



Providence Lifestyle
Oceanside Resort

MAKING EVERY DAY
A COASTAL VACATION
EXPLORE THE OCEANSIDE DIFFERENCE





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 beach side 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.

Unfortunately, we are unable to disclose exactly where the Resort will be located until we are confident it will be approved; however, it will offer a beach side over 50s location like no other in the growing northern coastal suburbs.

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

A holistic lifestyle experience, Providence Lifestyle Oceanside Resort will deliver elevated coastal living with amazing ocean views, beautiful breezes, and the common 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.



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, including weathered wood, rattan and linen.

Our gorgeous homes will be reimaged to nestle into the oceanside location through the collaboration of award-winning WA architect Richard Hammond, and Elevate Creative and Design, both of which are Providence's preferred community living specialist partners.

Oceanside Resort's 1, 2 and 3-bedroom beach-inspired designs will embody laid-back vacation vibes and a breezy atmosphere, while also delivering an easy care, lock-and-leave lifestyle. Inside, these homes abound with subtle, soft, neutral colour palettes, flowing fabrics, open layouts, large windows and abundant, life-giving natural light – making it easy to immerse yourself in a wave of calm.

The outdoor entertaining spaces of these coastal abodes will also 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.

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
- Pickle ball 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





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 Caverns, 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 is what draws much younger-than-average homeowners to our over-50s communities.

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

The Resort is located among one of the fast-growing northern coastal corridors and is just a short drive to one of the northern train stations and the unique location is set only 400m from the spectacular 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 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 actual 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!

Firstly, I researched other communities, villages, and resorts on Australia's east coast and in America to uncover what worked and what didn't. Secondly, I did some soul searching, thinking about what sort of place I would want my mum to live in. I considered the facilities, environment and management principles I'd want or expect in a community my mum might call home. This has proven to be one of the most useful decision-making approaches for me. I've used it when creating legal agreements, developing management policies, when thinking about design and facilities, and when attracting the right team members. 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



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.



Responsible

We reflect, then act

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



Accountable

We step up

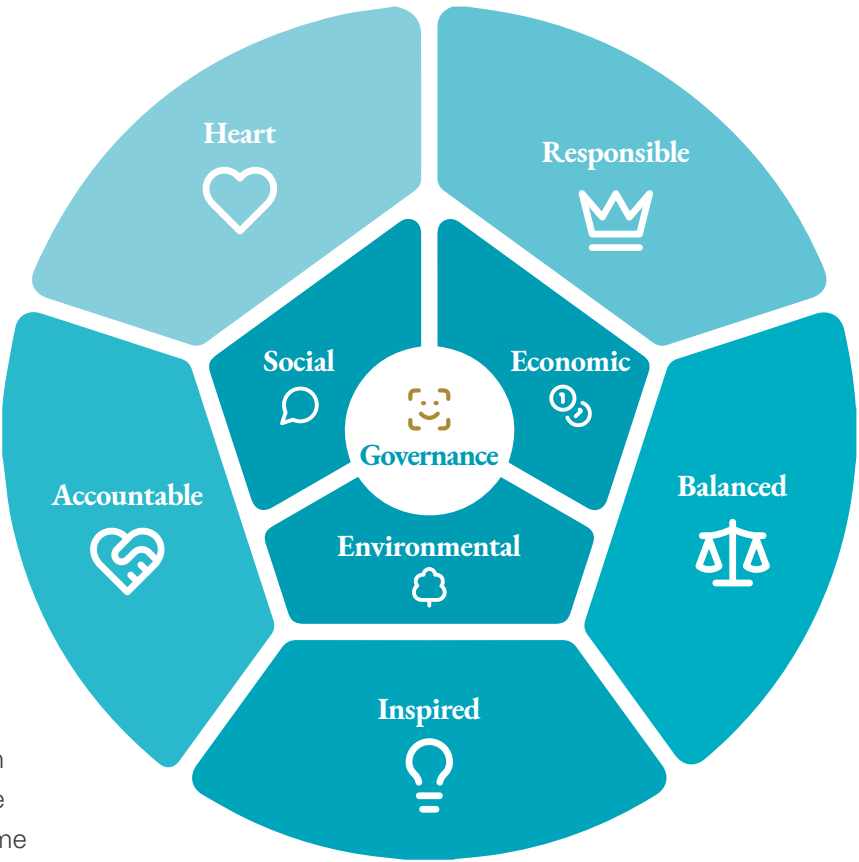
We are responsible for the creation of our experiences; we hold people accountable without assigning blame and strive to make choices from love instead of fear.



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 be 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

Providence Lifestyle Resorts are jam-packed with superior facilities, superior homes, and superior landscaping in so many ways. Below are some of the high-spec extras that are 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

- Solar panels with individual battery back-up storage
- 2 x aircon – large system to living plus smaller to master bedroom
- LED downlights – modern and streamline
- Multiple double GPOs
- 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 GPO and light
- Quality wardrobe doors – Kote Acrylic for modern aesthetic
- Imitation lawn (ideal for pets)
- Quality planting and stone mulch
- Block out blinds installed prior to handover
- 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!

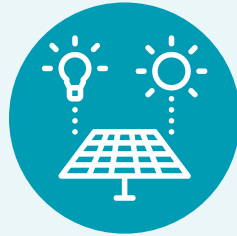
Features and specifications may change without notice due to design updates or product availability.

NO STAMP DUTY

Providence Lifestyle Oceanside Resort is not too small and not too big and 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
free renewable energy
up to 8 kW per day.



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
one of the northern train stations.

FEATURED HOME DESIGNS:

YOUR SONG

Bedrooms: 2 WC: 2 Bathrooms: 1 Carports: 2 House: 71 m² Total: 126 m²



SUNSHINE

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



SEVENTH HEAVEN

Bedrooms: 2 WC: 2 Bathrooms: 1 Carports: 2 House: 99 m² Total: 151.1 m²





Providence Lifestyle
Oceanside Resort

For more information please contact

Mark Jewell

Lifestyle Sales Consultant

T 0411 497 111 **E** markJ@providencelifestyle.com.au

providencelifestyle.com.au



*IMAGES ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY BE SUBJECT TO CHANGE DUE TO AVAILABILITY OF MATERIALS, COMPLIANCE OR DESIGN CONSIDERATIONS.