

Aspen Lifestyle Highway 1 **Over 50s Lifestyle Village**

Quality living, without compromise.





About

Aspen Lifestyle Highway 1 offers a balance between peaceful neighbourhood living and modern convenience. Local shopping centres, recreational parks and the popular Little Para River Trail are right at your doorstep, offering plenty of options for leisure, fitness and relaxation.

Convenience & Commutes

With easy access to major transport routes like Port Wakefield Road and the Northern Expressway, you're perfectly positioned for easy commutes to the CBD, Yorke Peninsula and Barossa Valley.

Our Homes and Community

Our master-built homes are thoughtfully designed to meet your needs now and into the future.

Residents have exclusive access to a range of community facilities, including a clubhouse (planned development) and two outdoor pools offering endless opportunities for socialising and unwinding.



About Aspen Group

Aspen Group is a trusted Australian company, that provides affordable, quality accommodation and living options on competitive terms around Australia.

Our diverse portfolio comprises of three main sectors: lifestyle, residential and holidays. We believe that everyone should be able to enjoy all aspects of their life, whether it be buying or leasing, downsizing, or enjoying holidays in a cost-effective manner.

Find Out More

Aspen Lifestyle Highway 1 offers a warm and welcoming environment. For more information, contact our Property Manager on the details below.

Cameron Simpson
0476 052 475
manager@highway1park.com.au

925-963 Port Wakefield Road, Bolivar SA 5110



Why Aspen Lifestyle?

Aspen Lifestyle Highway 1 is a part of Aspen Group, an ASX listed leading Australian property group with over 20 years of experience. Our purpose is to deliver quality, comfortable and affordable living options.

Our homes are thoughtfully designed to support your lifestyle now and into the future. As a resident, you will also enjoy exclusive benefits, including access to the community facilities and a 10% discount at any of our holiday parks across Australia.

Benefits of land lease

Aspen Lifestyle's land lease model allows you to own your own home and pay no stamp duty, no council rates and no exit fees meaning you get 100% of the capital gains on your home.

We also set our rents significantly below the Commonwealth Rent Assistance cap meaning qualified residents may be eligible for Government support.



No entry
or exit fees



No council rates
or strata fees



Retain 100% of
capital gains

Frequently asked questions

Aspen Lifestyle Highway 1 is an established and growing land lease community in Northern Adelaide.

There are no entry fees, exit fees, council rates, stamp duty, or strata/body corporate fees. You own 100% of your home and lease the land through a site agreement.

Do I need to be retired?

No, Aspen Lifestyle is more inclusive than retirement villages and is open to individuals over the age of 50 who are working full-time or part-time whilst living in the village, as well as those who are fully retired.

Do I own my own home?

Yes, residents own their own home and lease the land through a residential site agreement.

Do I own the land?

No, when purchasing a home residents commit to a long-term lease on the land and pay lease payments fortnightly. Residents have an exclusive right to occupy the land and use the various communal facilities.

What are the benefits of leasing land?

Leasing land at Aspen Lifestyle has various benefits including:

- Commonwealth Rent Assistance payments for those who are eligible
- Residents can enjoy uninterrupted access to community facilities
- Residents do not pay council rates, water rates or body corporate fees
- Community gardens and common landscaped areas are preserved by our skilled gardening team
- Residents will be living with like minded individuals of a similar age

Do I need to get my own house insurance?

Yes, residents are responsible for organising their own house and contents insurance.

Who maintains my home?

All homes are built from premium materials that are designed to withstand the weather and last the test of time. As the owner you are responsible for the maintenance of your home.

Can I customise my home?

Residents have complete freedom when they move in to make any interior changes they desire. Changes to the exterior of a property must be in keeping with the overall look and feel of the village and must be disclosed and approved by park management prior to any work commencing.

Who pays for utilities such as electricity and water?

