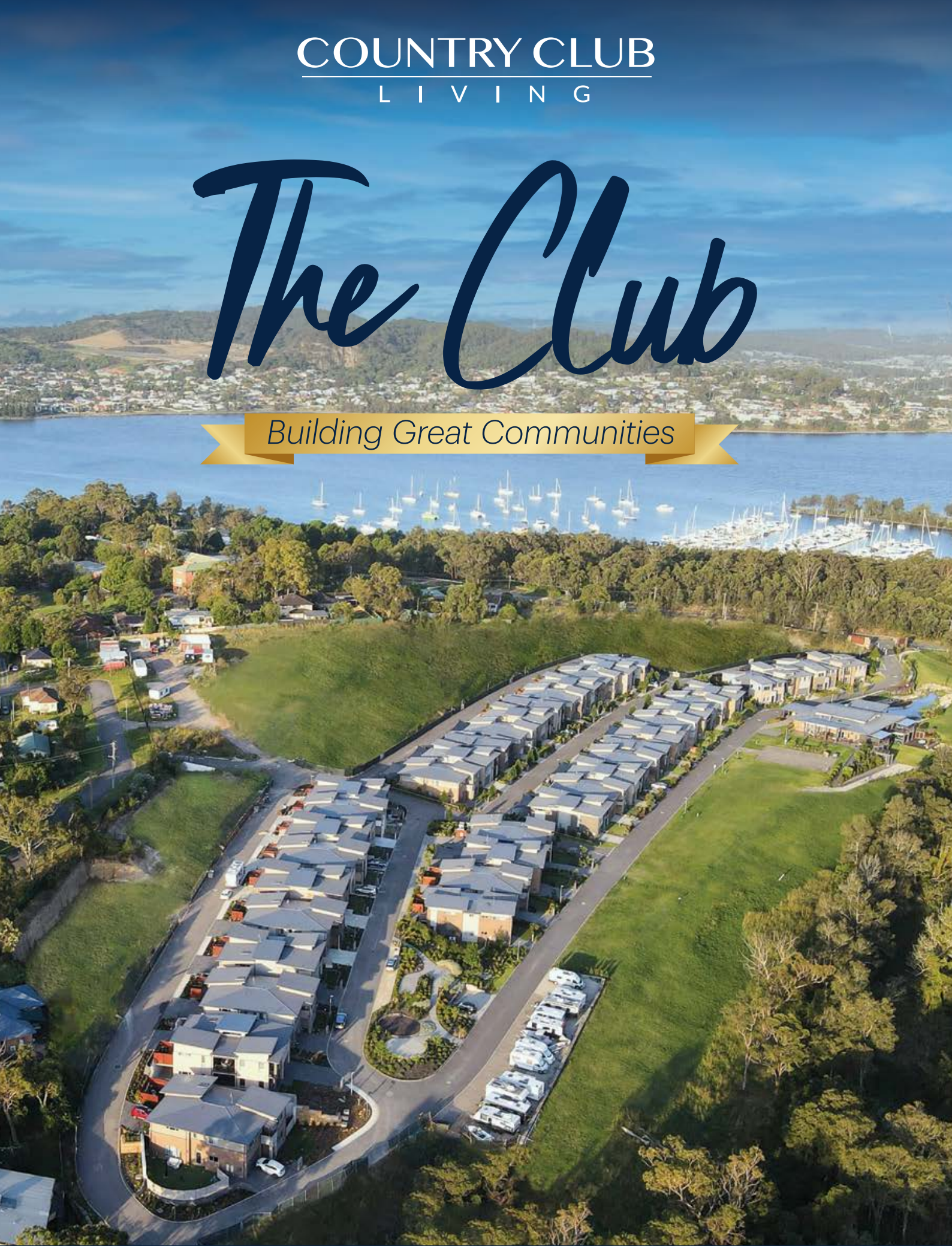


COUNTRY CLUB
LIVING

The Club

Building Great Communities



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COUNTRY
CLUB LIVING
LOCATIONS



BUILDING GREAT COMMUNITIES



As founder of Country Club Living (CCL), I am proud to present to you our third edition of our magazine "The Club".

We are excited to announce major milestones in our business. This year we have seen the acquisition of the magnificent Marmong Waters retirement village, located close to the shores of scenic Lake Macquarie in NSW and are delivering final stages in four of our locations including Noosa, Geelong, Bacchus Marsh and Coolaroo.

Country Club Living has over 2,100 units and development lots, and currently has more than 2,000 residents. The villages provide a diverse range of lifestyle choices to cater to various preferences, including amenities like golf courses, swimming pools, bowling greens, tennis courts, large community centres, craft rooms and libraries.

"I encourage you to come and see our communities and spend time there, meet the residents, listen to their experiences and go through the processes with our Lifestyle Consultants. The general consensus is that everyone should have done it earlier than they probably did.

We look forward to welcoming you to one of our thriving, quality Country Clubs soon" ■

We are one of regional Australia's leading developers of master planned communities. CCL is proud of our current and growing portfolio of nine retirement village communities and two new villages which includes:

Bellbrook Gardens Country Club
(Bacchus Marsh VIC),

Bendigo Domain Country Club (Bendigo VIC),

Bellarine Lakes Country Club (Geelong VIC),

Hemsley Park Country Club (Ballarat VIC),

Meadow Gardens Country Club (Ballarat VIC),

Melba Vale Country Club (Coolaroo VIC),

Noosa Domain Country Club (Noosa QLD) and

Rosebank Country Club (Ballarat VIC).

New Villages:

Bendigo Fields Country Club
(Strathfieldsaye – Bendigo)

Maramong Waters Country Club
(Booragul – NSW)

Toowoomba Fairways Country Club
(Toowoomba QLD)

A handwritten signature in black ink that reads "Stewart Gull". The signature is fluid and cursive.

Stewart Gull | Founder and Chairman
Country Club Living

Your Journey To A New Lifestyle

Our new Country Clubs will offer all the conveniences that our residents enjoy at our existing villages and more.

We are excited to present our new Platinum range, featuring quality 2 and 3 bedroom free standing home designs, state of the art facilities and private golf courses.

BENDIGO FIELDS COUNTRY CLUB



Bendigo Fields Country Club will be located on a peaceful, yet convenient site in the highly sought township of Strathfieldsaye, Victoria - only 15 minutes from the Bendigo CBD.

bendigofields.com.au
or freecall 1800 467 227

TOOWOOMBA FAIRWAYS COUNTRY CLUB



Toowoomba Fairways Country Club will be located in Cotswold Hills, Queensland, with quick access to the Toowoomba bypass and only 15 minutes from the Toowoomba CBD.

toowoombafairways.com.au
or freecall 1800 865 233







VOLUNTEERS & BUILDING COMMUNITIES

Captured in the heart of this image is Peter Brown, a cherished resident of Bellarine Lakes Country Club. Possessing an ardent enthusiasm for AFL/VFL and a strong sense of communal camaraderie, Peter has seamlessly woven these facets into his post-career phase. This is evident through his role as the Team Manager for Leopold Football Club, as well as his active involvement within the close-knit environs of Bellarine Lakes in Geelong, his chosen retirement haven.

