

COUNTRY CLUB  
LIVING

# The Club



WELCOME TO "THE CLUB" | FIRST EDITION | MAY 2022

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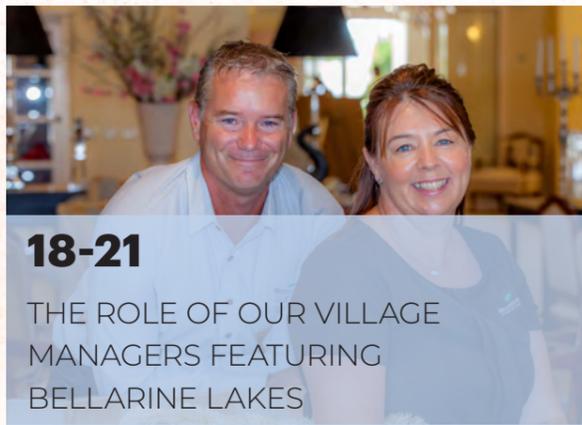
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**WELCOME TO "THE CLUB"**



*“At Country Club Living, we are about health, happiness and wellness, ensuring you’ve got a selection of quality lifestyle choices with like minded neighbours.”*

Despite the recent challenges, the positivity of our residents and the resilience of our team and business has given us great confidence to further develop our portfolio. With 30 years’ experience in the sector, Country Club Living is one of Australia’s leading private developers of retirement communities, currently comprising a portfolio of eight retirement villages in Victoria and Queensland that are home to over 1900 residents.

I am pleased to introduce our first edition of The Club, a publication for residents and friends of Country Club Living to enjoy. The Club will feature interesting stories about our residents, articles with useful information and updates about what is happening with our villages, including some exciting new developments.

Since the emergence of COVID-19, Country Club Living has been conscious that our residents and other mature visitors are particularly vulnerable to the virus. I’m extremely proud of our staff, who throughout the past couple of years have continued to demonstrate remarkable commitment to support the wellbeing of our residents, customers and communities during these challenging times. I’m equally proud of our residents, who have been very supportive of our village staff in implementing the restrictions imposed by government and adhering to restrictions for everyone’s benefit.

As a result, our eight retirement villages have proven to be a safe haven for residents during the pandemic and due in part to various initiatives we have introduced, residents have been able to maintain a sense of community to help each other get through the tough times.

The increasing customer preference for quality homes, access to resort style community facilities, living environments which promote security, health and wellbeing and protections under the Retirement Villages Act have all created excellent sales momentum and price growth over the last couple of years. Consequently, not only have we continued with development of new stages in our existing villages, we’ve also acquired several new sites for future villages.

The first of these to launch will be Toowoomba Fairways in Southeast Queensland. We are expecting to commence construction in May. In addition to new developments, we continue to focus on providing vibrant and secure living environments for our current residents and are exploring various new wellbeing initiatives.

I thank all our residents, staff and other friends of Country Club Living for their ongoing support and extend my best wishes for future health and happiness.

Stewart Gull | Founder & Chairman  
Country Club Living

# YOUR JOURNEY TO A NEW LIFESTYLE



## Belong to a Community

Make new friends and get involved in activities and social groups, doing as much or as little as you like. There are many activities to choose from in a Country Club Living community.

Depending on your interests and because you will have like-minded people around you, there will be plenty of neighbours close by with common interests.

Our residents often say they feel a strong sense of belonging to the village community.

# Retirement Means Relaxing



Bellbrook Gardens residents – Caravans Away group pictured at Rochester.



Roz and Jenny enjoyed reflecting on their travel experiences with the "Caravans Away" group at Bellbrook Gardens Country Club Bacchus Marsh. They also displayed some of their items from their craft group. "We have many gifted people living here that share their craft. We make great things for fundraising/gifts and ourselves... and just because you get older, it doesn't mean you lose your talents."

## CARAVANS AWAY

Caravans Away has been a wonderful part of the Bellbrook community for several years now. A dedicated and passionate couple, Bob and Liz do the ground work, to find beautiful locations including Halls Gap, Camperdown, Heathcote, St Arnaud and Euroa to suit residents with Caravans and those without.

