

EASY LIVING
Collection



The Wellness Precinct

Stage 3 Now Selling

*Image is indicative only. Actual outdoor fitness equipment and facilities are subject to final design.

V1.09.07.2026


Good Life
RV AND LIFESTYLE RESORTS®
FRASER COAST

That's
my
kinda
life...



EASY LIVING

Collection

Welcome to the Easy Living Collection, an innovative series of homes designed to meet the contemporary needs of Over 50s living and Home Owners seeking a balance of comfort, practicality and affordability.

Downsize your home and upsize your living at the same address, with the same benefits, in the same community and sharing the same lifestyle behind the secure gates at Good Life RV and Lifestyle Resort Fraser Coast, at a more affordable price.

This Easy Living Collection is crafted with an emphasis on low maintenance living providing Home Owners with more time to enjoy life.

Each home boasts spacious and generous living areas, creating an environment that feels open and inviting. The design philosophy behind these homes centres on maximising space and functionality, allowing for fluid transitions between rooms and making the most of every square metre.

Understated elegance with clean lines and timeless design elements ensure each home remains stylish and relevant for years to come whilst providing a living experience that is as effortless as it is enriching and affordable.

Acacia Modern Facade Surfmist Scheme



Artist Impression

Acacia Classic Facade Basalt Scheme



Artist Impression

EASY LIVING Collection

Acacia



2

Beds



2

Baths



2

Garage

Total Areas (estimated)

Internal	96.40m ²
Alfresco	11.08m ²
Garage	41.43m ²
Porch	1.48m ²
Total*	150.39m²



Indicative floor plan and landscape plan



36 William Street, Howard Qld 4659
Call 1800 258 369
sales@goodliferesorts.com.au
GoodLifeResorts.com.au

The information, images, plans and artist's impressions used in this document are indicative only and may not represent the final detail. Purchasers must carefully review terms, conditions, plans and specifications within the contract of sale prior to purchase. *Estimated total area under roof. Printed March 2026.



Callistemon Modern Facade Windspray Scheme



Artist Impression

Callistemon Classic Facade Dune Scheme



Artist Impression

EASY LIVING Collection

Callistemon



3

Beds



2

Baths



2

Garage

Total Areas (estimated)

Internal	104.30m ²
Alfresco	11.91m ²
Garage	48.15m ²
Porch	2.17m ²
Total*	166.53m²



Indicative floor plan and landscape plan



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Melaluca Modern Facade Windspray Scheme



Artist Impression

Melaluca Classic Facade Gully Scheme



Artist Impression

EASY LIVING Collection

Melaluca



3
Beds



2
Baths



2
Garage

Total Areas (estimated)

Internal	112.35m ²
Alfresco	15.92m ²
Garage	43.56m ²
Porch	5.20m ²
Total*	177.03m²



Indicative floor plan and landscape plan



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Ironbark Modern Facade Gully Scheme



Artist Impression

Ironbark Classic Facade Bluegum Scheme



Artist Impression

EASY LIVING Collection

Ironbark



3

Beds



2

Baths



1

Study Nook



2

Car Garage

Total Areas (estimated)

Internal	122.30m ²
Alfresco	10.60m ²
Garage	39.80m ²
Porch	8.64m ²
Total*	181.34m²



Indicative floor plan and landscape plan



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Easy Living Collection Standard Home Inclusions



Features

Functionally open plan designed homes

Structural steel frames

Minimum lot size of 400sqm

Builder's Warranty

COLORBOND® roof with Anticon insulation blanket

Combination weatherboard/rendered and painted lightweight cladding

Internal ceiling height of 2550mm

Choice of 6 interior and 6 exterior colour schemes

Underground services - sewer, water, electricity, telephone, data and TV

Split system air-conditioning unit to Living & Master Bedroom

Keyed locks to all opening windows and sliding doors

Powder coated aluminium framed windows and external sliding doors

Insect screens to sliding doors and opening windows

Study alcove with built-in desk (where specified on plan) with laminated benchtop and drawers

Internal walls, external walls and ceilings finished with a 3 coat paint system

Termite protection to Australian Standards

Energy efficient hot water system

Grey glass to all external windows

Bedrooms

Master bedroom with walk-in-robe, ensuite with two basins, stone benchtops and laminate cabinetry. Walk-in-robos with single hanging rail

Carpet with underlay in bedrooms (in selected colour scheme)

Bedrooms 2/3 built-in-wardrobes with single hanging rail

Sliding doors to built-in-wardrobes

Kitchen

European designed appliances – induction cooktop, dishwasher, oven and microwave oven with trim kit (Bosch or similar grade)