“Leopold Footy Club was formed back in the early eighties by Les Ash. Les’s daughter Shelley, is now the president’s wife and plays a pivotal role in orchestrating the bustling canteen and all the vibrant social functions. She does a magnificent job. I’ve never encountered a club so steeped in history and deeply rooted in community engagement. This holds true not only for the football and netball players, but also for their families, supporters and dedicated volunteers.

Amidst a landscape where volunteers were becoming scarce, I’m thrilled to be part of this group as Team Manager.



Peter enjoys assisting where needed, even giving some players tips in the gym and recovery techniques.

My responsibilities include providing drinks, support and any assistance required by the club. As we continue to expand, the demand for volunteers persists and I extend a warm invitation to our fellow residents to consider joining us in this endeavour or simply relishing the timeless camaraderie synonymous with local football ” expressed Peter.

In the photograph pictured here, alongside Peter stands Garry “Buddha” Hocking, a former Geelong Superstar, whose remarkable efforts have propelled the team to a premiership in 2023. An enthusiastic coach, "Buddha" shared, “ Our aim is to welcome more volunteers to join us. The program thrives on additional expertise, spanning life’s teachings to professional guidance.” He further emphasized that once retired, his definite destination will be Bellarine Lakes, highlighting his affinity for the place.

Some of our residents enjoy watching the games and joining the post match discussions and drinks to review the wins and losses of the matches.

“So they're very similar to Bellarine Lakes, we all get together and we all have fun and try to give back. That’s what it’s all about.” ■



Peter and Garry "Buddha" Hocking



BELLARINE & LEOPOLD FC **GOLF DAY**



Richard, Peter and Keith (Bellarine Lakes Golf Club President).

Peter and a number of residents enjoyed playing a round of golf alongside and against Leopold Footballers in a triumphant Ambrose event, where Pat, Tim & Paul emerged as the victorious team. The footballers particularly enjoyed discovering the diverse and impressive professions, as well as the remarkable careers that our residents had to offer. A great day had by all!

Golf holds a special place in Peter's heart and his passion extends even to his 10-year old granddaughter, who possesses her own set of golf clubs and relishes

accompanying Pa for 3-4 holes at Bellarine Lakes. The youngsters are captivated by the golf carts and naturally, the allure of the swimming pool.

Peter, not unlike many residents at Bellarine Lakes, takes immense pleasure in his active lifestyle, indulging in various activities such as swimming and hitting the gym three to four times a week. In addition to this, he joins a group of residents who engage in some spirited boxing sessions, ensuring both fitness and laughter go hand in hand. Peter's wife, sharing in the enthusiasm, finds her joy in bowls and occasionally joins Peter on the golf course. ■



Top Left: Riley, James and Mitch.

Top Right: Ian, Russell and Will.

Middle Left: Keith, Ian and Richard.

Middle Right: Pat, Paul and Tim.

Bottom: Mitch, Russell, Vin and Will



Top: Tim, Pat and Paul.

Middle Right: Peter and Keith

Bottom Left: Brock, Richard and Riley.

Bottom Right: Luke, Mitch and Billy





Top: Richard and Keith

Middle Left: Pat

Middle Right: Luke, Logan and Stewie.

Bottom: Fletcher, Peter and James.



Bellarine Lakes Residents - Carolyn, Catherine, Ros, Jo, Lyn, and Tanya Prebble (Bellarine Lakes Country Club Manager) – shown with some of the monthly food donations to the Geelong Food Relief Centre.

BELLARINE LAKES COUNTRY CLUB RESIDENTS GIVE GENEROUSLY TO THE GEELONG FOOD RELIEF CENTRE

The Geelong Food Relief Center (GFRC) has been set up for just over 30 years. Pictured below, Lisa Wall – GFRC Stakeholder Engagement advised that “Our core business is to rescue food and distribute food. We rescue through a number of

supermarkets and local businesses. We bring the food back here, sort through it and decide what is worthy going to someone else and then distribute it through two ways.

One is through our mini mart service and the other way is through our agency distribution. We distribute to just over 50 agencies. We turn over about 80 tonne of food a month. We run off 600 volunteer hours a week with approximately 130 volunteers. 80 tons of food equates to about 160,000 meals. So, we feed a significant amount of people monthly.



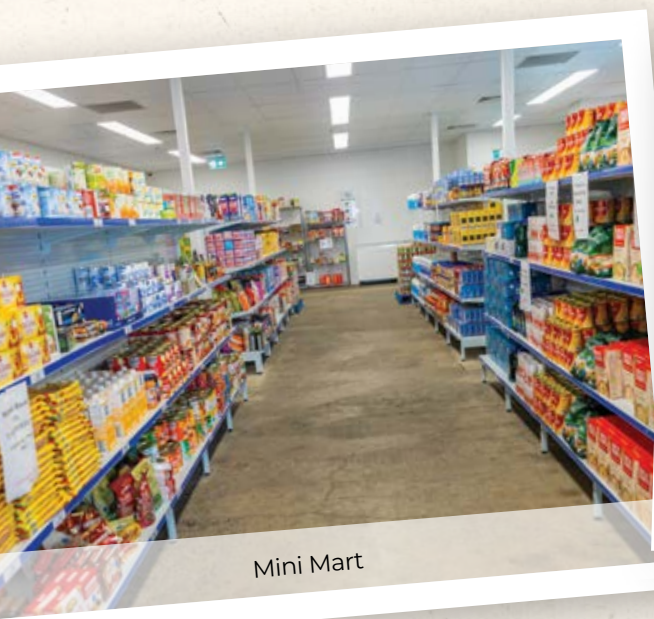
Lisa Wall – GFRC Stakeholder Engagement - pictured preparing the mini-mart shelves.

The Bellarine Lakes Country Club contributions mean that we can provide variety through our mini mart service as well as to our agencies. By having those extra pieces of variety, it just means that customers have more dignity of choice to be able to shop for their needs.

The most rewarding part of my role is helping people through our mini mart and through our agency distribution. I manage the volunteers here. Coming to work every day is an absolute joy with our volunteers, whether they're here or in the community. Like Bellarine Lakes Country Club, the volunteers are what keeps us going. We couldn't do what we do without our volunteers.

"The residents of Bellarine Lakes Country Club take great pride in their community's charitable efforts and are consistently increasing their contributions to benefit the broader community". Tanya Prebble (Country Club Manager) remarked.

"Our residents display a remarkable spirit of generosity and actively contribute. They appreciate the wonderful lifestyle opportunities offered within our community and consistently display a strong desire to extend their kindness and generosity to others." ■



RALLYING FOR ROCHESTER

*BENDIGO DOMAIN COUNTRY CLUB RESIDENTS
UNITE FOR ROCHESTER'S FLOOD RELIEF*



Raelene, Bruce and John took great pride in playing a pivotal role in the fundraising endeavours for Rochester at Bendigo Domain. Each of them asserted that the incredible and generous community made it a truly delightful and heartfelt experience.