The itineraries are set in terms of location and accommodation options, ensuring that cabins are available for those without caravans. The travellers do as they wish during the day and around 4pm join one another for a happy hour. Some lunch and dinner engagements are also a welcomed group activity.

"We are so grateful to Bob and Liz the organisers of Caravans Away. There's a few people in the village who probably wouldn't go away if it wasn't for Caravans Away." Around 30 residents will join the next adventure to Wangaratta. ■

# & Traveling Your Way



Bellbrook Gardens secure caravan storage



Our favourite place, Cable Beach - Broome

## THE FOREVER HONEYMOONERS

The term forever honeymooners has been aptly given to the passionate travellers at Bellbrook Gardens, Tony and Di. They love to travel and there's not a lot of Australia that they have not yet seen.

Whether it be to regional Victoria or the Kimberley's, they love the fact that they can simply lock up and leave, knowing all is secure and things will be as they left them when they return.

Tony was still working when he and Di moved to Bellbrook Gardens and with Di's Mum living in this secure gated community, they felt that

this lifestyle and village was for them. They have a beautifully established home that "suits us perfectly. It's nice and open. It feels a lot bigger than it is, and we love it. A great home to return to after all of our travels," said Tony.

Di has had two knee reconstructions and keeps focused on fitness to still enjoy the likes of the long walks in Tasmania and the rainforests. With Covid constraints lifted, they have recommenced swimming at the Village pool and use the gym whenever they can to ensure a healthy lifestyle and continuity of travel plans.

They have met a lot of great people and look forward to joining the upcoming trip with the Caravans Away group. ■



From Ubirr Rock in Kakadu to Wave Rock - WA to St. Helens in Tasmania.



“Our community is positive and thriving”

# A LABOUR OF LOVE & OPPORTUNITY!

Whether it's helping create an enviable community vegetable garden, washing windows for “Red Frogs” (a charity fundraising group) or helping in the community bbq, it's a labour of love for Graham. Graham makes the most of every opportunity to be part of the thriving Bellarine Lakes community and his beloved Leopold Bowling Club and wider communities of the Bellarine Coast and beyond.



“I love the fairways & greens at Bellarine Lakes”



BBQ fundraiser



Bowls - A new skill



Window washing fundraiser for Red Frogs



**G**raham joined the Bellarine Lakes community in 2016 and has not looked back. “We love our quality home. The Village is luxurious with a friendly atmosphere.

I have enjoyed learning new skills such as bowling with expert training and guidance from other residents. I am a fanatical golfer and love the newly developed fairways and greens at Bellarine Lakes. The course also offers great walkways which are beautifully landscaped and home for much wildlife. I also enjoy contributing and interacting with others at our community garden beds.

We have so much on offer, and you can join in as much or as little as you like. Apart from all of the activities here, I enjoy the many community events held here including; mini Olympic games, Australia Day celebrations, St. Patrick's Day and Melbourne Cup Day – we even had 17 sweeps running!” ■



## RED FROGS – RAISING FUNDS FOR SCHOOLIES

Graham is passionate about raising funds for schoolies and the like, with the “Red Frogs” group. The group was established 25 years ago by Andy Gourley to provide help to teens at schoolies weeks and concerts. Red Frogs provide a positive peer presence in alcohol and substance fuelled environments where young people gather and steers them in the right direction.





# ALL'S COMING UP ROSES AT ROSEBANK COUNTRY CLUB

*Ede, a vibrant and active resident at Rosebank Country Club epitomizes the sentiments of other residents and visitors regarding the elegant setting at the village. "The gardens are just beautiful when the roses are out here. The grounds and gardens are well maintained and absolutely gorgeous."*

*Rosebank Country Club — Sebastopol (Ballarat)*



Country Club Living residents enjoy the community vegetable gardens



Ede enjoys daily walks in the beautifully landscaped streets



Ede loves to potter in her own backyard. With pops of colour, an array of ferns under the pergola and a beautiful garden including blooming tomato vines, lemon and cherry trees. As a passionate gardener, she is in her element.

