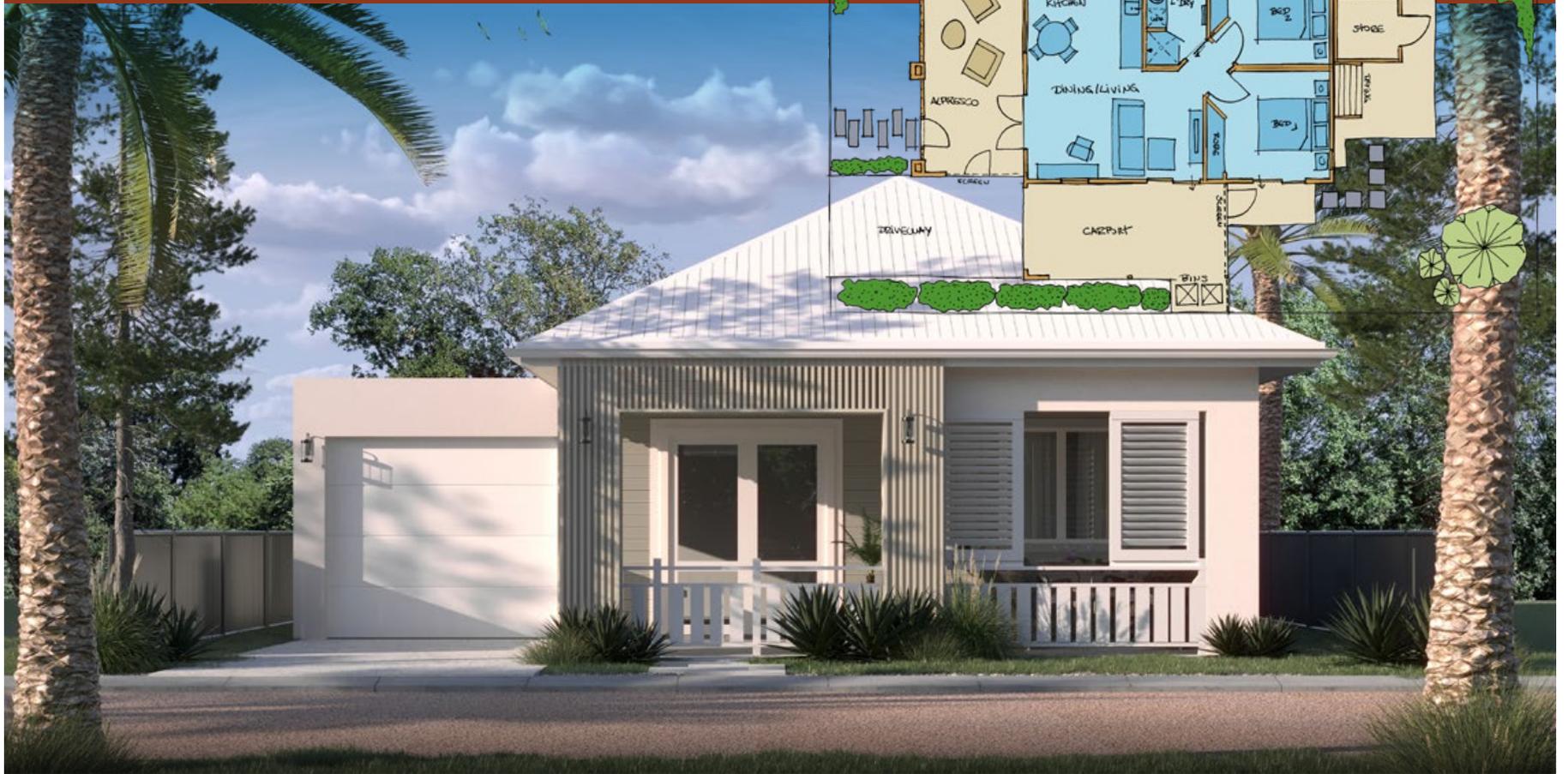
CHERRY CHERRY (DUPLEX)