Bendigo Domain Country Club residents are experienced in fundraising for noble purposes and one of their dedicated endeavours centred around the flood devastated town of Rochester. They reached out to Jacinta Allen (local MP) and e-mailed the Hon Dan Andrews and in response the government matched the generous \$10,000 that was raised by the residents.

Dan Andrews wrote "We specifically wanted to highlight Rochester's plight. They just need the money to help people buy what they need to get them back on their feet. I commend you and the Bendigo Domain Country Club for the fantastic effort in providing much needed support to the Rochester community.

I am pleased to advise that I have written to the Rochester Community House advising that the Government will match your fundraising efforts and invite the organisation to contact my department directly to arrange the transfer of the funds".

Many of the Bendigo Domain residents possess a deep familiarity with the Rochester community including a couple of the residents whose daughter in law's family are proprietors of the local motel.



Rochester was severely affected by the 2022 Floods. With the majority of businesses and homes inundated with water, the community is rebuilding step by step.

Earlier in the year this passionate group of residents achieved the feat of accumulating these funds, culminating in a splendid dinner dance event. According to David, the Chairperson of Bendigo Domain Country Club, approximately 100 residents attended. The proceeds raised were \$8,000 from the dinner and \$900 from the bar.

There was a collective sense that action was necessary, leading the residents committee to contribute some of their funds as well.

Throughout the year, Bendigo Domain organises a variety of significant fund-raising events, including trivia nights, dinners and are consistent participants in the Cancer Council Relay For Life and always raise generous donations to support the fund.

Happy Chappies, a group from Bendigo Domain, cook for residents every 6-8 weeks, to raise funds for charity. They thoughtfully allocate funds to diverse causes, including those previously mentioned as well as initiatives like the Smith Family scholarships for students.

Raelene pictured left never imagined that Bendigo Domain would offer such a tight community. "It's like a very big family. People are just amazing and so giving". ■

If you would like to donate to the community, you can do so by contacting rochy@communityhouse.org.au



CELEBRATING St. Patrick's Day



Jan and Alex Quinsey joined Hemsley Park as Village Managers in January 2021 after gaining extensive experience in similar roles in other over 55s lifestyle communities and holiday resorts. Despite the challenges posed by Covid-19 during their initial engagement at Hemsley Park, they have thoroughly enjoyed their journey so far. Their primary focus has been to build a proactive and happy community and they are delighted with the progress made and the sense of community that continues to grow. Jan expressed her pride in the diverse lifestyle options available to residents via the monthly events calendar and various resident groups, such as the social committee. She also expressed delight at the growing number of residents participating in social events, such as St Patrick's Day Celebrations, as well as fitness activities including gym and tai chi classes. ■



Lyn, Ian, Janine



Graeme and Pam



Vivienne and Peter



John and Jane



Annette and Gordon



Maree and Barry



Group



Don and Doreen



Kay, June and Marlene



Ann, David and Kay



Rosemary, Marj and Maureen



Joyce



Leonie

FITNESS FUSION:

Gym Workouts and Tai Chi
Unite for Total Wellness



Lynda, pictured here, is just one of our Country Club residents who relishes the chance to stay active right in the comfort of the community.

She takes full advantage of the Hemsley Park on-site gym, pool and exercise classes to uphold her fitness, strength, flexibility and mental alertness while enjoying the company of fellow residents who share her wellness goals. “it’s all conveniently available right here in our own backyard!”

Hemsley Park also engages a Ballarat based physiologist twice a week to lead engaging Yoga and Tai Chi sessions as pictured here with our residents. Aqua aerobics is also popular in the indoor heated pool and professionals from a pain management clinic visit, tailoring suitable programs to address resident ailments, fostering both enjoyment and lasting well-being. ■

Joan, Judy and Allen



Judy



Joan



Linda and Stuart



Allen



Joan, Judy, Martin and Kay



Doreen





Meadow Gardens residents: Dennis, Lyndsey, Pat, Peter and Norma

FROM PIONEERS TO NEW COMERS



Norma, pictured above, a youthful 93 years old and a pioneer resident of Meadow Gardens since 2003, continues to embrace the numerous lifestyle benefits offered at Meadow Gardens Country Club.

In early 2003, Norma and her husband embarked on a journey that led them to Meadow Gardens. They sensed that they'd made the right decision and within a week of discovering their new home, it was all systems go and they have never looked back. With four children, nine grandchildren and fifteen great grandchildren, the family is delighted with the location and especially Norma's enduring independence and joyful life.

Norma shares, "I'm very happy here and feel safe and secure. I also enjoy having family

stay over and going out for dinners, catching up with friends in town, playing cards on Mondays and Thursdays, delightful Saturday night dinners, knit and natter and great chats at the hairdresser's. My circle of friends span generations, reflecting the camaraderie here. We genuinely care for one another in this amicable community, where a sense of togetherness prevails without being in each others pocket."

Pat and Dennis are also part of the pioneer group. They built off the plan in early stages and have never looked back. They've enjoyed being part of committees, going to quiz nights and Pat loves the Bingo. Their granddaughter also comes along to join in.

"It's the people, young and old, that we enjoy" said Pat.



Peter and Lyndsey enjoy using the walking tracks and community gardens

Peter and Lyndsey, recent arrivals at Meadow Gardens, have made their way back from Mildura in order to be closer to family. Their shared desire for a village lifestyle has been a longstanding one and after thorough investigation are thrilled with their selection.

Adjusting to a low maintenance garden after residing on acreage in both Clunes and Mildura, the couple has found themselves engaged in a plethora of activities over the past year, benefiting from the increased time at their disposal.

Initially uncertain about our choice, our son now acknowledges that this is indeed a fitting place for us. As we navigate our mid-60's, we are certain that we have made the correct decision. Being able to embrace this stage of life while retaining our independence and securing our future is a wonderful feeling, Lyndsey expressed.

Both Peter and Lyndsey have continued to work part time and enjoy many aspects of their

lifestyle including; a walking group, joining the U3A choir, a dining out club and always join in the Meadow Gardens dinners.

“The convenience of being able to lock up and leave has been a significant advantage for us. Experiencing this sense of security is truly satisfying. In times of illness, the exceptional kindness of our neighbours shines through, and word gets out fast. A genuine sense of community exists, with everyone looking out for one another.

We love our home too. The houses are well built and never too hot or too cold, it is comfortable living and we also have wonderful village managers in Simon and Tanya. There are great walking areas and community gardens to enjoy as well. We haven't used the pool yet, we just run out of time keeping up with all the other fun activities. It's all round a great lifestyle. I'd recommend it to anyone. It makes you feel really good to be part of a secure community” said Lyndsey. ■

FROM MUSIC TO CARNIVALS



Marshall

The residents of Rosebank Country Club are having a great time at their events, which range from lively music to monthly themed luncheons that offer a fun and valuable experience for everyone involved. A music appreciation group, led by resident Marshall, meet bi-monthly and several participants assist to create hour-long programs featuring a diverse range of music, including classical compositions and music videos.