Community vegetable gardens are also a passion of Ede's. Rosebank green thumbs and novice gardeners alike can enjoy the shared produce that is grown in one of several community vegetable gardens. Whether it's fresh herbs, zucchinis, cucumbers or tomatoes, all products are free to residents and available throughout the year.

Perhaps one of Ede's greatest passions is her much loved joyful and energetic dog Mia. Country Club Living pet friendly communities ensure that residents continue to enjoy their companions when joining their communities. "I love to walk Mia in our beautiful streets and gardens and having little chats with everyone. It's great. It makes you feel better and I have wonderful neighbours."

Upon reflection, Ede wishes she had chosen to live at Rosebank prior to her husband Ian passing. "He would have loved the community

and would be in his element in the hobby workshop, with all the available tools and equipment to potter as he did at home." Hobby work shops are available in all Country Club communities.

"I do truly love it here and my kids think it's the best thing ever." A great peace of mind for Ede and her family. ■

Ken utilising the tools at the Hobby Work shop



*Rosebank Country Club — Sebastopol (Ballarat)*

## COUNTRY CLUB VILLAGE FEATURE

MELBA VALE  
COUNTRY CLUB 

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**GREGORY NICHOLLS**  
Village Manager  
Coolaroo

Following on from the success of our Stage 4 of fifteen individual Villas, that are all now sold and occupied, Melba Vale Country Club is excited to announce that construction has commenced on our final Stage 5 consisting of a further 12 individual Villas.

Melba Vale Country Club is located conveniently in Melbourne's northern suburbs, only 100m walk from Coolaroo station. One stop in either direction will take you to Broadmeadows Shopping Centre or Roxburgh Park Shopping Centre. Alternatively, you always have the option of taking the free courtesy bus which leaves and returns to Melba Vale Country Club twice weekly. The Melbourne CBD is a leisurely 30 min train ride away. Melbourne Airport is only a 15-minute drive when heading off on holidays.



Melba Vale Country Club — Coolaroo

## PRESENTING THE VERSATILE ASHFORD PLAN



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

The Ashford Plan – Two Bedrooms, Ensuite, Study or Second Living, Spacious Lounge, Kitchen/Meals, Low Maintenance Rear Living.

### FINAL STAGE RELEASE

The first 4 available for sale now are all the popular Ashford design which has the unique option to use the utility room as a third bedroom. With a spacious lounge, full ensuite to master and kitchen overlooking the meals area, this plan offers plenty of living options to

suit furniture layout and lifestyle.

This home also has built in robes, a private low maintenance backyard with an undercover alfresco, dishwasher, ducted vacuum system, split system air conditioner, gas ducted heating, remote control to garage with auto opener and direct access to villa.

*“construction has commenced on our final stage 5 consisting of a further 12 individual Villas.”*

Melba Vale Country Club — Coolaroo

## MAKING THE MOVE - NEW RESIDENT STORIES

Residents that have recently joined us at Melba Vale Country Club shared some of their stories about moving here.



### Joy & Kevin

We looked in the area and found that Melba Vale offered what we were after and it's close to public transport. Others were miles from a bus stop and not near a train station. It's very convenient here and it's very welcoming.

The neighbours in our street are very friendly. I was invited to catch up for cuppas, it was nice to just join in and mix with people and I love being social. You can also just stay in your home if that's what you want to do or you can mix. You're not forced to do anything. You can please yourself.

We're really glad we moved. Our home is lovely, and the best thing is the friendships. We're a friendly little group, it's secure and it's just great.

### Cecilia & Patrick

Our home was getting tired, required maintenance and the yard was getting too big. This is perfect. Our home is brand new, it's light, we think it is very well planned and I love cooking in our light filled spacious kitchen and there is plenty of cupboard space.

We're only 5 minutes away from a shopping centre. It's great. We like all the community things, love the library here and look forward to using the gym. I even use the hairdressing Salon here now.

We are making great friends and our kids think we have done the right thing and have commented that it's the best thing we've ever done.



