



Providence Lifestyle
Waterbrook Resort



AWARDS FOR
EXCELLENCE
2025
WINNER



IT'S NEVER TOO LATE FOR A NEW BEGINNING





WELCOME TO PROVIDENCE LIFESTYLE WATERBROOK RESORT

Located just 30 minutes from the city and close to all major conveniences and services, Providence Lifestyle Waterbrook Resort offers a unique opportunity to enjoy architecturally designed 1, 2 and 3 bedroom homes and resort living every day.

So, what makes Providence Lifestyle Waterbrook Resort different? Well, it's one of only a small handful of its kind in WA, where every home is pre-designed by our architect, and constructed in groups of around 30 homes - making this 79 home community completely masterplanned.

Providence Lifestyle Waterbrook Resort has **no exit fees**, so that Resort Homeowners will enjoy 100% of future capital gains. This is much more appealing to a younger group of early retirees and empty nesters who are not ready for retirement villages catering for an older cohort with high exit fees.

The Resort will be one of the first solar powered microgrid lifestyle

communities, with battery storage providing an embedded network delivering free energy up to 8 kW every day, and avoids Western Power's daily supply charge altogether, providing residents with savings of around \$20 to \$40 each week in power and supply charges compared to what Homeowners may have experienced in their previous suburban homes. Significantly reducing each Resort Homeowner's weekly cost of living.

Future proofed, with an investment in infrastructure required for state-of-the-art, business grade Wi-Fi. This will allow for exceptionally fast data uploads and downloads... the world will literally be at your fingertips.

The driving force behind Providence Lifestyle Waterbrook Resort is John Wood, one of Australia's most experienced lifestyle community developers and operators. John boasts an impressive history, having founded NLV (National Lifestyle Villages) in 1999 and



subsequently establishing 14 successful villages across Australia. In 2020, John established Providence Lifestyle Resorts with four initial locations.

The Waterbrook development is designed to be a high quality 'best in class' community.

Providence Lifestyle Waterbrook Resort has reshaped the traditional approach to downsizing and retirement living. Providing people the financial freedom to enjoy the best times of their lives, through safe and secure resort living that actively supports wellness through an active, connected and engaged lifestyle.

Each stage of homes is designed and developed before being sold to dramatically improved the presentation of streetscapes throughout the Resort. Having architecturally designed each home relative to the street and its neighbours means that privacy, solar orientation and cross flow ventilation are all dealt with on the drawing board.

This creates a superior product not previously seen in WA.

A WONDERFUL COMMUNITY

- ✓ No stamp duty
- ✓ No entry or exit fees
- ✓ Secure gated community
- ✓ Low maintenance lots
- ✓ 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.*



NO STAMP DUTY

Many people hesitate when downsizing due to having to fork out thousands of dollars in stamp duty. At Providence Lifestyle Waterbrook Resort, homes are classed as a 'chattel' which means no stamp duty and huge savings.

NO ENTRY OR EXIT FEES

That's right, unlike typical retirement villages, there are no entry or exit fees!

A SECURE COMMUNITY WITHIN A COMMUNITY

Automated security gates open at dawn and close at dusk, and all Resort Homeowners have control of who comes in and out from the comfort of their home, enabling greater peace of mind in a safer community environment.

TURNKEY HOME PACKAGES

Homes come complete, so that owners don't have to do a thing! From the interior painting, air-conditioning, window treatments, light fixtures, dishwasher, to the exterior landscaping, reticulation, NewTech Wood decking and washing lines, it's all done for you to shift in with ease.

HIGH SPEC HOME FIT OUT

Homes at Providence Lifestyle Waterbrook Resort have been given that extra 'pizzazz' with a fabulous fit out. Interior decorators have ensured the colour palettes are timeless and beautifully matched. From the wardrobe doors, downlights, and kitchen appliances to the beautiful stone tops and waterfall-end breakfast bars, the Resort homes are set to a new standard. The streetscape home elevations also set a new benchmark with feature stone cladding, balustrades, exposed aggregate driveways and low maintenance reconstituted decking.

LOW MAINTENANCE LOTS

There is a selection of Lot sizes of between 188sqm and 400sqm, depending on home design, lot location and garden area. All lots are designed with an easy-care garden and outdoor alfresco area providing privacy to neighbours with no common walls (except the small number of duplex homes).