Marshall expressed that he was not born with the ability to play a musical instrument, but developed a passion for singing, both in the shower and in choirs.

He was initially exposed to music through musical movies and light operas by Gilbert & Sullivan, and his musical taste has evolved over time, along with his fondness for red wine. He finds the experience of music and wine together to be therapeutic. ■

ROSEBANK COUNTRYCLUB RESIDENTS ENJOY THEIR MONTHLY LUNCHEONS WITH A FESTIVE CARNIVAL THEMED EVENT



Margaret, Anne-Marie and Hilda



Hilda



Margaret and Ann



Helen



Bruce



Anne-Marie and Rob



On a Tuesday morning at Melba Vale Country Club, the community centre dance floor comes alive. Residents and guests enjoy a variety of active dance moves from low impact exercises to sassy move and groove dance routines. Resident

“Elana”, who instructs the group has had such an overwhelming response, that a new class has commenced on a Thursday.

The laughter and fun filled mornings inspire the ladies to attend. They enjoy learning new moves and are looking forward to showcasing their routine at the end of year Christmas function.



There is something for everyone – from the chairs to the dance floor – a lot of moves and a lot of laughs.

Elana, a resident at Melba Vale Country Club has been dancing since the age of six. She joined channel 9 ballet at 14, had done her first musical at 16 and proceeded to do a lot of musicals with JC Williamson Theatre in Melbourne. Elana ended up dancing and modelling in London, Paris, Barcelona and Las Vegas whereby she had long-standing shows and exciting adventures and met many wonderful people along her journey.



Elana enjoys sharing her dance craft with friends and residents



you will have a better lifestyle, there's plenty to do and you're never alone



From international travel to local theatre, Elana continues to enjoy her passion with friends inside and outside of the Country Club. She enjoys her new lifestyle, meeting new neighbours and the fact that you don't have

to be alone and that there is a community around you. Elana explains, "you've got a variety of different nationalities here and really lovely people. The location is great and the units are great value, big and beautiful." ■



Frida



Lois



LAWN BOWLS: THE ULTIMATE LEISURE SPORT

Let the battles begin!
Earlier in the year Bellbrook Gardens Country Club (Bacchus Marsh) residents journeyed by bus to Bendigo Domain Country Club to engage in their annual Lawn Bowls and Indoor Bowls competition.

Players and supporters enjoyed a wonderful competition with Bendigo emerging as the ultimate victors in 2023. The event was marked by a lively, healthy and joyously spirited atmosphere.

The competition started at 10am with 12-15 ends on the outdoor 3.5 rink Bowling Green and Indoors in the large

community Club House. Outdoors, there were 3 rinks going at a time with 12 people splitting up for 3 teams. A lovely luncheon break was held at 12.30pm to unite forces and enjoy a bit of banter regarding post lunch strategies. A presentation was held at 3pm whereby this year Bellbrook Gardens reluctantly handed over the winning trophy to Bendigo Domain.

Bellbrook Gardens have commenced training for next year and are excited about the prospect of new bowlers joining them to meet against the reigning premiers Bendigo Domain at their home ground. ■





Roslyn, Ian, Barry, Barry,
John and Bob



Chris



Betty, Joe, Isobel,
Joy, Chris and Leo



Michael



Jack



Jan and Ruth



Bob



Tom, Moreen, Evelyn, Jim and Ken





Nigel



Ken, Evelyn, Nigel and Jim



Graeme and John



COUNTRY CLUB MANAGERS

Key to Country Club Living success



Noosa Domain Country Club Managers – Sarah and Rod Doyle

It takes years of planning to build a great retirement community and its facilities. It is our professional, personable and astute Village Managers that have undeniably created the ongoing success story that is behind the thriving Country Club Living communities of today.

Noosa Domain Country Club managers commenced working at Noosa Domain in December 2021. Prior to this role, they were managing an over 55s community in Victoria and also managed motels and holiday accommodation in Byron Bay, Hobart and Yamba. Being originally from Brisbane and frequent visitors to the Sunshine Coast, they were thoroughly impressed by the exceptional presentation of Noosa Domain. Recognising this as an excellent opportunity to be nearer to family and friends in Queensland, they decided to apply for the role.

Sarah shared her admiration for Noosa Domain, expressing, “The exceptional presentation and location of Noosa Domain is truly impressive.”

she remarked, “we really enjoy witnessing the active community participation and the residents utilisation of the community bus and boat to explore Noosaville and its neighbouring regions. Additionally, we appreciate the residents’ ongoing commitment to assisting one another and dedicating their time to volunteer efforts, which fosters a wonderful atmosphere and a strong sense of community spirit.”

Both Rod and Sarah shared that a typical day at Noosa Domain can vary immensely. Some days are quiet and as Managers this is a good time to do accounts and paperwork that needs to be attended to, however these are very rare.



Noosa Domain boat



Sarah issues a monthly events calendar

We have a lot of interactions with our residents and can be assisting with many little things that they may need assistance with or overseeing staff and contractors to ensure the village is always looking its best. There is no typical day, which is why you are never bored in this role and we are always challenging ourselves to improve the residents' experience and create a good feeling throughout the Country Club.

Residents enjoy a variety of events at Noosa Domain from boat trips on the river to shopping and lunch trips. The monthly social calendar is packed with a lot of activities. The ladies and men's lunches are extremely popular as is the Happy Hour every Friday afternoon. Bingo also fills up quickly once a month. Our fortnightly movie afternoon on a Monday also attracts good attendance.

Sarah sends a monthly events calendar to all residents and there is always something on.



Residents Maidie, Lynn and Tawny enjoying one of the many social past time groups.

Noosa Domain also offers a lawn bowling group and various pool groups for both men and women, as well as a mixed group. The community also enjoy participating in a variety of other activities, such as craft sessions, board games, card games and fitness classes like gym workouts and yoga.



Michael, Virginia and Xandra at Hastings Street



The bus is used on a very regular basis. On Tuesday/Wednesday/Thursday the bus is taken down to Noosa Main Beach where some go for a walk, others have a coffee and in summer some go for a swim. Every Wednesday and Friday the bus is used for a shopping trip to either Noosa Civic shopping centre or Noosa Junction. There are men's and ladies groups that use the bus for luncheons on a monthly basis and occasionally there is a shopping trip to Ikea on the Northside of Brisbane and Sunshine Plaza at Maroochydore.



Residents love the functional library

The library is used daily for puzzles and general reading. Books can be borrowed and one of the residents Barbara, does a fantastic job as the Librarian. ■



Noosa Domain boutique apartments are filling fast.