There are plenty of great reasons to live at Melba Vale, including taking advantage of the many facilities that are on offer such as a Theatre Room, Gymnasium, Bowling Green, Caravan storage, Petanque, Community Vegetable Gardens, Hairdressing Salon, Bar, Library, BBQ area, onsite live-in management, 24-hour emergency call system, Billiards area and so much more.



Melba Vale residents, recently enjoyed celebrating St Patricks day

Melba Vale Country Club has a permit to build 82 individual Villas and is one of the smaller boutique Villages in the Northern Suburbs and as such has a welcoming, active, and friendly tightknit community that welcomes new residents.

Please contact the onsite manager, Gregory Nicholls for more information or to arrange an inspection of our fully furnished Villa display and tour the facilities that Melba Vale Country Club has to offer.

## HEALTH & WELLBEING

### Introduction

Country Club Living (CCL) employ a Wellbeing Coordinator who assists resident groups and Country Club management across our portfolio in broadening opportunities for improving residents' physical and emotional wellbeing.

Retirement living is all about choice and CCL offer residents useful and insightful wellbeing seminars to accommodate their lifestyle needs. These wellbeing topics focus on senior physical and mental wellbeing provided by health professionals. Our physical sessions focus on healthy eating, injury prevention and funded exercise classes. Our mental wellbeing includes information on services available to help residents live a happier and fulfilled life.

our wellbeing site, we empower residents to improve their overall life satisfaction with trusted and relevant resources. We aim to highlight unique and heart-warming stories about our residents who are making a difference in their community.

Visit our Country Club Living Wellbeing website page.

*“...we empower residents to improve their overall life satisfaction”*



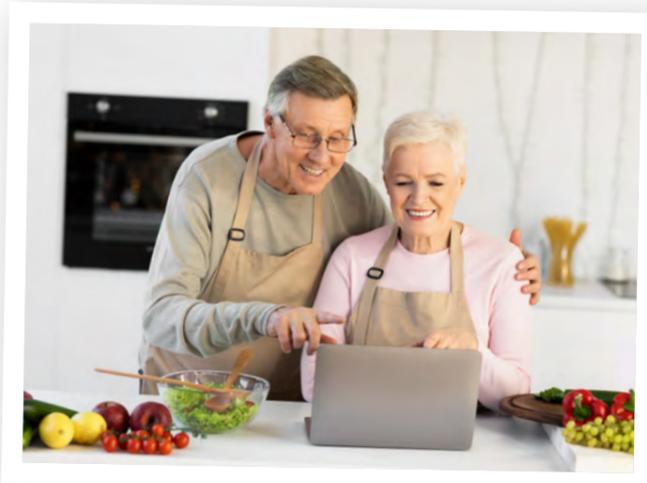
### Resident Wellbeing Website

In a digital world, we recognise it can at times be difficult to find quality information. Through



### Be Connected

Each Country Club has received 6 iPad devices and a laptop for unlimited use and accessing free Wi-Fi in all community centres. Residents have also received professional face to face classes and virtual webinars through IT 4 Retiree.

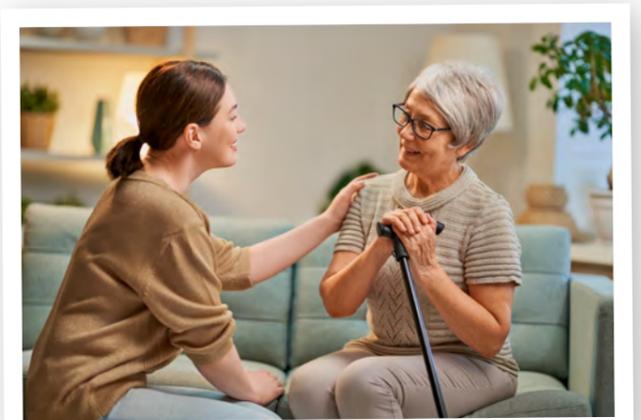


The past 2 years residents have participated in Get Online Week funded through The Good Things Foundation grant program to increase digital device knowledge for all Country Club Living residents. The program gives residents the chance to find the support they need to improve their digital skills and get motivated to learn more. If the last two years have taught us anything, it's how vital digital skills are to our wellbeing and safety.