When connected, residents are responsible for electricity and water usage costs, and will be billed, by Aspen Group, based on consumption. Residents may be eligible for Government rebates on electricity.



Is the village secure?

Our community is gated meaning residents can relax knowing their home is safe and secure within the village.

Can I keep a pet?

Our village is pet friendly, however, there are some rules that apply to ensure the rights of all homeowners are respected.

Who collects my rubbish?

Rubbish is collected weekly from the designated bin enclosures around the village.

Where is my mail delivered?

Mail is placed in your own letterbox in the communal area.

Can my visitors use the facilities and can they stay?

Yes, guests are welcome to use the facilities when accompanied by a resident and can take part in the village activities.

Who looks after my garden?

Residents are responsible for looking after their own garden.

How do I sell my home at Aspen Lifestyle Highway 1?

Residents have the flexibility to sell their homes at any time and have the option to either choose Aspen Group for sales representation or an external real estate agent of their choice.

Residents retain full autonomy in making this decision. Upon the sale of your home, the land lease concludes.

Choosing Aspen Group for sales representation offers the advantage of reduced sales costs and access to our established village database of buyers.

Are there any selling costs?

Residents can choose to sell their home through our experienced team, with a selling fee similar to standard property transactions.

Alternatively, if a resident decides to hire an external real estate agent, they will need to negotiate the commission, which may include additional processing fees.

Can I get pay TV and internet access?

Yes, internet is available as well as free to air TV.

Will I have to pay stamp duty when I purchase?

No, there are no stamp duty charges.

What is the weekly site fee?

Site fees vary across our villages and are used to run and maintain the communities.

Site fees cover various costs including site rent, the use and maintenance of all communal facilities, community gardens and streetscapes.

Council rates and village management costs are also covered. This includes our onsite staff that look after the village such as the Property Manager or grounds staff.

For further information on site fees and what they cover, contact the Property Manager.





[Can I bequeath my home?](#)

Yes, the home is considered part of a resident's estate. If eligible your beneficiaries can move into the village or if ineligible, they may sell the home.

[Who owns Aspen Lifestyle Highway 1?](#)

Aspen Group is the owner of the village and is a publicly listed company (ASX: APZ).

Aspen Group is committed to addressing the increasing pressures associated with the Australian housing market and offering Australians an affordable, high quality, living alternative.

Aspen Group owns a number of lifestyle villages around Australia with a large portfolio of residential and park properties.