Bedrooms: 2 WC: 1 Bathrooms: 1 Carparks: 1 House: 58 m²



BILLIE JEAN

Bedrooms: 2 WC: 1 Bathrooms: 1 Carparks: 1 House: 48 m²



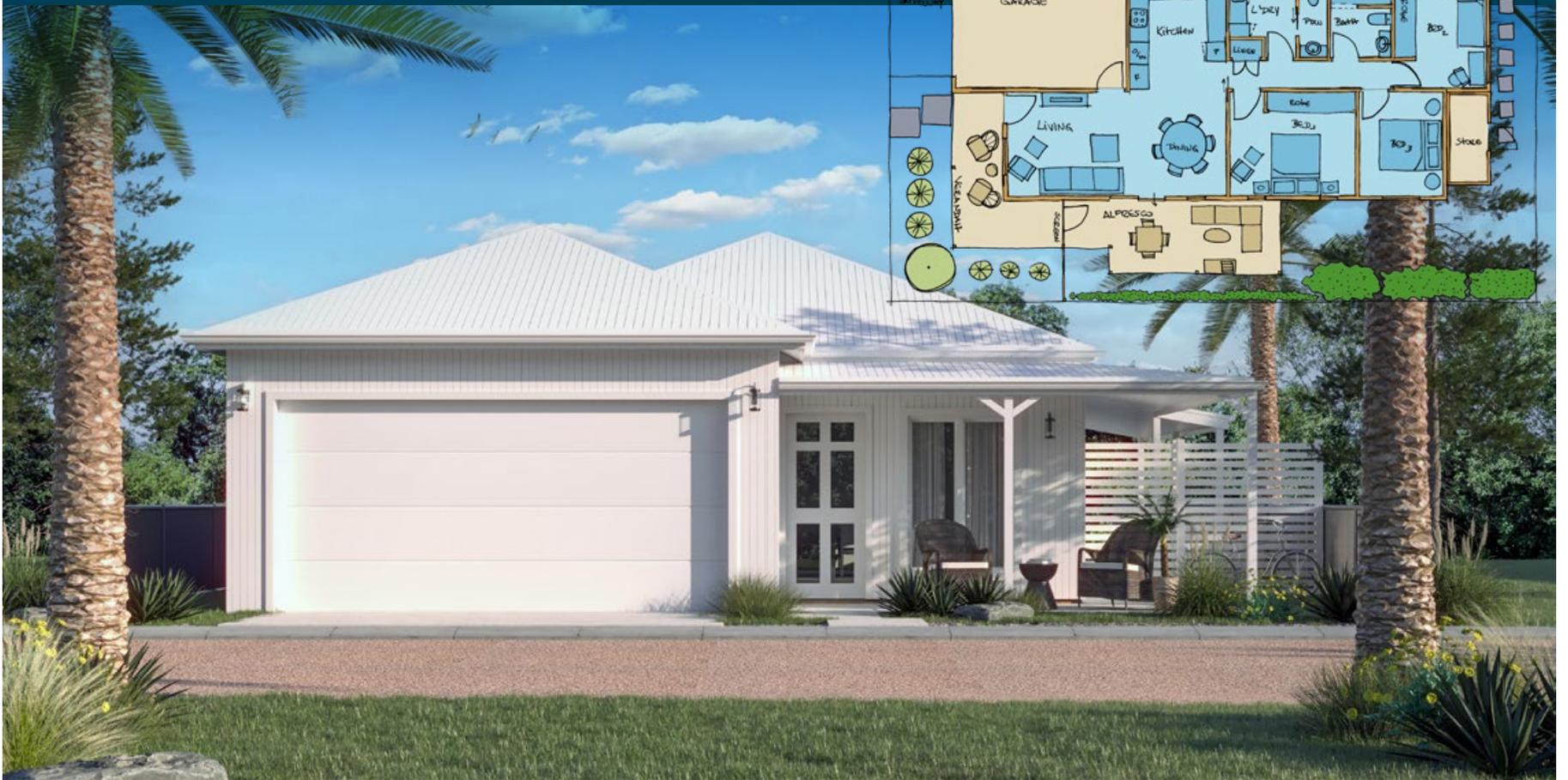
YOUR SONG

Bedrooms: 2 WC: 2 Bathrooms: 1 Carparks: 2 House: 71 m²



LAYLA

Bedrooms: 3 WC: 2 Bathrooms: 1 Carparks: 2 House: TBA



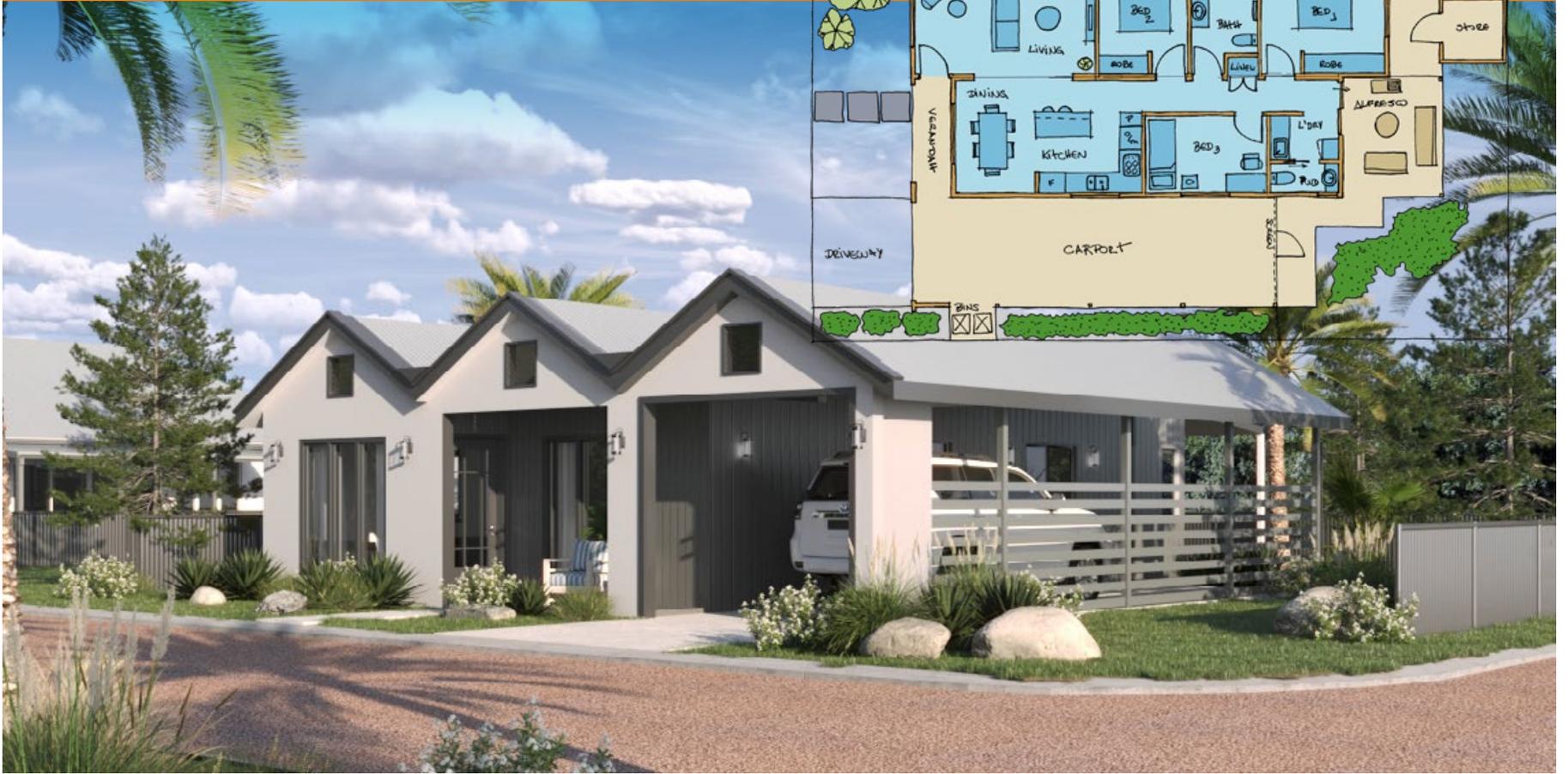
ALIVE AND WELL

Bedrooms: 2 WC: 2 Bathrooms: 2 Carparks: 2 House: 86 m²



SWEET DREAMS

Bedrooms: 3 WC: 2 Bathrooms: 1 Carparks: 2 House: 87 m²