### The Life Program

The Life Program is a free Victorian healthy lifestyle program that helps improve your eating habits, physical activity and stress management. Run by expert health professionals, the program shows residents how to reduce their risk of developing type 2 diabetes and cardiovascular disease.

A personal health coach talks to residents about their lifestyle, assesses their situation and concerns, and works with them to develop specific health goals. Each plan is tailored to their ideas and lifestyle to help keep residents motivated and on track for success. They will receive a comprehensive participant workbook full of practical information and between calls receive motivational emails to help them create healthy routines and habits.



### Mercy Health

Over the last couple of years Mercy Health have been visiting our Victorian villages and offering helpful information sessions about what residents can receive with a home care package and the best time to apply.

Country Club Living residents can receive a 5% discount if residents choose Mercy Health as their home care provider. ■

# VILLAGE MANAGERS

*Key to Country Club Living success*

*Behind every great Country Club are great Managers, our "Village Managers".*



Mark & Tanya Prebble – Bellarine Lakes Managers

*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.*

**M**ark and Tanya Prebble have successfully managed Bellarine Lakes Country Club since 2017. The enormity of this role cannot be underestimated.

## OUR ROLE

The role is forever changing, depending on the needs of residents and the community as a whole. Independent living is at the heart of Country Club Living lifestyle, and with choices wide and varied, it is the Village Managers that steer the ship to navigate smooth sailing for our residents.

"Our role as the village manager is really to oversee the management of the facility and to maintain a high standard of living for our residents, along with exceptional presentation of the Country Club.

We have full autonomy as to managing daily matters on site, and we also have the experience and support of head office.

A big thing with the company is its loyalty. I've been with Country Club Living for 17 years, feeling part of the broader team, as well as the Bellarine Lakes Country Club family." Mark.



Tanya welcoming new residents

## MEET AND GREET

"After you have made the decision to join our wonderful community, we make an appointment with you and provide a formal welcome which is conducted in your new villa, when you move in. Induction information about the village is provided to all incoming residents.

You will also be set up with your own private postal/letter box located in the mail room in our Community Centre, that not only do our residents enjoy to visit, but you know that your mail is safe and secure when away from the village." Tanya

## ENSURING SECURITY AND SAFETY

"Bellarine Lakes is a very secure site. It's an important part of our role as Managers here.

We have the biggest resident neighbourhood watch conglomerate around, and they are always very keen to let us know of any issues, which is really good. We've got extensive CCTV camera coverage across the facility. There are also emergency call units in every villa, which are monitored 24 hours.

These units are also located throughout all facilities for any potential emergencies." Mark



Secure central mail room

## SUPPORTING AND PROMOTING LIFESTYLE OPTIONS

"We're really fortunate at Bellarine Lakes Country Club to have a wide variety of activities on offer for the residents. Everything from indoor carpet bowls, outdoor bowls, swimming pools, water aerobics, golf competitions, Pétanque, croquet, qigong, cards, hair dressing salon and so much more.

We also prepare and distribute a monthly list of events for everyday activities from happy hours, exercise classes, to craft and movies in the theatre room." Tanya



Regular activities and events are on display for residents



Mark pictured taking residents on weekly shopping trips in the Village Bus

### WEEKLY SHOPPING TRIP

"Bellarine Lakes Country Club, is centrally located between Geelong City and coastal beaches. Some residents use public transport and there is always the option to use the Village bus for weekly shopping.

Similar to all Country Club Living locations, shopping, medical services and key amenities are close by. Within only minutes up the road, we have the Leopold Shopping Centre, which includes Bunnings, a supermarket, retail shopping and takeaway outlets. We also have the bonus of being 15 minutes from the Ocean Grove Beach". Tanya

### MAINTAINING QUALITY & CONSISTENCY

Tanya and Mark strive to provide a quality and consistent homely environment at Bellarine Lakes. "The residents at Bellarine Lakes Country Club are the most important part of our village. We have people who still work, they live in the village, this is where their home is. They might come in just for a happy hour, but it's important to us that their home is a wonderful place to be" Tanya

