



EDEN GARDENS LIFESTYLE ESTATE
by LINCOLN PLACE

RIGHTSIZE YOUR HOME, UPGRADE YOUR LIFESTYLE
on the NSW Sapphire Coast





EDEN GARDENS LIFESTYLE ESTATE *by* LINCOLN PLACE



Welcome to EDEN GARDENS LIFESTYLE ESTATE

Welcome to Eden Gardens Lifestyle Estate - where your dream of a relaxed and fulfilling lifestyle becomes a reality. Situated on the stunning NSW Sapphire Coast and adjacent to the superb Eden Golf Course, our community delivers the very best in over 55's living.

Experience the ultimate in lifestyle living with our carefully planned development, providing access to affordable, architecturally designed, low-maintenance homes and outstanding amenities. Located conveniently next to the Eden Sports and Recreation Club, our central location will make it hard for you to ever want to leave.

When you do venture out, the natural beauty of the area will amaze you. With breathtaking views of the pink and white cliffs along the coastline, lush green pasturelands, and sandy golden beaches, Eden is a true paradise. Explore the dedicated whale museum, indulge in seasonal produce and enjoy all that the Sapphire Coast has to offer, right on your doorstep.

Join our thriving community at Eden Gardens Lifestyle Estate and start living your best life.



The beautiful **LIFESTYLE OF EDEN**

Eden is a bustling town surrounded by unspoilt wilderness and steeped in history. Located on the NSW Sapphire Coast, Eden is a gateway to national parks, fascinating Indigenous stories, and a unique maritime heritage.

A favourite amongst locals is the Allan Gibson Boardwalk, situated a few minutes from Eden Gardens Lifestyle Estate. This accessible walkway encompasses Lake Curalo and connects with the Asling's Beach Maritime Walk and the breathtaking Eden Rotary Lookout, the perfect spot to witness the annual whale migration along "Humpback Highway".

If you're looking to upgrade your lifestyle and downsize your home, Eden on the Sapphire Coast is the perfect destination. Don't miss out on this gem of a location.

Local amenities

Experience the perfect balance of convenience and relaxed living. Located adjacent to the Eden Sports and Recreation Club, Eden Gardens Lifestyle Estate provides easy access to all necessary amenities.

Regular produce markets plus a calendar of festivals and events, makes Eden a vibrant town. Eden's Imlay Street, where you can find an array of cafes, restaurants, supermarkets, and amenities, is a short drive from the Estate. For your peace of mind, a medical centre is within walking distance and the closest hospital is the Pambula Health Service, a 16-minute drive from the Estate.

The pristine beaches of Eden are just a five-minute drive away. And if you need to travel further afield, the Merimbula airport is an 18-minute drive up the coast, providing multiple daily flights to Sydney and Melbourne. When it comes to exploring the wider region, day trips up and down the East Coast are made easy with direct access to the Princes Highway.

Holiday with us **365 DAYS A YEAR**

At Lincoln Place, we understand that the essence of a fulfilling lifestyle goes beyond just facilities. When you choose to join our vibrant community in Eden, you'll enjoy the best of both worlds – lifestyle amenities available all year round, as well as a friendly, inclusive, and welcoming community of like-minded individuals.

Join us at Eden Gardens Lifestyle Estate and experience the perfect blend of resident facilities and a warm, welcoming community.

The Eden **SPORTS AND RECREATION CLUB**

The Eden Sports and Recreation Club is located adjacent to Eden Gardens Lifestyle Estate. The Club, established in 1948, has a rich history and is often seen as the hub of the local community. In addition to a Café, Bistro and Sports Bar, the Club boasts a 18-hole Eden Golf Course, plus bowling greens, putting and chipping greens, and driving range. The course attracts golfers from around the world, drawn to the course for its challenging fairways and beautiful surrounds.

Each household at Eden Gardens Lifestyle Estate will receive a complimentary five-year Social Membership to the newly renovated Eden Sports and Recreation Club. A membership provides access to all the Clubs facilities and activities plus discounted golf, bowling and cart hire, providing ample opportunities for residents to stay active, socialise, and connect with the local Eden community.