Integrated rangehood externally ducted (Bosch or similar grade)

Soft close drawer runners

20mm stone bench top

Laminate cabinetry with designer handles

High quality tapware

Double bowl undermount kitchen sink

Large fridge cavity with water connection

Pantry with adjustable shelves

Tiled splashback

Ensuite and Bathroom

Frameless shower glass panels

20mm stone vanity bench top

Laminate cabinetry with designer handles with internal melamine shelving

Privacy locks on doors

Vanity basins with pop up wastes

High quality tapware

Heat, extraction fan and light system

Vitreous china close-coupled dual flush toilet suite with soft close seat

Vitreous china vanity basins

Height adjustable, detachable shower head

Tiled recessed shower niche

Accessories including toilet roll holder, hand towel rail and double towel rail

Mirror above basin

Alfresco Outdoor Living

Tiled outdoor covered living area with LED down lights and ceiling fan

Fully landscaped front and rear gardens

COLORBOND® fencing and side gate

2 x external water taps (front and rear garden)

Exposed aggregate driveway, front pathway and laundry service area

Clothesline

Garage

Automatic panel lift garage door with opener and two remotes plus 1 x wall mounted button

Direct internal access to home

Interior

Choose from a range of 6 interior schemes with a curated selection of luxury, high quality tile, vinyl planks and carpet floor

Internal ceiling height of 2550mm

High quality doors and door furniture

Ceiling fans throughout

Split system air-conditioning unit to Living & Master Bedroom

Lighting and Electrical

Energy efficient LED downlights throughout

Double power point with dual USB sockets in kitchen, multi purpose room and master bedroom

Minimum of 2 television points

Minimum 2 telephone points

Minimum of 2 data points

Feature wall lights to front elevation

1 x Foxtel point

Laundry

Laminate cabinet with designer handles

20mm stone benchtop

High quality tapware

Tub with mixer tap

Tiled splashback

Washing machine taps (hot and cold)

Technology

High speed fibre optic connection to home

Choice of provider for phone, internet and subscription TV services

Integrated intercom system with front gate remote access control

Energy Efficiency

3.2kW Solar PV system with 3kW inverter



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This document and information contained herein has been prepared for general information purposes only. AHC Limited as Owner and Manager of Good Life RV and Lifestyle Resort Fraser Coast (Good Life Fraser Coast) reserves its right to make changes to and or replace and or remove facilities amenities, fixtures and finishes that are detailed in this document and for intended inclusion in the Good Life RV & Lifestyle Resort Fraser Coast. July 26.





The Perfect Home Base...



EASY LIVING
Collection



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2
6

EXTERNAL COLOUR SCHEMES

Acacia Classic

Basalt



Acacia Classic

Bluegum



Acacia Classic

Dune



Acacia Classic

Gully



Acacia Classic

Surfmist



Acacia Classic

Windspray



Acacia Modern

Basalt



Acacia Modern

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Artist Impression

Acacia Modern

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Basalt



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Melaluca Classic

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Artist Impression

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Bluegum



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Melaluca Classic

Dune



Artist Impression

Melaluca Classic

Gully



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Melaluca Modern

Basalt



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Melaluca Classic

Bluegum



Artist Impression

Melaluca Classic

Dune



Artist Impression

Melaluca Modern

Gully



Melaluca Classic

Surfmist



Melaluca Classic

Windspray



Ironbark Classic

Basalt



Artist Impression

Ironbark Classic

Bluegum



Artist Impression

Ironbark Classic

Dune



Artist Impression

Ironbark Classic

Gully



Artist Impression

Ironbark Classic

Surfmist



Artist Impression

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Windspray



Artist Impression

Ironbark Modern

Basalt



Artist Impression

Ironbark Modern

Bluegum



Artist Impression

Ironbark Modern

Dune



Artist Impression

Ironbark Modern

Gully



Artist Impression

Ironbark Modern

Surfmist



Artist Impression

Ironbark Modern

Windspray



Artist Impression

Frequently Asked Questions

Your guide to a new life.



Good Life

RV AND LIFESTYLE RESORTS

FRASER COAST

that's my kinda life.

Welcome to a brand new way of Over 50s living on the Fraser Coast with Good Life RV and Lifestyle Resort.

Our premium master planned community features 213 free-standing homes and a vast array of resort style facilities to make every day feel like a holiday. Surrounded by fully maintained lush landscaped gardens and natural bush corridors, you will find an abundance of space to relax and enjoy life. With homes offering three different sized garages to park your caravan, RV and other toys, this is the perfect base to grow new friendships and plan your next adventure.