"If you drive into a Country Club Living site, you know you're there due to the quality settings that welcome you. We also have expansive walking tracks and pockets of grassed areas with seating that you wouldn't even know existed." Mark

### OVERSEEING STAFF & MAINTAINING THE SITE

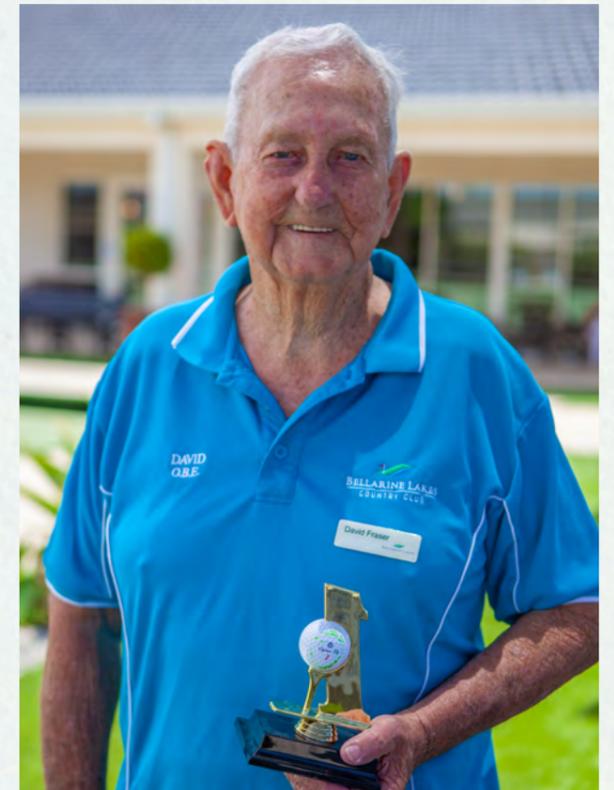
"In terms of maintenance and maintaining the Site, it's a really important role. We've been given the opportunity with an amazing site and fantastic facilities, and we try and keep them at a high level, as well as improving where possible.

Staff are very important for maintaining such a large site at Bellarine. We have two green staff for our private golf course and we have four in our maintenance team for maintaining community, gardens, pools along with administration staff.

There are also two Lifestyle Consultants that assist incoming enquirers." Mark

### WE ENJOY BEING VILLAGE MANAGERS

"As village managers, we really enjoy the interaction with our residents. We enjoy the relationships and friendships we have made, catching up for a chat or popping in to Happy Hour." Mark and Tanya



David joined Bellarine Lakes in 2016 at the age of 81. He commenced an intermittent love of golf at the age of 19 and at the age of 86, he got his first hole in one at Bellarine Lakes.

He enjoys the quality maintained course and playing on a Tues, Fri and Sat at Bellarine Lakes Country Club, amongst other activities.



## MEET OUR LIFESTYLE CONSULTANTS

Each Country Club has their own Lifestyle Consultant that oversees all incoming enquiries to their location and who step prospective purchasers through their journey.

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

### Mary McKinnon

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

mob: 0409 865 629  
email: [m.mckinnon@countryclubliving.com.au](mailto:m.mckinnon@countryclubliving.com.au)  
web: [countryclubliving.com.au](http://countryclubliving.com.au)



Mary is a highly valued member of the Country Club Living team since joining in 2013. Mary believes communication is key to assisting all clients with their valuable lifestyle decision.

Mary has an extensive background in the Nursing and Health Care industry and firmly believes that this led her into Real Estate in 2003 where she developed vast experience in Business Management, Sales and Property Management.