Noosa Domain's state of the art apartments, known for their unparalleled quality, have successfully accommodated more than 50% of their new residents in the final apartment block. These apartments are highly desired and a perfect addition to the already charming 2- and 3-bedroom villas at the Noosa Domain Country Club. Shirley and Ivan, pictured below commented "We love the apartment. It's well-designed, quite spacious and ideal for retirement living. If we want to go anywhere, we know we can just lock the door and go. We have great managers that live onsite and we know everything is safe and secure".



Residents Shirley and Clive love their apartment

MEET OUR LIFESTYLE CONSULTANTS

Each Country Club has their own Lifestyle Consultant to assist with new enquiries and provide sales updates on all new and fully refurbished “as new” homes.

We are also excited to showcase our upcoming final stage releases at Geelong, Noosa, Bacchus Marsh and Coolaroo locations.

Meet the team that is headed by Scott Waldron, our Head of Sales and Marketing.

Mary McKinnon

Senior Sales Manager and Lifestyle Consultant
Hemsley Park, Meadow Gardens and Rosebank
Country Clubs

mob: 0409 865 629
email: m.mckinnon@countryclubliving.com.au
web: countryclubliving.com.au



club house that includes a cinema, club bar, library, billiards room, craft room, large dining and lounge areas and a dance floor for the many social functions held at the club house throughout the year and of course, for line dancing. The well being centre houses an indoor heated swimming pool, gymnasium and massage therapy room, bowling green and hobby workshop.

Country Club Living proudly commenced its operation in Ballarat over 30 years ago with the establishment of our first Country Club, Rosebank in Sebastopol. We are now very proud to boast three Country Clubs in Ballarat

OVERVIEW

Hemsley Park Country Club situated in Ballarat is now fully developed and consists of 176 villas showcasing varying designs of two- and three-bedroom villas. As the village is fully developed, it is very important to have your name placed on the priority contact list when a resale villa comes to market. This will ensure that I will be in contact with you before a villa goes to open market.

Hemsley Park Country Club, our flagship Ballarat village, proudly offers an expansive

Meadow Gardens Country Club situated in Delacombe is now also fully developed and consists of 150 villas of varying two- and three-bedroom designs. Again, as the village is fully developed, a priority contact list is available to ensure that I will make contact the moment a resale villa is going to become available.

Rosebank Country Club situated in Sebastopol, is also fully developed, and consists of 105 villas ranging from one to three bedroom designs. Again, a priority contact list is available to ensure that I will update you of all upcoming villas before they hit the market!

Rosebank Country Club boasts a large club house featuring spacious dining and lounge areas, club bar, library, billiards area and hairdresser. There is also an activities room, hobby workshop, community gardens and bowling green available. ■

HEMSLEY PARK COUNTRY CLUB



29 Stawell Street, (Ballarat) VIC 3350
Free call 1800 450 656 hemsleypark.com.au



MEADOW GARDENS COUNTRY CLUB



18 Cooina Drive, Delacombe (Ballarat) VIC 3356
Free call 1800 458 064 meadowgardens.com.au



ROSEBANK COUNTRY CLUB



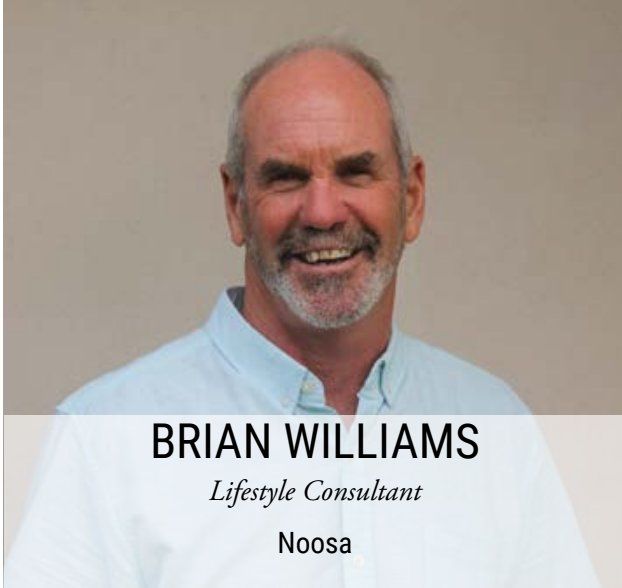
19a Charlotte Street, Sebastopol (Ballarat) VIC 3356
Free call 1800 445 350 rosebankcountryclub.com.au



Please call me today for more information or to arrange an inspection at our Ballarat Country Clubs to view all that is on offer and to fully appreciate what Country Club retirement living can offer you. You've worked hard for it, now it's time to enjoy it all!

NOOSA DOMAIN
COUNTRY CLUB 

mob: 0427 333 499
email: nd.sales@countryclubliving.com.au
web: noosadomain.com.au



BRIAN WILLIAMS

Lifestyle Consultant

Noosa

With Spring arriving, Noosa Domain Country Club's latest development featuring 34 boutique apartments was ready for our latest residents to move into in September.

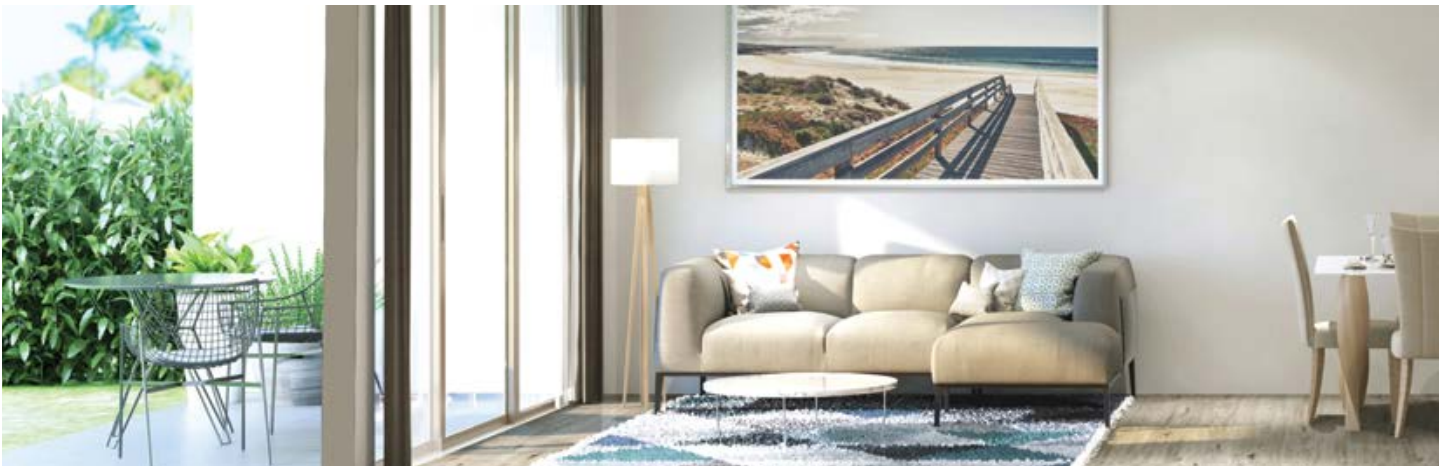
These two and three bedroom apartments have attracted strong interest from prospective buyers locally, interstate and abroad. 20 apartments were occupied by the end of September. The apartments represent unequalled value in today's Noosa market, with the last few two bedroom apartments expected to sell fast.