EVERYTHING IS INCLUDED

Low weekly fees cover nearly everything related to living in the Resort. For instance, there are no additional fees to use the Resort club, gym, heated pool and spa. How many of the facilities owners wish to use is entirely their choice, enabling them to make their life as relaxed or active as they wish.

PET FRIENDLY

We will happily welcome furry friends under the community guidelines as we know how important they are to well being and how much a part of the family they are.

A LIVEABLE NEIGHBOURHOOD PHILOSOPHY

Our masterplanned Resort has been specifically designed for a healthy and active lifestyle – encouraging connection and friendship, rather than isolation and loneliness.

RESORT FACILITIES

Take a look at the amazing range of facilities below:

- Café / Bar
- Commercial kitchen – for use by Resort Homeowners and/ or caterers
- Beautiful reception and lobby area
- Library (books donated by Resort Homeowners)
- Art, hobby and creative studio
- Games room with pool table and darts facilities
- Bowling green
- Indoor heated pool
- Spa and sauna
- Change rooms
- Modern gymnasium
- Clubhouse fireplace
- Secure audio/visual intercom entry
- Hobby Workshop; including Woodwork and Microbrewery.*

* some descriptions of facilities are subject to change



LIKE-MINDED SOULS...

We believe people who will call Providence Lifestyle Waterbrook Resort home consider themselves too young, fit or healthy for a typical retirement village, and, on average, will be 15 to 20 years younger.

Many will be working full time or part time getting ready for retirement, whilst others may be fully retired and not working at all. Many will love to travel for extended periods and enjoy the ease and freedom of being able to 'lock and leave'. While many will love to just 'stay and play' because it feels like being on holiday every day!

However, no one will have children permanently living with them.

Many will be couples who have raised a family in the suburbs, who, with their children off their hands, are now ready for 'me time'. They are people who want to downsize, free up cash, and are looking for a modern, new home without the maintenance of a large property.

The community will likely be single, divorced, or widowed folk who cherish their independence but are looking for more opportunity for connection and friendship which is harder to accomplish in a home in suburbia.

Many Resort Homeowners will be people who want to maintain a very private life just staying connected to their family and friendship base. Others will be very social and active personalities who love arranging or participating in larger gatherings and social settings. They are up at the crack of dawn and down at the gym... or they are sleeping late because, well, the night before was too much fun!

Basically, anyone and everyone can find like-minded souls and enjoy what Providence Lifestyle Waterbrook Resort has to offer.



ARCHITECTURALLY DESIGNED RESORT

Our homes are designed by award-winning architect, Richard Hammond, who specialises in community living projects and his design philosophies include connected indoor/outdoor spaces, cross flow ventilation and good solar orientation to all the homes. Designed with principle of passive solar energy in mind, our homes are on individual lots of 188 to 400sqm with no common walls (except the small number of duplex homes).

Bringing together the finest materials, all homes are constructed with reinforced concrete pads, strong steel or timber frames, fibre cement walls, and Colorbond roofing. As you would expect from these high quality offerings, they also have excellent sound proofing, insulation and comply with the new bushfire ratings.

From the interior painting, air-conditioning, window treatments, and light fixtures to the exterior landscaping and reticulation, it's all done for you to move in with ease.

So much thought and effort has gone into the vision, design and implementation of the Resort – culminating in a beautiful and peaceful place to call home.

Our professional Design Team has created street elevations and rooflines to complement a holiday lifestyle, while the accompanying combination of house colours and variation of home facades gives every location an interesting streetscape.

An important element of the Resort is the landscape design, street trees and numerous water features which will give the Resort a relaxed and established feel, as well as offering plenty of shade in the summer months.

VISION & 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.

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.

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



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.