What is Good Life RV and Lifestyle Resort Fraser Coast?

Imagine a community of like-minded active Over 50s who love long lunches, energetic gatherings and taking to the road for their next adventure – confident that their home is secure while they are busy having fun.

Good Life Fraser Coast is a new master planned Over 50s RV and Lifestyle Resort on over 47 hectares of land. Our new community will comprise 213 free-standing homes complimented by a huge range of resort style community facilities all within a secure gated estate surrounded by fully maintained lush manicured and landscaped gardens.

Be part of something special. Come live the Good Life!

Our development approval also allows for an additional 47 independent living units and an aged care facility.

Where is Good Life Fraser Coast located?

Good Life Fraser Coast is located in William Street in the town of HOWARD, Queensland, only 281km north of Brisbane and 26km from Hervey Bay. Conveniently located, the Bruce Highway skirts the edge of the town with Maryborough and Childers only a 25-minute drive in either direction.

Howard is a historic coal mining town, now a quiet rural service centre and home to Good Life Fraser Coast.

What amenities does the town of Howard offer?

There are many amenities in the town of Howard including but not limited to:

- Howard Railway Station - with daily return trips on the tilt train direct to Brisbane CBD
- Burrum District Golf Club - located next door to Good Life Fraser Coast
- Police Station, Fire Station and Ambulance Station
- Post Office
- Medical Centre
- Supermarket
- Butcher
- Baker
- Pharmacy
- Hairdresser
- Hardware Store
- Hotel and Bottle Shop
- RSL Sub Branch
- Newsagent
- Howard State School
- Community Centre
- Respite Centre

What are the advantages of living at Good Life Fraser Coast compared to other retirement options?

- NO Stamp Duty when you purchase your home
- NO Exit Fees when you sell your home
- NO deferred management fees
- NO body corporate, strata or sinking fund fees
- NO rental properties within the resort – all homes are occupied by the owner(s)
- As the homeowner you receive 100% of any capital gain when you sell your home

What facilities will be available?

Good Life Fraser Coast will offer an extensive range of facilities and activities across the resort, Clubhouse and Country Club including but not limited to:

- Heated swimming pool with lap lanes and heated spa
- Fully equipped Gym and Sauna
- Tennis Court
- Pickle Ball Courts
- Bocce Court
- Putting Green
- Sports Bar
- Ballroom and Stage
- BBQ areas and Fire Pit
- RV Wash Bay
- 2 Lane Ten Pin Bowling Alley
- Veggie Garden
- Dog Off Leash Park
- Library
- Games/Billiard Room
- Movie Cinema
- Lawn Bowls Green
- Music Room
- Hairdressing Salon
- Arts and Crafts Room
- Hobby Shed
- Computer Room
- Coffee Lounge
- Walking Trails
- Golf Buggy Friendly

Can friends and family stay overnight?

Yes of course, your family and friends are welcome to visit and stay overnight. They too can enjoy the wonderful facilities on offer when visiting you.

What home choices are there?

There will be a wide range of home designs and floorplans to suit a variety of tastes and budgets. Choices will include 2-bedroom and 3-bedroom homes. Each home will be purpose-built with a choice of garage size to fit your RV, boat, cars and other toys.

Do I have to pay stamp duty when I purchase a home?

No, there is no stamp duty payable when you purchase a home at Good Life Fraser Coast.

Are there any Entry or Exit Fees?

No, there are no Entry or Exit fees at Good Life Fraser Coast.

Do I have to pay Capital Gains Tax when I sell my home in Good Life Fraser Coast?

Under current tax laws, there is no capital gains tax payable on the sale of your home in Good Life Fraser Coast – you keep 100% of any capital gain.

If I decide to leave, how do I sell my home at Good Life Fraser Coast?

You have the option of appointing a licensed Real Estate Agent to sell your home, you can sell it yourself or you can appoint us to sell your home for you. Standard REIQ charges apply.

How will I be charged for electricity and water consumption?

Each home is separately metered for electricity and water. You will be charged on the amount of electricity and water consumed.

Will I have access to the internet and Pay TV subscriptions at Good Life Fraser Coast?

Yes, each home has access to and choice of internet, telephone and Pay TV, on a personal subscription basis. Charges for these services are not included in the weekly Site Fee.

Am I protected by any legislation living at Good Life Fraser Coast?

Yes, the rights to live and your entitlements are protected by the Manufactured Homes (Residential Parks) Act 2003, as amended. We suggest that all potential homeowners seek independent legal advice prior to purchasing a home and entering into a Site Agreement to live at Good Life Fraser Coast.