“We offer a growing and active retiree population a new lifestyle choice not previously available. Our philosophy is that you should have the freedom and choice in your living options, without sacrificing quality of living, independence and the social aspects of your life that you enjoy” Mary



**HEMSLEY PARK**  
COUNTRY CLUB



29 Stawell Street, (Ballarat) VIC 3350  
Free call 1800 450 656 [hemsleypark.com.au](http://hemsleypark.com.au)

Hemsley Park Country Club situated in Ballarat is now fully developed and consists of 176 Villas of varying designs of two and three bedrooms. 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 Ballarat flagship Village, boasts a large Club House featuring 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 Wellbeing Centre houses our indoor heated swimming pool, Gymnasium and Massage Therapy Room. We also offer an outdoor Bowling Green and the Hobby Workshop for the hobby enthusiast! ■



Ballarat CBD



**MEADOW GARDENS**  
COUNTRY CLUB



18 Cooina Drive, Delacombe (Ballarat) VIC 3356  
Free call 1800 458 064 [meadowgardens.com.au](http://meadowgardens.com.au)

**M**eadow 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.

Meadow Gardens Country Club boasts a lovely Club House which features large dining and lounge areas, Club Bar, Library,

Billiards Room and an indoor heated Swimming Pool and Bowling Green. There is also a large Hobby workshop for the hobby enthusiasts and a beautiful community garden area for the vegetable growers amongst the village.

Meadow Gardens is also situated very conveniently close to the new and expanding Delacombe Town Centre to cater for all your shopping needs. ■

*Meadow Gardens Country Club — Delacombe (Ballarat)*



**ROSEBANK**  
COUNTRY CLUB



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

**R**osebank Country Club, situated in Sebastopol, is also fully developed, and consists of 105 Villas ranging from 1 to 3-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 and Billiards area and Hairdresser. There is also an activities room, hobby workshop and community gardens and Bowling Green available. ■



*Rosebank Country Club — Sebastopol (Ballarat)*

**BELLARINE LAKES**  
COUNTRY CLUB

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web: [bellarinelakes.com.au](http://bellarinelakes.com.au)



**LISA DUKE**  
*Lifestyle Consultant*  
Geelong

metres, with a luxurious Club House for golfers and residents to enjoy. To further complement this we have our stunning Community Centre, where you can play pool, meet for coffee, or enjoy happy hour. Our resort style living also includes a 4-Rink bowling green, a 20-metre heated mineral outdoor pool and a separate mineral indoor heated pool with a large gym, petanque and croquet grounds.