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

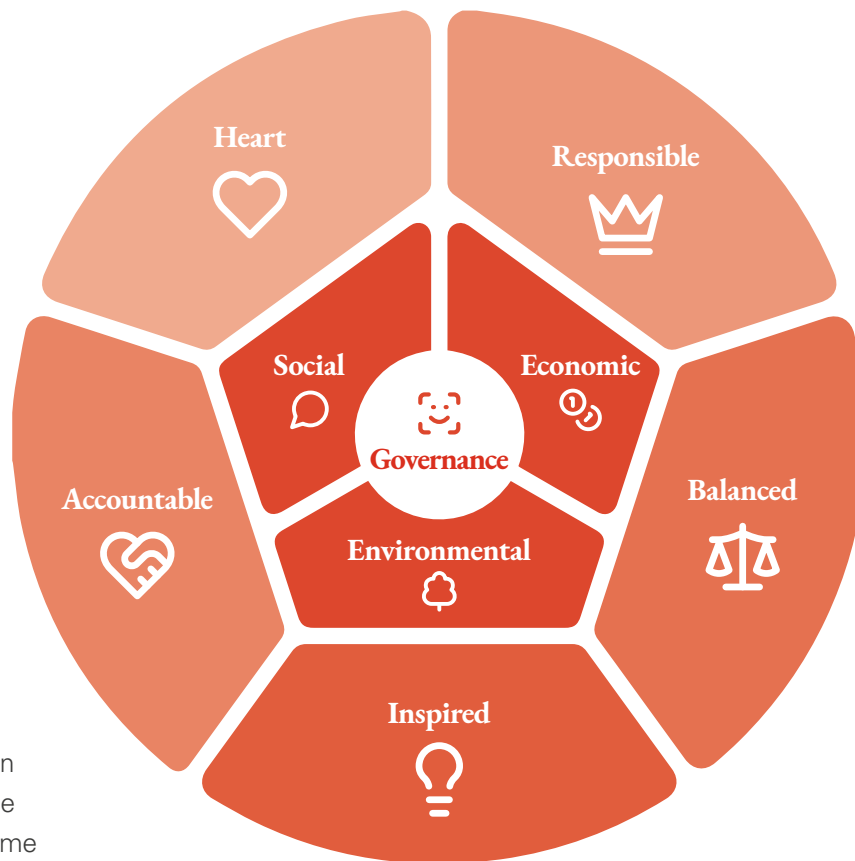
We trust ourselves and our colleagues to respond appropriately, reflecting on our vision and values when making decisions.



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 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.

FUTURE STAGES

Clubhouse

Renfrew St

Glenlossie Ave

FUTURE STAGES

Coomal Road



d

Gray Road

FUTURE STAGES

60

59

58

57

Neerigen Brook

Ripplemead Ave



STAGE 1
STAGE 2

PROVIDENCE LIFESTYLE WATERBROOK RESORT MASTERPLAN

Images are for illustration purposes only and may be subject to change due to availability of materials, compliance or design considerations. Prices and home sizes are subject to change. Garage doors available on selected sites at an additional cost, and subject to builder setbacks and approvals. Information correct as of April 2026.

THE 'WOW' FACTOR



State of the art touch screen



High end kitchen cabinets

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
- Thick stone tops – 40mm
- Bin drawer
- Stylish waterfall stone ends to breakfast bar
- Haier French door refrigerator*



High end appliances

BATHROOM

- Stainless steel shower bottle basket holder
- Porcelain vanity
- Quality attractive toilet cistern

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)



Haier 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
- 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

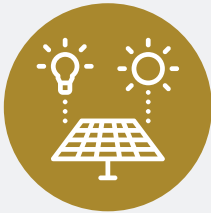
- Energy compliant homes
- Double insulation and thickened glass
- Excellent soundproofing provided
- Covered, powered storerooms with GPO and light
- Quality wardrobe doors – Kote Acrylic for modern aesthetic
- Imitation lawn (ideal for pets)
- Quality planting and stone mulch
- Block out blinds installed 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!

NO STAMP DUTY

Providence Lifestyle Waterbrook 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.



Wonderful locations and services.

Each home's alfresco, patio and carport/garage is adjusted to suit its lot location and orientation. Garage doors are only available on selected sites at an additional cost, and subject to builder setbacks and approvals.

CECILIA

Bedrooms: 1 WC: 1 Bathrooms: 1
Carparks: 1 Under roof: 85.13 m²



TINY DANCER

Bedrooms: 1 WC: 1 Bathrooms: 1
Carparks: 1 Under roof: 96.88 m²



TICKLED PINK

Bedrooms: 1 WC: 1 Bathrooms: 1 Carparks: 2 Under roof: 109.00 m²



SUMMER BREEZE

Bedrooms: 2 WC: 1 Bathrooms: 1 Carparks: 2 Under roof: 144.4 m²



Home image coming soon

DAYDREAM

Bedrooms: 1 WC: 1 Bathrooms: 1 Carparks: 1 Under roof: 99.47 m²



CHERRY CHERRY (DUPLEX)

Bedrooms: 2 WC: 1 Bathrooms: 1 Carparks: 1 Under roof: 99.38 m²



Prices and home sizes are subject to change. Each home's alfresco, patio and carport/garage is adjusted to suit its lot location and orientation. Garage doors available on selected sites. See website for full home design information.

