

Superb Living CLOSE TO EVERYTHING

Discover everything that the Mornington Peninsula has to offer. From retail therapy to golf pro lessons, the Peninsula Lifestyle Retirement Village is a great place to call home.

RESTAURANTS & CAFES

BAXTER TAVERN
117 Baxter-Tooradin Road, Baxter
5971 2207
www.baxtertaVERN.com.au

SAGES COTTAGE FARM CAFE
85 Sages Road, Baxter
5971 5964

INDIAN MAHAL - BAXTER
636 Frankston-Flinders Road, Baxter
5971 1757
www.indianmahalbaxter.com.au

KICK BACK CAFE
634 Frankston-Flinders Road, Baxter
5971 5826

PIZZA THIS PIZZA THAT
84 Baxter-Tooradin Road, Baxter
5971 3821
pizzathispizzathatbaxter.com.au

THE ROCKS MORNINGTON
1 Schnapper Point Drive, Mornington
5973 5599
therocksmornington.com.au

STEEPLES BISTRO
Mornington-Tyabb Road Mornington
5976 0711
www.steeple.net.au

MEDITERRANEO RESTORANTE
1 Queen Street, Mornington
5975 5287

LINTON'S CAFÉ
Canadian Bay Road, Mount Eliza
9787 3244
edengardens.com.au

CANADIAN BAY HOTEL
35 Ranelagh Drive, Mount Eliza
9775 2331
www.canadianbay.com.au

THREE WILD DUCKS
34 Mount Eliza Way Mount Eliza
9787 0200
www.threewildducks.com.au

BERETTA'S LANGWARRIN HOTEL
200 Cranbourne-Frankston Road Langwarrin
9789 2711
berettas.com.au

CLUBHOUSE ACTIVITIES

Peninsula Lifestyle Retirement Village's beautifully appointed residents' clubhouse is centrally located, convenient to all 52 luxury villas. It is a bespoke village hub designed to host a wealth of activities and social events including the following:

GYM

The residents' gymnasium allows you to stay active and maintain fitness without leaving the safety of the village.

BUSINESS CENTRE

Surf the web and keep your affairs in order using the business centre's four shared computers. Access high-speed internet and print documents as required.

MULTIMEDIA ROOM

Watch screenings of new-release films in 'Gold Class' style and comfort.

HAIRDRESSING SALON

Well-equipped facilities for washing and styling mean professional hairdressers can visit regularly.

HEALTH PRACTICE ROOMS

Professional healthcare staff are care for residents in privacy and comfort.

COSY FIREPLACE

Enjoy conversations and company around the gas log fire.

ALFRESCO BBQ ENTERTAINING

Make entertaining a breeze with the heated alfresco BBQ cooking and dining facilities - the perfect place to catch up with friends and family.

LIBRARY

A comprehensive collection of reading material will grow and evolve, reflecting the interests and tastes of all residents.

COMMUNITY-RUN EVENTS

Residents are invited to create new interest groups for their hobbies and activities in the state-of-the-art clubhouse facility.

HAPPY HOUR

Catch up on the week's news at the residents' bar each Friday afternoon.