Our new residents will have the opportunity to experience all the benefits of living at Noosa Domain. They can build connections with our fantastic residents and partake in the numerous daily social activities within the community. Whether it's enjoying a coffee at Noosaville, catching the morning Noosa Domain Country Club bus to Noosa Main Beach and Hastings Street or cruising along the Noosa River on our own luxury pontoon boat.

Our residents are living the dream amidst all the wonderful resort style facilities and with the added bonus of being only a short stroll from Noosa Civic and the many businesses and services in the area, residents often wonder why they left it so late.

Our refurbished as new 2 and 3 bedroom quality, spacious free-standing homes are also in high demand.

Contact Brian today to get the latest information on current and upcoming villas and remaining apartments for sale or visit our website at noosadomain.com.au. ■



Last Apartments Selling Fast



Residents love the spacious 2 bedroom master in The Grange.

The overwhelming enthusiasm for obtaining a dream lifestyle retreat emphasizes why you shouldn't overlook this opportunity. With more than 85% of the apartments already sold, we are eager for you not to miss out on this extraordinary chance in the idyllic Noosaville location.

Noosa Domain Apartments have been designed with contemporary lines, open plan living, natural lighting and a focus on privacy. They have their own courtyard/balcony off the living area and the 3-bedroom apartments have another off the master bedroom.

All apartments boast a modern kitchen with stone benches and quality window and floor furnishings. Energy efficient heating and cooling also complement the superior standards set by the architects and project teams. ■



The Grange 2 bedroom apartment



“We are excited about our progress of Apartment Block B, with last apartments selling fast.”

Side view of The Grange 2 bedroom open plan boutique apartment.



mob: 0488 908 501
email: mv.managers@countryclubliving.com.au
web: melbavale.com.au



GREGORY NICHOLLS
Village Manager
Coolaroo

We have recently redeveloped our outdoor BBQ area to make it more user friendly all year-round whether it be having a coffee with friends or a drink from the bar.



Melba Vale is excited to announce the release of pricing for our fifth and final stage that is currently under construction. For the first time ever, each of our villa designs is currently available for purchase at the same time providing incoming residents an ideal opportunity to find the villa that best suits their needs.

Stage five includes the highly sought after Ashford design featuring two bathrooms, two bedrooms plus utility room, all boasting spacious proportions. Upon completion of this final stage, we will have completed the village, with a total of 82 villas in our community.

As a smaller village we have a strong boutique feel with a friendly and welcoming community. Whether residents are participating in a variety of events organised by our social committee or enjoying aspects from the likes of our community centre, bar, library, theatre room, bowling green or gym there are always opportunities to take advantage of our ever-improving facilities.

Melba Vale enjoys an ideal location, just a brief walk from the Coolaroo train station and a mere five-minute drive to the Broadmeadows shopping centre. It is also conveniently located only seven minutes away from the Western Ring Road. With refurbished villas starting from \$418,000, there has never been a better time to make Melba Vale Country Club your new home. Call Gregory Nicholls on 0488 908 501 to book your inspection." ■



Final Stage Release



Visit our current Ashford plan display in our final stage release

Our final release (Stage 5) has commenced at Melba Vale Country Club. With limited villas available, we have enjoyed welcoming new residents to our Country Club. Our villas are built with impeccable standards and offer low maintenance options. The versatile

Ashford plan, offers two large bedrooms and two living areas, with an option of the second living being a study or third bedroom. We highly recommend an inspection of our current display. ■



Residents Joy and Pat love the spacious Ashford design kitchen.

BELLBROOK GARDENS
COUNTRY CLUB



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DENISE SNIEGOWSKI

Lifestyle Consultant

Bacchus Marsh

The beautiful surrounds and welcoming community of Bellbrook Gardens Country Club is evident upon entering the village, and now is the perfect time to visit and view the village for yourself.

As the final stage of development has begun, you do not want to miss the opportunity to secure your new home and enjoy the premium lifestyle on offer at Bellbrook Gardens Country Club.

The first phase of our final build is nearing completion, with many new, happy residents already settling into this location.

There is limited availability within this area, but the remaining villas will soon be available to occupy. The second and final construction phase, comprising of 17 villas, will then commence, with move-ins aimed for mid 2024. These villas are now ready to reserve, so your next exciting chapter in life can begin.

Once a resident, you can enjoy a sense of belonging to a community of like-minded people, in a safe and peaceful environment. This is complemented with the resort style facilities and stunning Community Centre. This inviting space incorporates a large dining/entertaining area complete with a club bar and a dance floor for the many social events held throughout the year and of course, for line dancing and indoor bowling. A theatre, library, billiards room, craft room and a hairdressing salon keep our residents very well catered for.

Stepping outside, the alfresco and BBQ area awaits, alongside the wellness centre housing a heated, indoor pool and sizable gym. We also offer a putting green and pétanque court, as well as a large workshop and community garden.

The central location of the village allows for an easy drive to Melbourne, the airport, Ballarat and Geelong, and only minutes to the centre of town in Bacchus Marsh.

I highly recommend a tour of the village to fully appreciate the benefits that Bellbrook Gardens Country Club has to offer. ■



Final Stage Release



The Epping

21 Squares of luxury living

Built and ready to move in to!

Don't miss this great opportunity for your brand new home and lifestyle.

This quality freestanding spacious Epping design offers 21 squares of luxury living. We currently have our last few selling from just \$786,000 and no Stamp Duty to pay. This home boasts three bedrooms, a study, spacious living zones, a well appointed kitchen, outdoor entertaining and a double garage.

This highly regarded villa also offers quality appliances and stone bench tops, built in robes to bedrooms, gas central heating and split system air conditioning, ducted vacuuming, extensive outdoor entertaining, private rear garden, double garage offering direct access to the villa and much more. An opportunity too good to miss. ■





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LISA DUKE

Lifestyle Consultant

Geelong

Get ready to seize your retirement dream at Bellarine Lakes Country Club by securing one of our limited number of brand-new villas still available for sale in our final stages, or one of our beautifully established villas for sale!

Nowhere else in the Bellarine can you experience the exclusivity of having unlimited access to your own private championship golf course, right in your own backyard.

This in addition to our array of authentic resort facilities including a luxurious community centre and golf club house, heated indoor and heated outdoor swimming pool, tennis court, extensive gym, four rink bowling green, scenic walking tracks, community connection and activities with our beautifully landscaped front yards, vibrant community events and meticulously landscaped front yards and communal areas (which is the envy of many) are just a few compelling reasons why you will love calling Bellarine Lakes Country Club your new home.