BILLIE JEAN

Bedrooms: 2 WC: 1 Bathrooms: 1 Carparks: 1 Under roof: 97.13 m²



DREAM CATCHER

Bedrooms: 2 WC: 2 Bathrooms: 1 Carparks: 2 Under roof: 132.20 m²



Prices and home sizes are subject to change. Each home's alfresco, patio and carport/garage is adjusted to suit its lot location and orientation. Garage doors available on selected sites. See website for full home design information.

ALIVE AND WELL

Bedrooms: 2 WC: 2 Bathrooms: 2 Carports: 2 Under roof: 141.07 m²



LAYLA

Bedrooms: 3 WC: 2 Bathrooms: 1 Carports: 2 Under roof: 155.5 m²



Home image coming soon

Prices and home sizes are subject to change. Each home's alfresco, patio and carport/garage is adjusted to suit its lot location and orientation. Garage doors available on selected sites. See website for full home design information.

SUNSHINE

Bedrooms: 2 WC: 2 Bathrooms: 2 Carparks: 2 Under roof: 151.41 m²



MOON SHADOW DX

Bedrooms: 2 WC: 2 Bathrooms: 1 Study: 1 Carparks: 2 Under roof: 156.33 m²



Prices and home sizes are subject to change. Each home's alfresco, patio and carport/garage is adjusted to suit its lot location and orientation. Garage doors available on selected sites. See website for full home design information.

PARTY TIME

Bedrooms: 2 WC: 2 Bathrooms: 2 Carparks: 2 Under roof: 151.24s m²



FEELING GROOVY

Bedrooms: 3 WC: 2 Bathrooms: 2 Carparks: 2 Study: 1 Under roof: 172.40 m²



Prices and home sizes are subject to change. Each home's alfresco, patio and carport/garage is adjusted to suit its lot location and orientation. Garage doors available on selected sites. See website for full home design information.

BRIGHTSIDE

Bedrooms: 3 WC: 2 Bathrooms: 2 Carports: 2 Under roof: 151.30 m²



SEVENTH HEAVEN

Bedrooms: 2 WC: 2 Bathrooms: 1 Carports: 2 Under roof: 160.80 m²



Prices and home sizes are subject to change. Each home's alfresco, patio and carport/garage is adjusted to suit its lot location and orientation. Garage doors available on selected sites. See website for full home design information.