Affordable LAND LEASE LIVING

At Lincoln Place, we believe that homeownership should be both accessible and affordable. Experience the freedom of a secure and hassle-free lifestyle, where you can focus on enjoying life to the fullest.



Safe and Secure

Enjoy the comfort and security of living in a gated community with like-minded people.



Low Maintenance

At Eden Gardens Lifestyle Estate, the homes have been designed to be low maintenance, giving you the time to do exactly what you want.



Save Money

There are no council rates, deferred fees, entry or exit fees, management fees or stamp duty when you move to Eden Gardens Lifestyle Estate. This means more money to spend on the things you want.



Capital Gains are Yours to Keep

When it is time to sell your homes, simply appoint the operator or a real estate agent of your choice and the capital gains are yours to keep.



Architect Designed Home

The architecturally designed homes have all the inclusions you need to make a house your home. Our team is available to help you choose the home that best suits your needs and lifestyle.



Community Facilities and Lifestyle

There is always something to do and somewhere to be – if you choose. Eden Gardens Lifestyle Estate offers a sense of connection and social interaction.



Pet-friendly

We understand pets are often an important part of a family. Your furry friend is very welcome to live with you.

Your new home

Your new home has been thoughtfully designed with convenience and ease of living in mind. Each home offers open plan living and entertaining areas, modern kitchen and appliances and generous outdoor decks ensuring you have ample space to entertain family and friends.

Our homes are designed with thoughtful storage solutions and attention to detail throughout. Personalise your home with our carefully selected, optional upgrades. Your home should reflect your lifestyle and personality. That's why we've taken care of every detail to ensure that your new home is a space that you'll love coming back to day after day.