At Bellarine Lakes Country Club you have the best of both worlds. Our community is nestled amidst tranquil open spaces that provide the utmost privacy, while just a few minutes away, you'll find the buzz of local shopping, amazing eateries, award winning wineries, and the best beaches in Victoria.

A home at Bellarine Lakes Country Club could indeed be your next perfect choice!

Please contact me for more information or to arrange an inspection of our exclusive Country Club lifestyle at Bellarine Lakes, you will not be disappointed. ■



Final Stage Release



With only three amazing Villas available in Stage 7 at Bellarine Lakes Country Club and 60% sold in the last stage (stage 8), we encourage you to find out what all the fuss is about before these brand new two and three bedroom homes are sold. Particularly at never to be repeated prices.

Pictured below is a view of the open plan Belford Waters 2 bedroom design. This

beautiful home also provides two deluxe spacious bedrooms, the master bedroom providing a large walk-in-robe and both bedrooms adjoining their own beautifully finished private ensuites. The kitchen is an entertainers delight offering premium 40mm stone top bench space, must have kitchen drawers offering ample storage, and quality appliances. ■



Two bedroom open plan Belford Waters design.

BENDIGO DOMAIN
COUNTRY CLUB



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BILL WILLIAMS
Lifestyle Consultant
Bendigo

What a wonderful year it has been at Bendigo Domain. During the last year we have successfully run all of our community programs, ensuring that new and existing residents can enjoy the lifestyle that is Country Club Living.

We have had several new residents who have seamlessly integrated into the village community. A big thanks goes out to all

residents for extending such warm and friendly welcomes to our newcomers. One of my catch cries whilst selling properties in the village is safety, security and likeminded people and these are a few of the many strengths of the village.

During the year we have completed the multipurpose court and eagerly await the new BBQ entertainment area. This has been a fantastic addition to the already wonderful resort style amenities offered at Bendigo Domain Country Club.

On the sales front we have continued to have strong interest in the village and it remains one of the most sort after villages in Bendigo. There is strong interest in all properties whether they feature two or three bedrooms.

What makes our Country Club so popular is its great feel, community spirit and maintenance program. The grounds and community centre are a credit to our staff. I have had a great year welcoming new residents and look forward to another wonderful year at Bendigo Domain. ■





BENDIGO FIELDS
COUNTRY CLUB



Freecall 1800 467 227
web: bendigofields.com.au

NEW VILLAGE COMING TO BENDIGO

Bendigo Fields is set to become the latest addition to Bendigo's retirement village landscape. It's truly exhilarating to envision the vibrant Country Club it will become.

Presently we have over 100 people on our information list, eagerly awaiting e-mail updates on the exciting release of the first stage.

To join this list, simply visit our Country Club Living website and select "Bendigo Fields." With its enticing features such as a 9-hole golf course and its close proximity to the growing CBD of Strathfieldsaye, this is sure to be a popular Village.

We have completed the site clearance in preparation for the commencement of civil works. We will be updating our website with details about the Country Club's release and additional information in the near future. ■

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JACKIE COOKE

Lifestyle Consultant

Toowoomba

Toowoomba Fairways Country Club earthworks commenced in May 2023. Changes can be seen daily and the vision of a well-planned and homely community is becoming a reality. House sites, roads, terraces and even the golf course are taking shape.

Excited buyers of stage one are taking advantage of special offers which present great value and security as they prepare to move into their new homes in the second half of 2024.

Deposit holders were very pleased to be able to visualise the placement of their new home on a recent visit to the office, commenting that “things are now getting real”.

Toowoomba Fairways Country Club is currently taking expressions of interest in stage 1. There will be a selection of six different floor plans. ■



Jackie welcomes your onsite visits or calls and e-mails to discuss updates.

Kingston

Pictured below the unique Kingston Design, offering 2 bedrooms, 2 bathrooms and a 2 car garage.



2 | 2 | 2

AREAS

Living 141.5 m²

Porch 11.8 m²

Alfresco 17.3 m²

Garage 43.2 m²

Total 213.8 m²

Typical Lot Size 13m x 27m

Not to scale. Floor plans and illustrations are intended as a visual aid and are indicative only. Plans are subject to change and minor variations, including lot to lot landscape variations.

MARMONG WATERS
COUNTRY CLUB



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MARK MCCLUSKEY

Lifestyle Consultant

Marmong Waters

Country Club Living were excited to announce the acquisition of the magnificent Marmong Waters retirement village, located close to the shores of scenic Lake Macquarie in NSW earlier in the year.

The addition of Marmong Waters was eagerly anticipated and both staff and residents alike were excited about the acquisition and future plans.

The enviable resort style living facility at Marmong Waters includes a gymnasium, indoor heated swimming pool, alfresco dining and a beautifully appointed community





clubhouse which houses a cinema, billiard area, library, fully equipped catering kitchen, club bar and much more. Country Club Living will also be providing a bowling green, increasing community parking, a new workshop and a craft room amongst other welcome updates.

The community of like-minded neighbours enjoys a vibrant and thriving atmosphere, complete with outstanding amenities and homes, as well as a range of social activities. They are also fortunate to have a dedicated Village Manager and an exciting future ahead.

With over 50% of the village built and sold, (162 homes available) and featuring six beautiful floor plans to choose from, these homes are selling fast. The village also has a newly built and furnished display home which will be a valued addition for new enquirers.

For more information visit marmongwaters.com.au and/or contact Lifestyle Consultant Mark McCluskey, at Marmong Waters Country Club on Mobile 0421 154 196 or on FreeCall 1800 955 880. Inspections are always welcome from Mon – Fri 10am-4pm or by private appointment. ■

Marmong Waters Country Club Plan

KEY

- | | | | |
|---|--|---|------------------------------|
|  | T1 Freedom – Upper
Liberty – Lower |  | Community Centre. |
|  | T2 Spirit – Upper
Serenity – Lower |  | Bowling Green. |
|  | T3 Aurora – Upper
Destiny – Lower |  | Community Vegetable gardens. |
|  | T4 Vibe – Upper
Vision – Lower |  | Resident Workshop. |
| | |  | Resident Craft Room. |
| | |  | Caravan/Boat storage. |
| | |  | Maintenance shed. |



MARMONG WATERS
COUNTRY CLUB



RELAXATION LOUNGES



BILLIARDS



CRAFT ROOM



DINING AREA



LIBRARY



HAIRDRESSING SALON



CLUB BAR



THEATRE



INDOOR POOL



New Stage Releases

We have commenced taking deposits for stage 8 from people wanting to reside at Marmong Waters Country Club and be closer to the recreational centre.

Due to an overwhelming response, stage 9A has also been released. Over 50% of Villas in these stages have now been sold.

Stage 8 will comprise of 14 villas and Stage 9A, 18 villas. The upper villas will have views over the current homes and spectacular treetops bordering the Country Club.