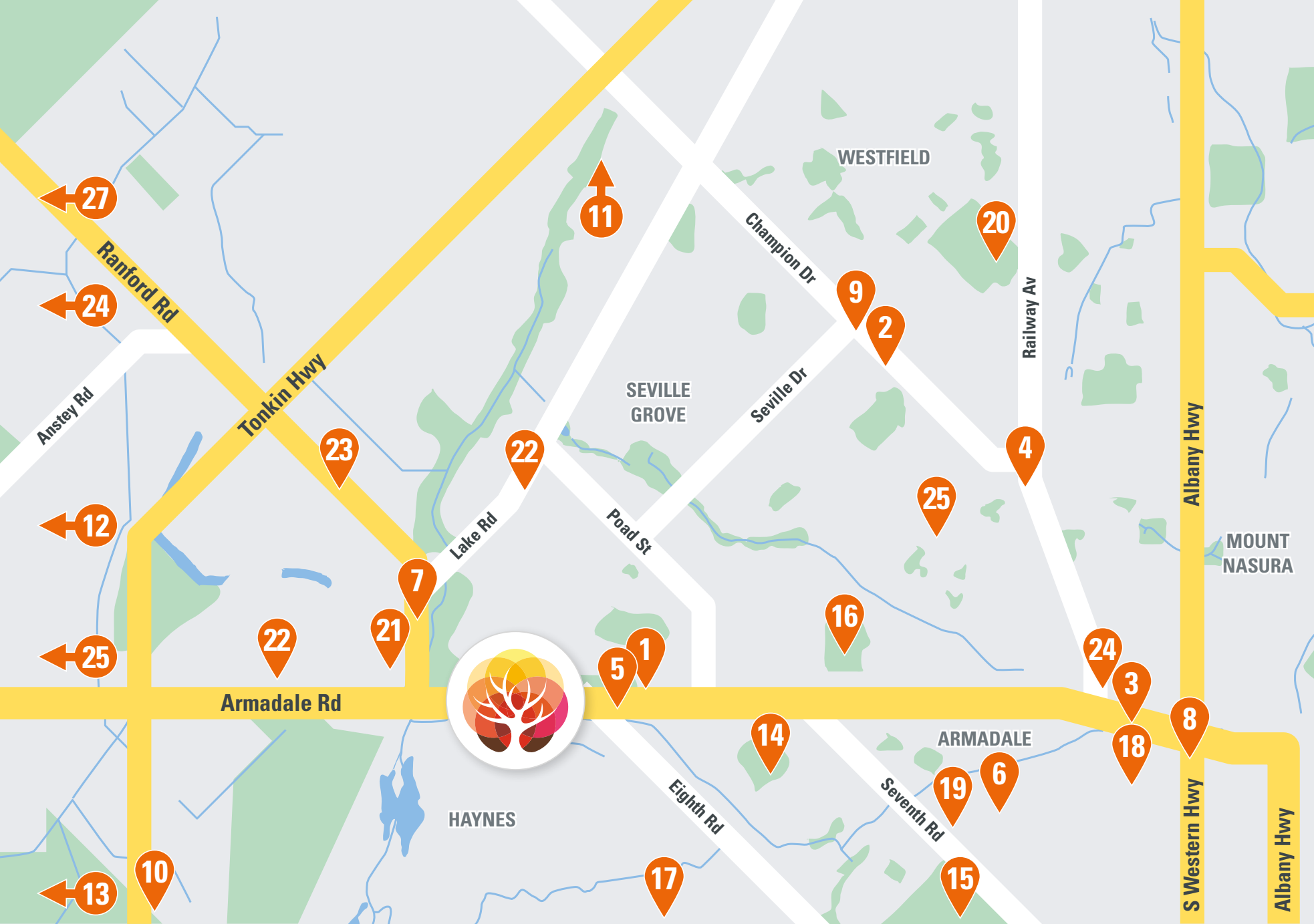
EVERYTHING AT YOUR DOORSTEP

From tulips to tee-shots, there are countless activities to enjoy and no doubt, your hardest decision will be which one to do first. Take your pick from 19 nearby parks, reserves and recreational areas including the world class Champion Lakes Regatta Centre, beautiful Last Drop Elizabethan English pub and the iconic Araluen Botanic Park.

The Armadale Health Service, which incorporates Armadale Hospital and Armadale Mental Health Service, is one of Australia's leading public hospitals delivering quality health care to the community and is only minutes away if the need arises.

The more adventurous will love exploring Serpentine Falls or Churchman's Brook Dam, while those who like the finer side of life will appreciate the cider houses, wineries and raft of wonderful restaurants scattered throughout the foothills as you soak up the spectacular views.





THE FOLLOWING FACILITIES CAN BE FOUND CLOSE TO PROVIDENCE LIFESTYLE WATERBROOK RESORT:

- | | | |
|------------------------------------|-------------------------|-----------------------|
| 1 Haynes Shopping Centre | 10 Armadale Golf Club | 19 Rotary Park |
| 2 Champion Drive Shopping Centre | 11 Champion Lakes | 20 John Dunn Dog Park |
| 3 Armadale Central Shopping Centre | 12 Piara Nature Reserve | 21 Bunnings |
| 4 Champion Drive Medical Centre | 13 Forrestdale Lake | 22 Caltex |
| 5 Haynes Medical Centre | 14 Reg Williams Reserve | 23 BP |
| 6 Forrest Road GP | 15 Gwynne Park | 24 BWS |
| 7 Dale Medical Centre | 16 Morgan Park | 25 Bottlemart |
| 8 Church Ave Medical Centre | 17 Sienna Wood Dog Park | 26 Liquor Barons |
| 9 Seville Drive Medical Centre | 18 Memorial Park | 27 Jandakot Airport |



Providence Lifestyle

Waterbrook Resort

For more information please contact

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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