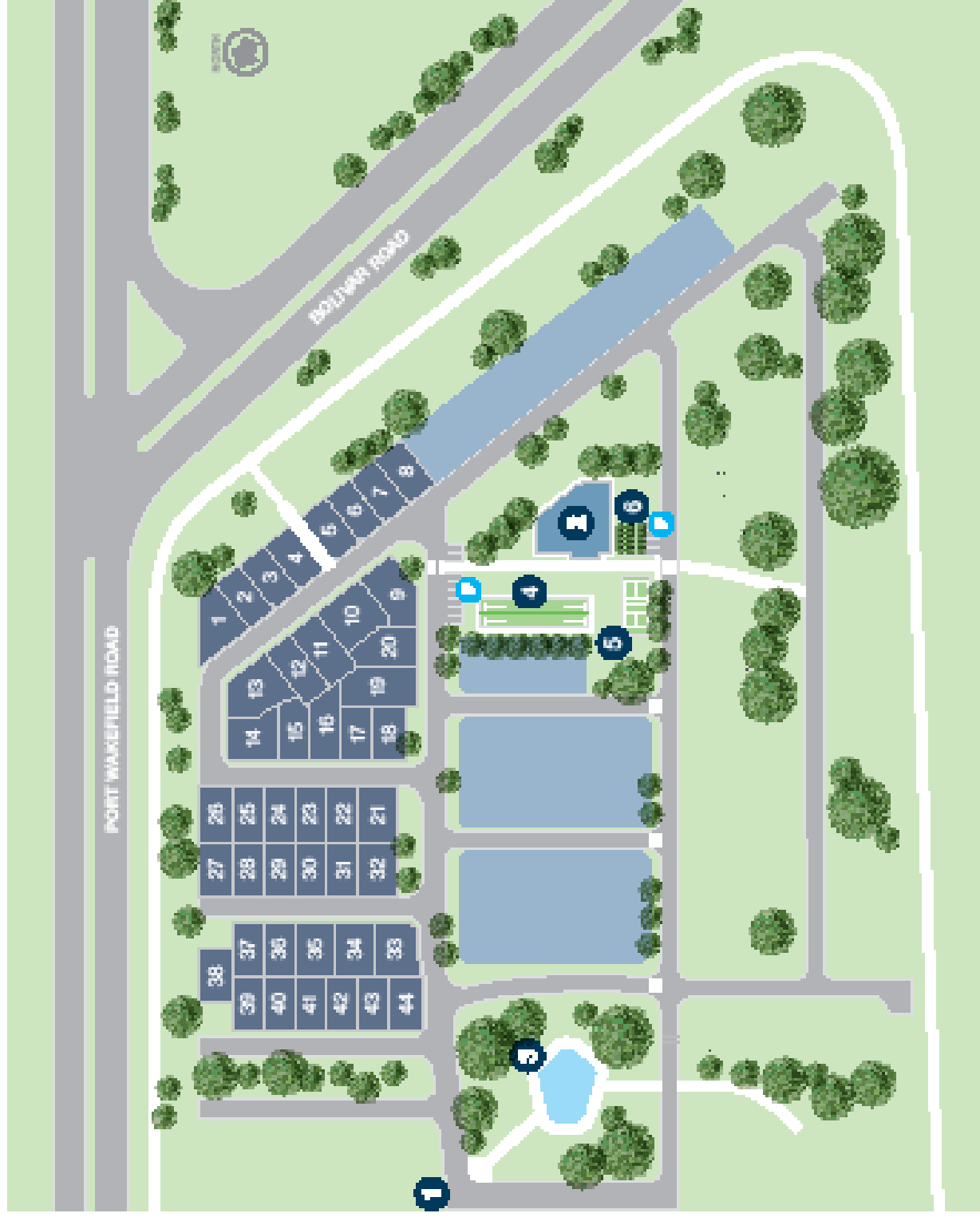
Aspen Lifestyle Highway 1

600-603 Port Wakefield Road
Baker Shores, Alaska

Stage 1 Roto-050

Future Development

- 1 Main Entrance
- 2 Clubhouse
- 3 Pool
- 4 Bowling Green
- 5 Pickleball Court
- 6 Community Garden Area
- 7 Visitor Parking



*The Clubhouse area, bowling & visitor parking are subject to Council Consent

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Local Amenities

- 1 Panlowrie Village Shopping Centre, 4 mins
- 1 Olive Parklands, 6 mins
- 1 Salisbury Primary School, 11 mins
- 1 Royal Adelaide Hospital, 11 mins
- 1 Oakley-Cairns Children's Hospital, 16 mins

Facilities

- 1 Whitehorse-Trafford, 11 mins
- 1 White Plains, 15 mins
- 1 Whitehorse-Walton, 15 mins

Whitehorse-Trafford

Local Activities

- 1 Pioneer Reserve-Little Pass River Trail, 11 mins
- 1 Mt Pleasant-Clement Reserve-Long Park, 15 mins
- 1 White Horse Park, 11 mins
- 1 Preston Park Club, 10 mins
- 1 Little Pass Park-Clare, 11 mins
- 1 Salisbury Bowling Club, 11 mins
- 1 Maple Green, 16 mins