What are the ongoing costs of living at Good Life Fraser Coast?

A weekly Site Fee is payable on a per household basis. This Site Fee encompasses all aspects of the management, maintenance and use of the community facilities, roads and grounds maintenance plus management and administration costs including:

- Maintenance and use of all the community facilities
- Mowing of your front lawn
- Secure gated entry
- CCTV
- Community Manager
- On-site Caretaker

Site Fee payments qualify for rental assistance subject to the applicant meeting certain Services Australia requirements – please contact Services Australia to see if you qualify for Rent Assistance. In addition to the weekly Site Fee, there are water and electricity charges on a consumption basis and an annual wastewater & water charge as levied by Fraser Coast Regional Council on a per residence basis.

Who is responsible for the maintenance of my home?

As the homeowner, you are responsible for maintaining your home together with the maintenance of your front and rear gardens.

Does Good Life Fraser Coast have security?

Good Life Fraser Coast will be a secure gated facility with security access through the main gates and pedestrian gates. Security cameras and CCTV will also be discretely located throughout the resort. All homes will also feature intercoms to the main gate. Good Life Fraser Coast will be professionally managed so that you feel secure whilst at home or away from home travelling.

How does Good Life Fraser Coast cater for RV owners?

As an RV owner you will typically have a choice of two garage sizes – 66sqm or 96sqm. Garages are directly attached to and accessible from your home. Further, Good Life Fraser Coast also has an undercover RV Wash Bay.

Can I rent my home out?

No, one of the benefits of living at Good Life Fraser Coast is that all residents are homeowners and therefore cannot be rented out.

How large are the blocks of land that the homes are built on?

The majority of sites are 400m² with a limited number of larger site sizes available.

What is a Site Agreement?

The Site Agreement is between you as the Homeowner and the Park Owner which will provide you with security of tenure under State Government legislation for use of the land where your home is located.



Are there any other additional charges for living at Good Life Fraser Coast?

No however, you will be required to look after your normal household expenses such as telephone, internet, Pay TV, electricity, water consumption and insurance (building, home and contents).

Will my home have an adjoining wall with a neighbour?

No, all homes will be free standing with no adjoining walls.

Can I bequeath my home in my will?

Yes, your home becomes part of your estate. Your beneficiaries can reside in the home if they are aged over 50 or they can sell the home.

Can I receive Rent Assistance from Services Australia?

You may be eligible to receive Rent Assistance via Services Australia as you will pay a weekly Site Fee. To see if you qualify for Rent Assistance, visit <https://www.servicesaustralia.gov.au/rent-assistance>

Are there medical facilities nearby?

The town of Howard is serviced by a local Medical Centre and Ambulance Station. Hervey Bay Hospital is only 33 km away. Maryborough Hospital is only 28 km away.

Is Good Life Fraser Coast dog friendly?

Of course, we have a large dedicated secure dog off-leash park. Please refer to park rules for further details.

Is there public transport close by?