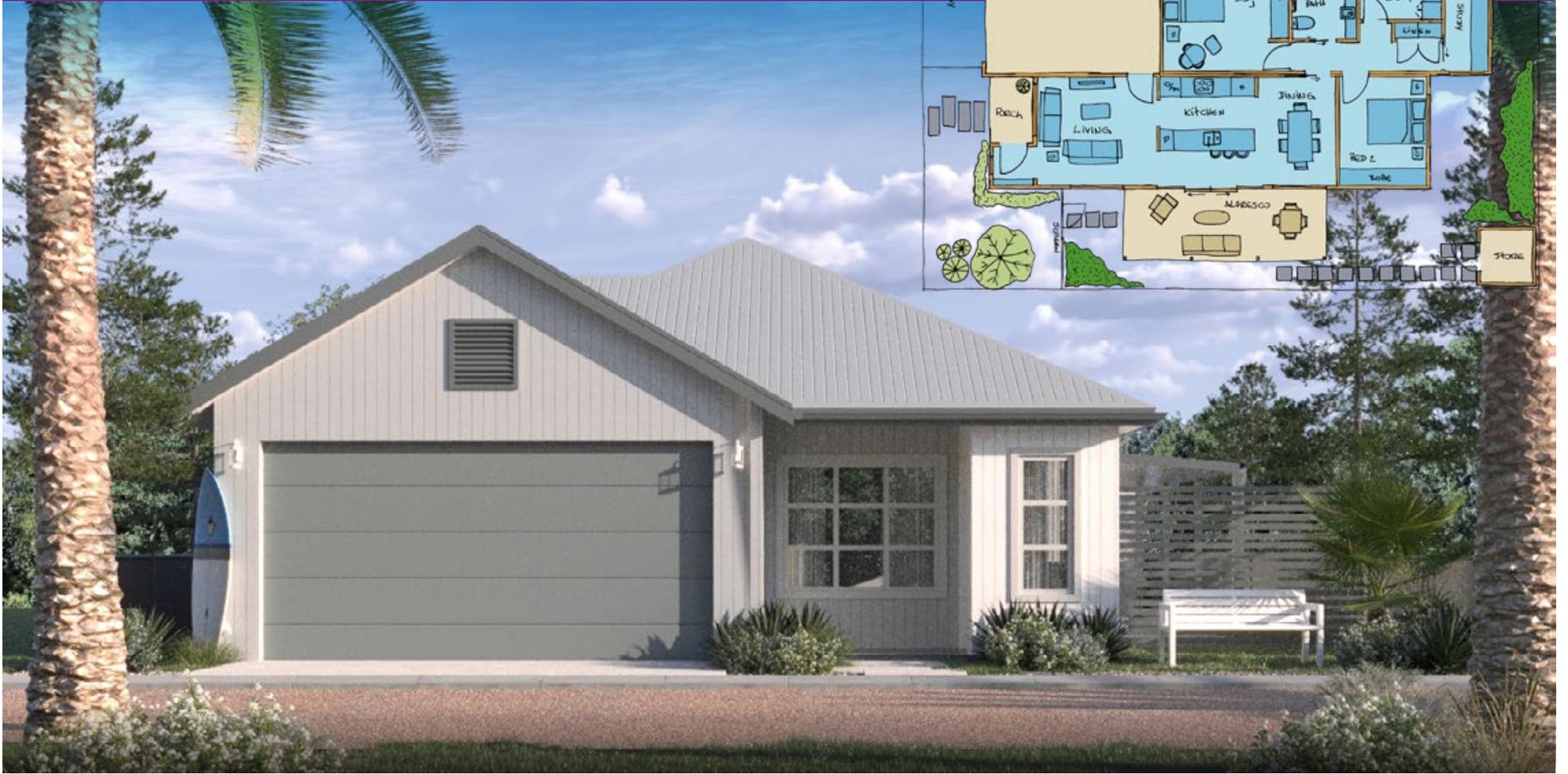
SUNSHINE

Bedrooms: 2 WC: 2 Bathrooms: 2 Carparks: 2 House: 85 m² Total: 138.9 m²



MOON SHADOW DX

Bedrooms: 2 WC: 2 Bathrooms: 1 Study: 1 Carparks: 2 House: 94 m²



PARTY TIME

Bedrooms: 2 WC: 2 Bathrooms: 2 Carparks: 2 House: 89 m²



FEELING GROOVY

Bedrooms: 3 WC: 2 Bathrooms: 2 Carparks: 2 House: 94 m²



SEVENTH HEAVEN

Bedrooms: 2 WC: 2 Bathrooms: 1 Carparks: 2 House: 99 m²





Providence Lifestyle

Oceanside Resort

For more information please contact

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AWARDS FOR EXCELLENCE
2025
WINNER



Providence Lifestyle

Resort Style Living
for Over 50s



Providence Lifestyle
Piara Waters Resort



Providence Lifestyle
Henley Brook Resort



Providence Lifestyle
Mandurah Resort



Providence Lifestyle
Waterbrook Resort



Providence Lifestyle
Wattle Grove Resort



Providence Lifestyle
Oceanside Resort