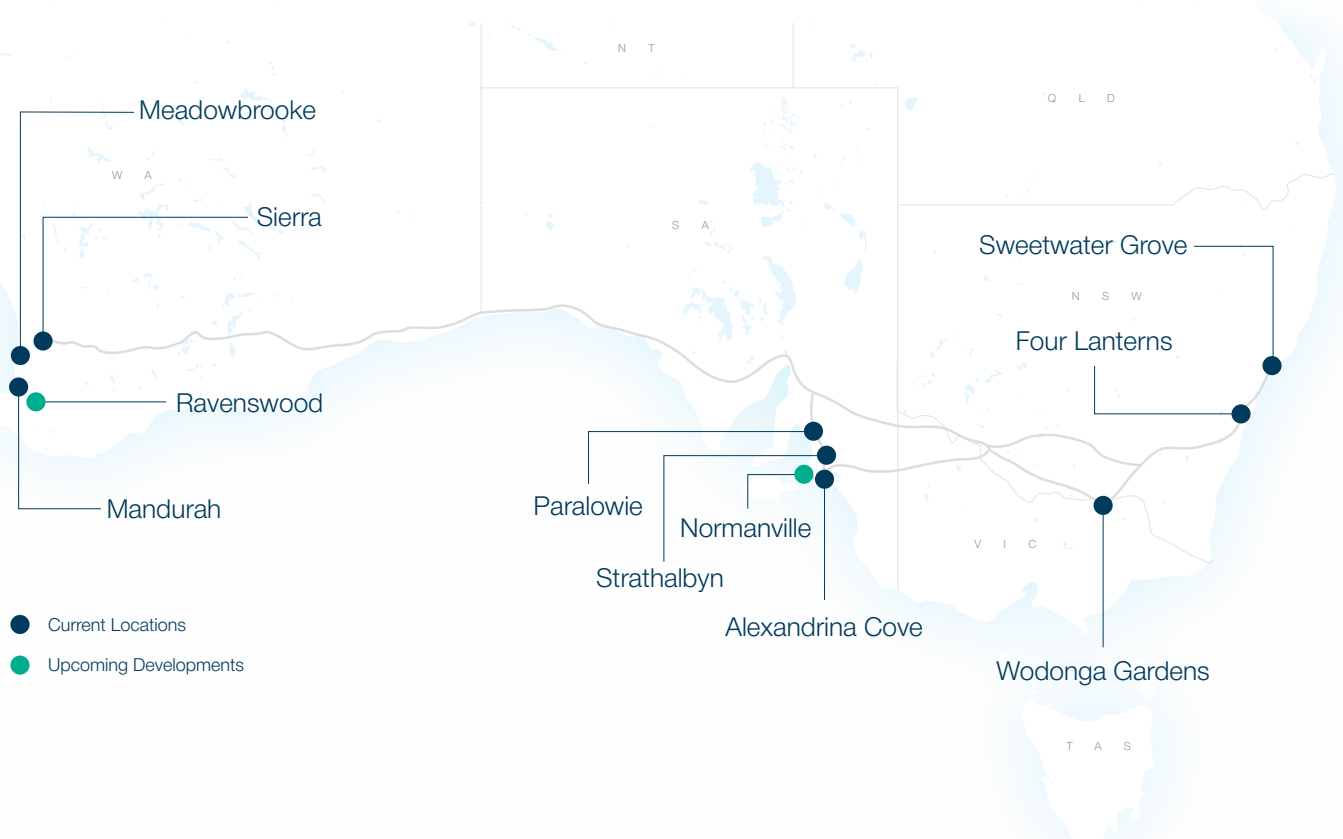


Explore all Aspen Lifestyle Villages in Australia

Quality living, without compromise

Embrace a relaxing lifestyle at any of our welcoming Aspen Lifestyle villages across Australia. We believe downsizing should be a time to embrace new experiences, stay active, and build lasting friendships.

Our homes are thoughtfully designed to support your lifestyle both now and in the future. As a resident, you'll enjoy exclusive benefits, including access to community facilities and a 10% discount at any of our holiday parks across Australia.





Connect with us

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