GARDENING GROUP

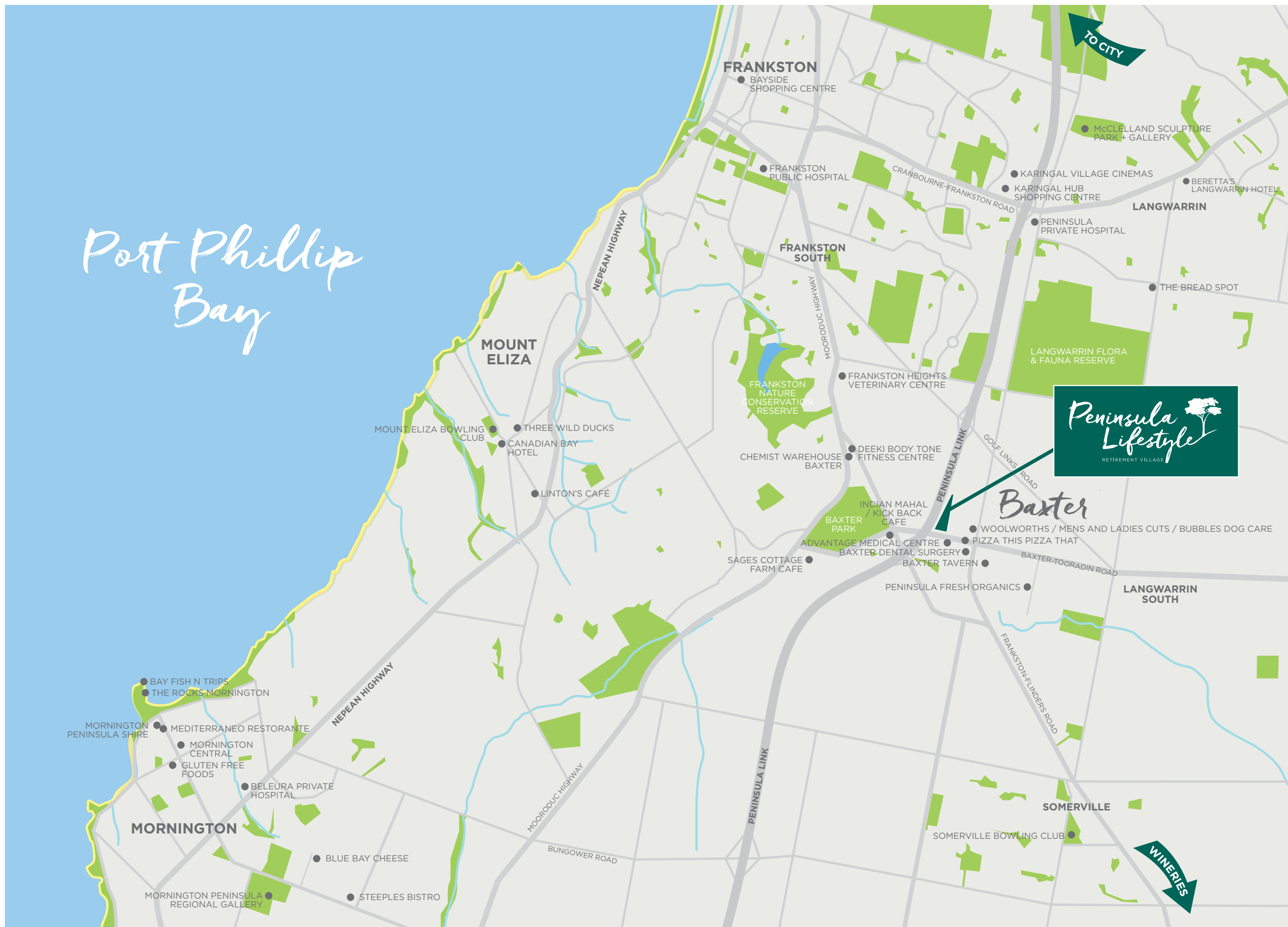
Three large, community garden planter boxes allow residents to grow flowers, herbs and vegetables as they share propagating tips with fellow green-thumbed neighbours.

CARD GROUP

Whether you prefer bridge, poker, or gin rummy, you're sure to find someone to play with.

MEN'S SHED

If you have something to build or repair, you'll find the appropriate tools of the trade in the shed.



AMENITIES

MORNINGTON PENINSULA SHIRE COUNCIL
2 Queen Street, Mornington
1300 850 600
www.mornpen.vic.gov.au

FRANKSTON PUBLIC HOSPITAL
2 Hastings Road, Frankston
9784 7777
www.peninsulahealth.org.au

PENINSULA PRIVATE HOSPITAL
525 McClelland Drive, Frankston
9788 3466
www.peninsulaph.com.au

BELEURA PRIVATE HOSPITAL
925 Nepean Hwy, Mornington
5976 0888
www.beleuraprivate.com.au

BAXTER DENTAL SURGERY
105 Baxter-Tooradin Road, Baxter
5971 4666
www.baxterdentalsurgery.com.au

FRANKSTON HEIGHTS VETERINARY CENTRE
231 Frankston-Flinders Road Frankston South
5971 4888

ADVANTAGE MEDICAL CENTRE
57 Baxter-Tooradin Road, Baxter
5971 1110
www.advantagemedical.com.au

BUBBLES DOG CARE
94 Baxter-Tooradin Road, Langwarrin South
5971 2069

LEISURE

MCCLELLAND SCULPTURE PARK + GALLERY
390 McClelland Drive, Langwarrin
9789 1671
mcclellandgallery.com

MORNINGTON PENINSULA REGIONAL GALLERY
350 Dunns Road, Mornington
5975 4395
mprg.mornpen.vic.gov.au