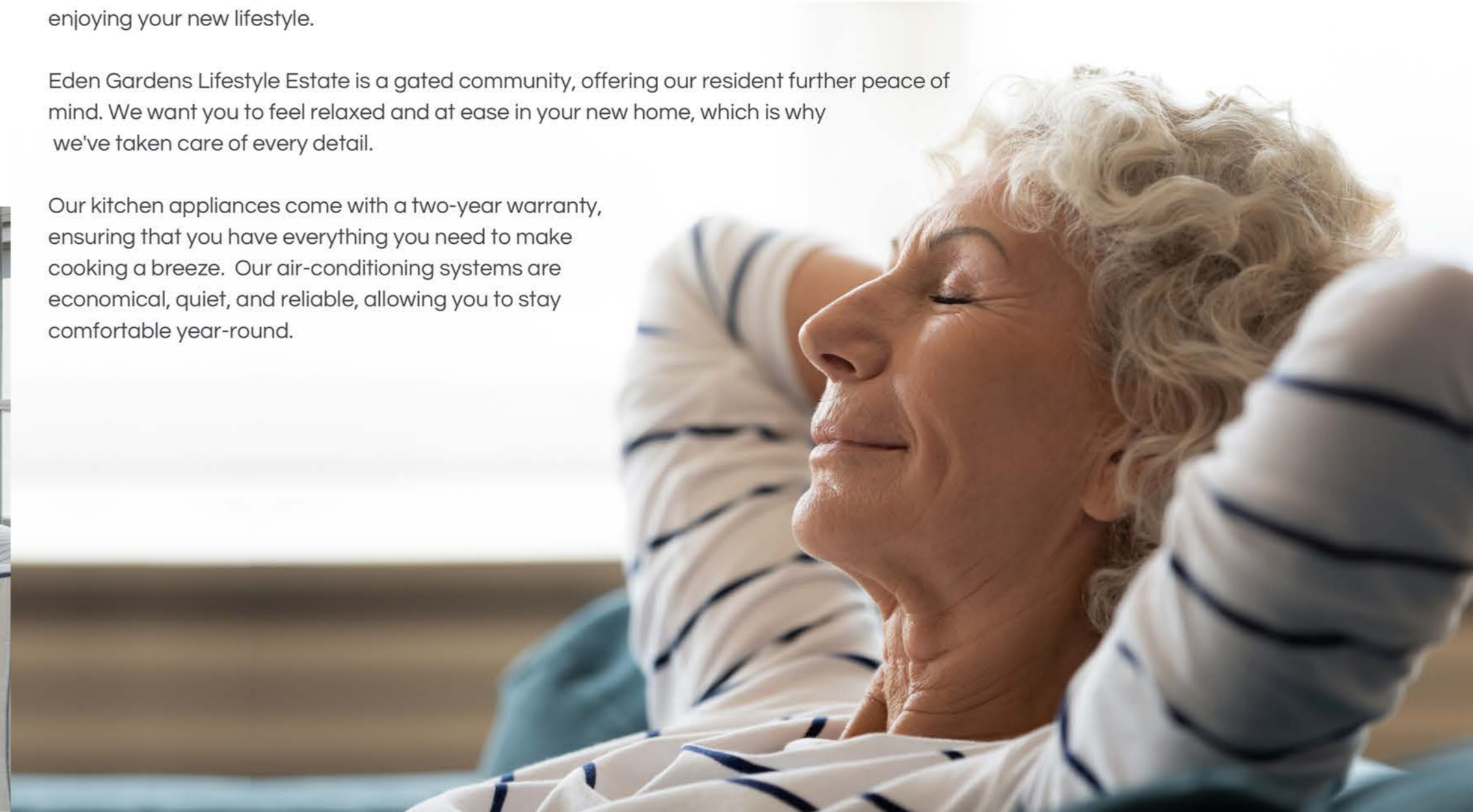


Peace of mind

Welcome to a stress-free life at Eden Gardens Lifestyle Estate, where your new home comes with a six-year structural warranty for added peace of mind. Our homes are designed to offer low-maintenance, easy living, allowing you to focus on enjoying your new lifestyle.

Eden Gardens Lifestyle Estate is a gated community, offering our resident further peace of mind. We want you to feel relaxed and at ease in your new home, which is why we've taken care of every detail.

Our kitchen appliances come with a two-year warranty, ensuring that you have everything you need to make cooking a breeze. Our air-conditioning systems are economical, quiet, and reliable, allowing you to stay comfortable year-round.



The Lincoln Place **DIFFERENCE**

Rightsizing your home is a significant decision, and we are committed to helping you make the right choice. We take our role in offering you an affordable, relaxed, and enjoyable lifestyle very seriously, and this commitment applies throughout your entire journey with us.

Our home advisors understand the importance of making an informed decision, and they will never pressure you. You will be treated with the utmost respect throughout your decision-making process. We keep our promises to you, and there will be no nasty surprises or hidden charges.

At times, hiccups may occur, but we will keep you informed at all stages of your purchase and beyond. We believe in complete transparency, and you can trust us to be open and honest with you every step of the way.

Our commitment to your choice of lifestyle does not end when you move into your new home. Our job is to ensure that we fulfill your expectations when you chose to join our friendly community. We provide you with the support and resources you need to thrive in your new home.



Community Masterplan



DISCLAIMER:

While this brochure has been carefully compiled, no guarantee of correctness is made or intended. Prospective purchasers should undertake independent advice. Lincoln Place does not accept responsibility or liability for any loss or damage arising out of the reliance on the information in this brochure. Images including those of the exterior and interior style and finishes, colours, rooflines, gardens, landscapes and undulations are for illustrative purposes only. Plans are correct at the time of printing, subject to change without notice. All purchases are subject to contract terms.

Find us in Eden

Address
79 Princes Highway, Eden NSW 2551

Drive time
 Merimbula Airport: 23 mins (24km)
 Canberra: 3 hrs (264km)
 Sydney: 6.5 hrs (559km)
 Melbourne: 6.5 hrs (554km)
 Batemans Bay: 2.5 hrs (198km)
 Wollongong: 5 hrs (392km)
 Lakes Entrance: 3 hrs (242km)
 Snowy Mountains: 2.5 hrs (214km)

Flights departing daily
 Sydney: 1 hr
 Melbourne: 1 hr