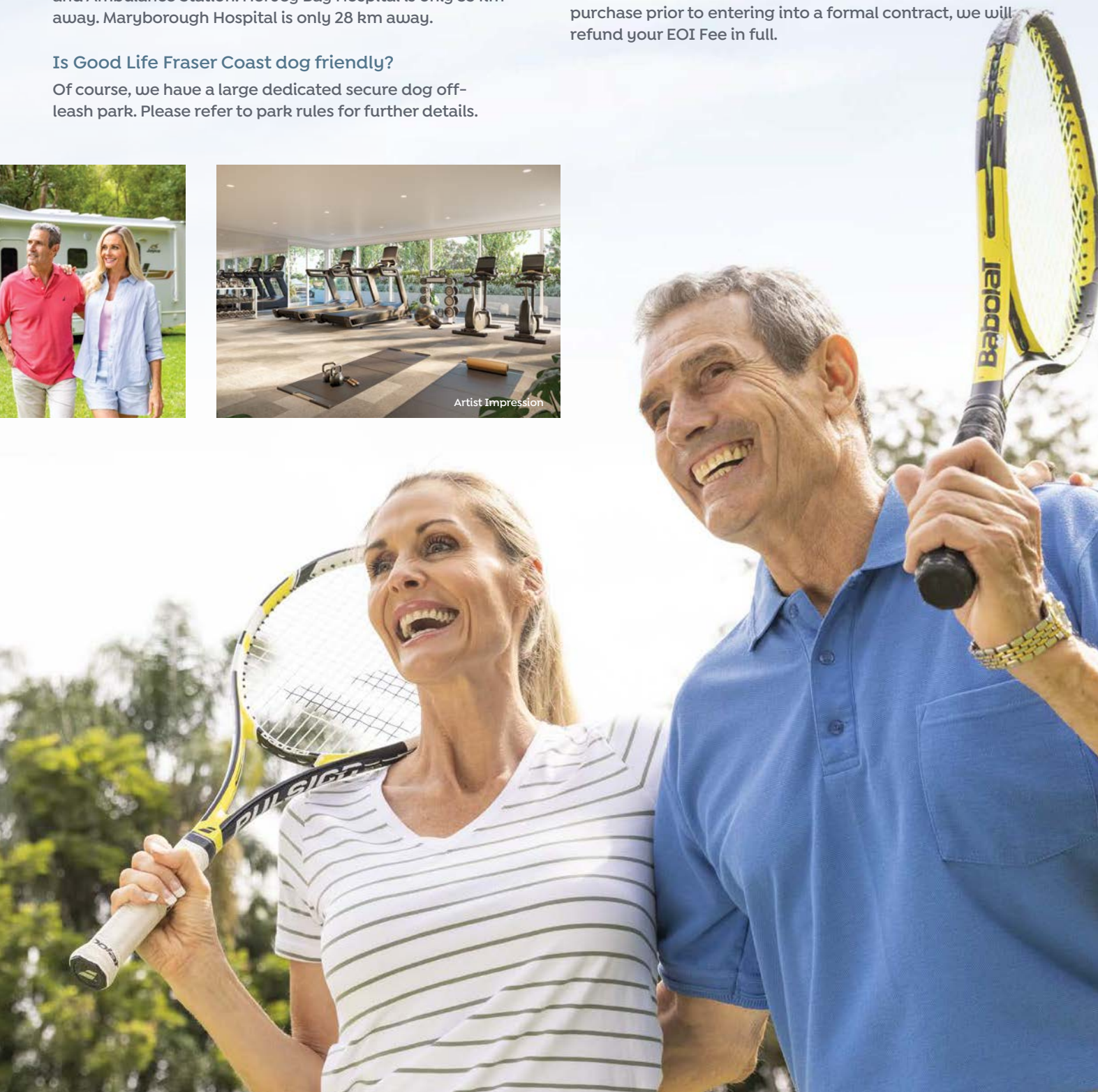
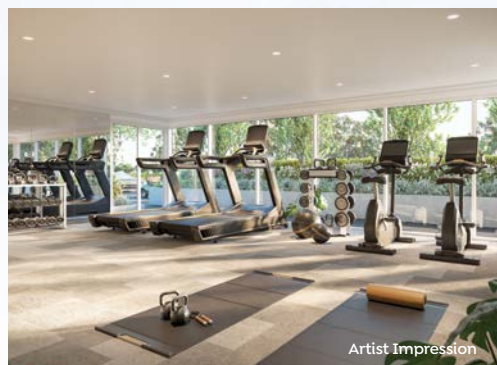
Howard Railway Station is only a short stroll from Good Life Fraser Coast. Currently, the train to Brisbane CBD stops twice daily at Howard and it is possible to do a round trip to Brisbane and back on the same day.

How can I secure a home at Good Life Fraser Coast?

Initially, to secure a home at Good Life Fraser Coast, you will need to complete an Expression of Interest form that nominates your preferred Lot together with an Expression of Interest Fee (EOI Fee - \$1000).

Is my EOI Fee refundable if I am unable to proceed with the purchase of a home Good Life Fraser Coast?

Absolutely. We appreciate that from time to time, there are circumstances beyond your control and therefore, if you are unable to proceed with your proposed purchase prior to entering into a formal contract, we will refund your EOI Fee in full.





The Developer and Manager

AHC Limited is the Developer, Owner and Manager of the Good Life RV & Lifestyle Resort Fraser Coast. With more than 30 years industry experience, AHC is highly reputable and boasts a pristine track record that affords us rare consumer confidence and assures stakeholder satisfaction. From retail, commercial and industrial, to high-end luxury homes and residential sub-divisions, AHC has created quality developments that meet bespoke needs, exceed expectations and stand the test of time.

AHC now brings its expertise to those Over 50s who choose to celebrate their golden years in style. We will combine vibrant community spaces with luxurious 'easy life' homes. Environmentally considerate, stimulating for the senses, a playground to cultivate new friendships and plan the next adventure.



Parkhurst Town Centre, Rockhampton



Residential Sub-division, Gold Coast



Southside Town Centre, Gympie



Private Residence, Gold Coast



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