LANGWARRIN FLORA AND FAUNA RESERVE
McClelland Drive, Langwarrin

SOMERVILLE BOWLING CLUB
259 Jones Road, Somerville
5977 5476
www.somervillebowls.com.au

BAY FISH N TRIPS
Mornington Pier, Schnapper Point Drive, Mornington
0418 349 364
www.bayfishntrips.com.au

VILLAGE CINEMAS KARINGAL
197 Karingal Drive, Frankston
1300 555 400
villagecinemas.com.au

DEEKI BODY TONE FITNESS CENTRE
7/286 Frankston-Flinders Road, Frankston South
5971 4409

MOUNT ELIZA BOWLING CLUB
90-100 Canadian Bay Road, Mount Eliza, 9787 3047

SHOPPING

WOOLWORTHS
96-106 Baxter-Tooradin Road, Baxter

KARINGAL HUB
330 Cranbourne Road, Karingal
www.karingalhub.com.au

BAYSIDE SHOPPING CENTRE
28 Beach Street, Frankston
www.baysideshopping.com.au

MORNINGTON CENTRAL
78 Barkly Street, Mornington
www.morningtoncentral.com.au

BLUE BAY CHEESE
6 Latham Street, Mornington
5976 4999
www.bluebaycheese.com

PENINSULA FRESH ORGANICS
6 Henderson Road, Baxter
5971 4466
www.peninsulafresh.com

GLUTEN FREE FOODS
5/55 Barkly Street, Mornington
5973 6466
www.facebook.com/gffoods

THE BREAD SPOT
Shop 3, 143 Warrandyte Road Langwarrin
8370 3570

CHEMIST WAREHOUSE
Peninsula Gate Shopping Centre
284-286 Frankston-Flinders Road Frankston South

Luxurious

UNIQUE LIFESTYLE BENEFITS

WHY PENINSULA LIFESTYLE RETIREMENT VILLAGE?

FREE UP YOUR MONEY

Free up the money tied down in your old house and enjoy the lifestyle you have always dreamed of!

TRAVEL

Lock up and leave with the peace of mind that your home will be secure and your garden maintained while our community caretakers keep an eye on things.

LIVE IN LUXURY

You'll feel at home in your beautifully appointed villa. Save energy and money with new 6-star energy rated appliances, embrace the comfort of a stylish bathroom with underfloor heating, and relax knowing you have complete security with 24-hour back-to-base help available at the touch of a button.

YOUR PETS ARE WELCOME

Your pets are part of your family, so make them a part of the Peninsula Lifestyle. They will love their new home's access to fantastic walkways and parks.

FAMILY AND FRIENDS

Enjoy the use of the beautiful clubhouse where you can make socialising with friends and family a special occasion, kicking back in the state-of-the art media room or dining alfresco on the BBQ patio.

SUPERBLY CRAFTED RETIREMENT LIVING

The Peninsula Lifestyle Retirement Village is a friendly new concept in retirement living, boasting high quality bespoke residential villas set inside a secure, gated community. Peninsula Lifestyle retirement villas deliver a unique quality of life and first-rate owner benefits. It's the smart choice.

A FRIENDLY GATED COMMUNITY

Inspired by some of Australia's most celebrated, heritage-listed retirement properties, Peninsula Lifestyle Retirement Village is designed to be both beautiful and practical. With gardens and walking paths arranged around the beautifully appointed clubhouse, its pedestrian-friendly village layout connects residents to friends and neighbours, and to the village's social hub. You'll revel in the benefits of smartly designed one- and two-bedroom villas in a keyless swipe-to-enter gated community set among stunningly landscaped gardens. The Peninsula Lifestyle Retirement Village delivers retirement living at its best.



Retirement Villa Features:

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|---------------------------|---------------------------------|---------------------------------|----------------------------------|
| • 6-star Rating | • Imported Terracotta Rooftiles | • 24-Hour Back-to-Base Security | • Optional: 1 & 2 bedroom villas |
| • Double-glazed Windows | • Caesarstone Kitchen Benchtop | • 2.7m Ceiling Height | • Car space, car port or garage |
| • Daniel Robertson Bricks | • Air-conditioning Unit | • Resident's Clubhouse | |

Peninsula Lifestyle
RETIREMENT VILLAGE

LIVING ON
THE PENINSULA
LOCAL GUIDE TO

Baxter
& surrounds

peninsulalifestyleretirementvillage.com.au

Superbly Crafted
Retirement Living

Peninsula Lifestyle
RETIREMENT VILLAGE

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