Marmong Waters is located only 20 minutes from picturesque Lake Macquarie's many beaches and close to many shopping centres including Glendale, Toronto, Warners Bay hospitals and medical facilities. ■



	EXERCISE FACILITIES		HOBBY WORKSHOP		PET FRIENDLY POLICY
	BOWLING GREEN		CARAVAN STORAGE		24HR EMERGENCY CALL SYSTEM
	BBQ AREA		COUNTRY CLUB BUS		ON-SITE MANAGER

Marmong Waters offers six amazing home designs featuring two and three bedrooms, with either a double or single garage. All designs have two bathrooms and toilets and have well designed living areas with great connectivity to the spacious undercover outdoor living space. ■

Featuring the Liberty Plan



3 | 2 | 2

The Liberty is a single level 'under' design home.

AREAS

Living	131.5m ²
Porch	6.4m ²
Alfresco	13.9m ²
Garage	35.7m ²
Total	187.5m ²



Not to scale. Floor plans and illustrations are intended as a visual aid and are indicative only. Plans are subject to change and minor variations, including lot to lot landscape variations.



All Villas offer comfort, space and elegance



An entertainers delight with a spacious meals/kitchen zone



Spacious Lounge with large windows and dining area which flows to outside alfresco



Well appointed kitchen with stone bench tops



This Liberty offers a separate study/living or third bedroom.



Large master with walk in robe and ensuite. The Liberty also features a second bathroom

Other features included; reverse cycle ducted air conditioning; a double garage with auto door allowing direct access to the Villa to add that extra layer of safety and security. We look forward to welcoming people to tour our homes and Marmong Waters Country Club. ■

Your Retirement Haven Awaits

Locations covering the East Coast of Australia



1800 445 350

countryclubliving.com.au

COUNTRY CLUB
L I V I N G





BELLARINE LAKES 
COUNTRY CLUB

Bellarine Lakes Country Club
402 Bellarine Highway
Moolap (**Geelong**) VIC 3224
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bellarinelakes.com.au

BELLBROOK GARDENS 
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Bellbrook Gardens Country Club
168 Underbank Boulevard
(**Bacchus Marsh**) VIC 3340
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bellbrookgardens.com.au

BENDIGO DOMAIN 
COUNTRY CLUB

Bendigo Domain Country Club
336 McIvor Highway
Junortoun (**Bendigo**) VIC 3551
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BENDIGO FIELDS 
COUNTRY CLUB

Bendigo Fields Country Club
Emu Creek Road
Strathfieldsaye (**Bendigo**) VIC 3551
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HEMSLEY PARK 
COUNTRY CLUB

Hemsley Park Country Club
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MARMONG WATERS 
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MEADOW GARDENS 
COUNTRY CLUB

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MELBA VALE 
COUNTRY CLUB

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COUNTRY CLUB

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ROSEBANK 
COUNTRY CLUB

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TOOWOOMBA FAIRWAYS 
COUNTRY CLUB

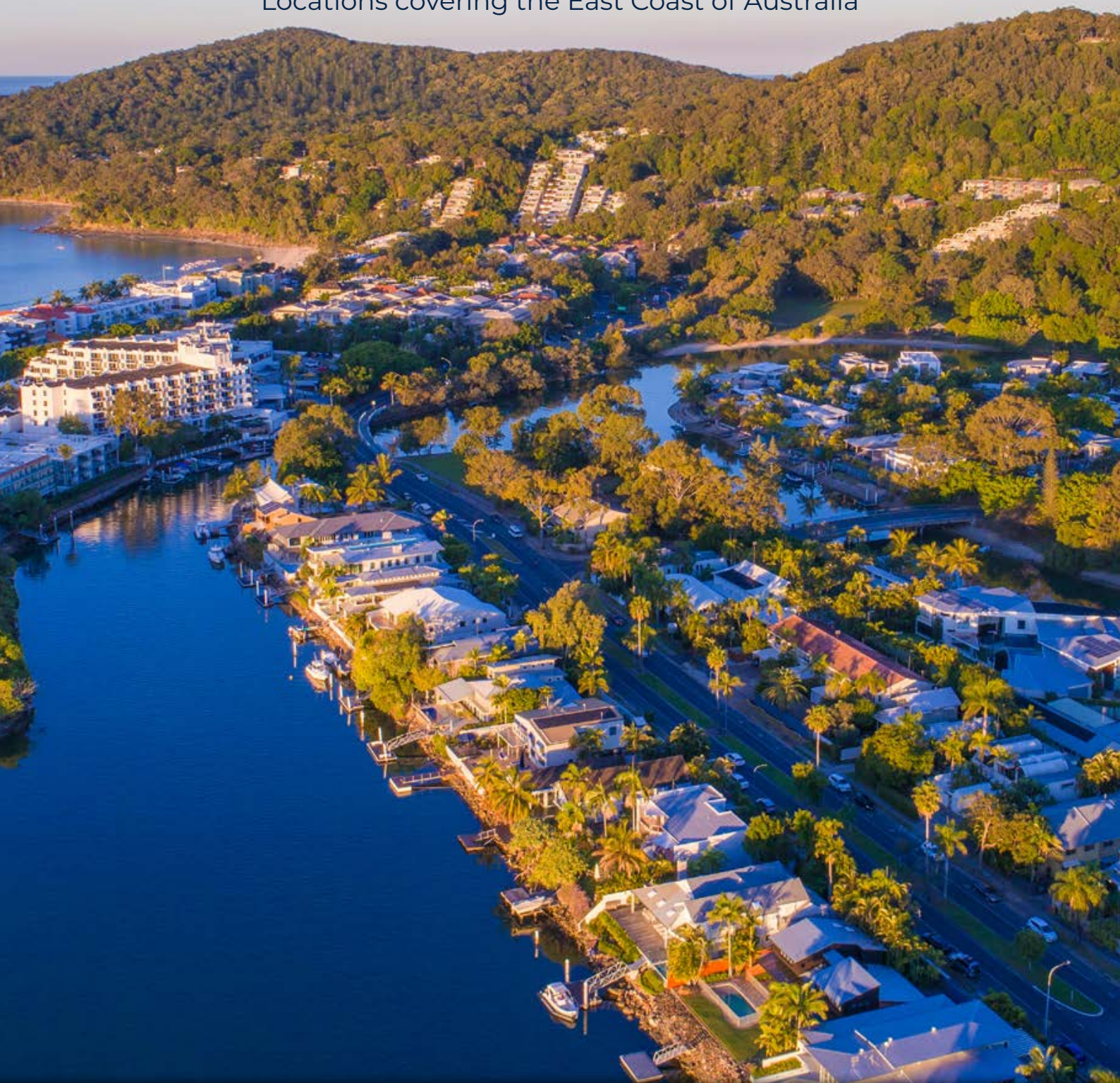
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Your Retirement Haven Awaits

Locations covering the East Coast of Australia



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