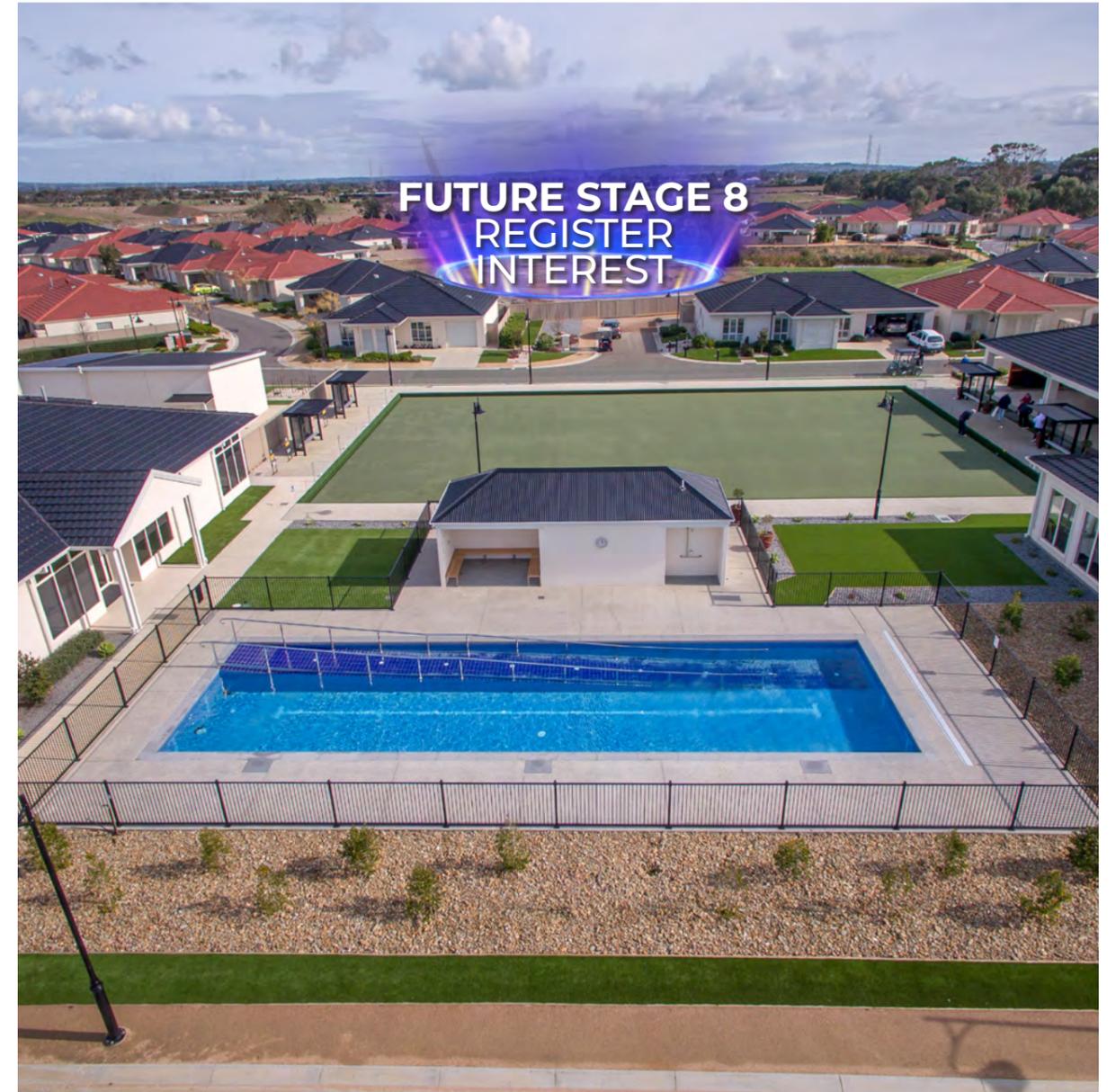
Within only minutes to the City of Geelong and to local shopping centres our residents love the convenience and lifestyle Bellarine Lakes Country Club provides. We are only minutes drive from the Bay, so our residents can enjoy all the incredible wineries and dining on offer. We are also close to the most beautiful and picturesque beaches in the world.

Making a home at Bellarine Lakes Country Club could indeed be your BEST chapter yet!

Please contact me for more information or to arrange an inspection of our premium Bellarine Lakes Country Club community. ■

**W**e are thrilled Bellarine Lakes Country Club is entering its last stages of building and nearing the completion of our Country Club community. Purchasers are quickly realising the enormous value Bellarine Lakes Country Club can provide as stage 7, offering 2 and 3 Bedrooms plus study Villa designs are completely sold-out and our very last stage of Villas in stage 8 are expected to be released for sale in late 2022.

In every sense of the word, Bellarine Lakes Country Club offers a true Country Club lifestyle offering a private and challenging par 73 Championship Golf Course of 5,864



**BENDIGO DOMAIN**  
COUNTRY CLUB



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web: [bendigdomain.com.au](http://bendigdomain.com.au)



**BILL WILLIAMS**  
*Lifestyle Consultant*  
Bendigo

people to our village, that sense of belonging to a community of like minded people. We are lucky to have fantastic Managers to co-ordinate all this.

As for sales we have 8 new Villas being built on our last stage which have all been pre-sold, such is the strength of our market. This will complete the village at the end of their build, making it home for more than 300 residents.

From there we will be relying on resales as they come up from time to time as our only sales option. The way to get access to those is to give me a call and go on our database to access information about upcoming properties. Prices, like all prices in country Victoria, have been very strong. I look forward to hearing from you. ■

I am delighted to confirm that our Country Club here in Bendigo has never been more popular than in the last 18 months. We continued to thrive, despite the challenges brought about as a result of Covid 19.

We in country Victoria suffered less than our city cousins with restrictions and lockdowns. Life at Bendigo Domain became very desirable with its safety and security as well as its community feel with everyone looking after each other.

It is a real country lifestyle that attracts



Residents enjoy quality freestanding homes in spacious landscaped streets

**BELLBROOK GARDENS**  
COUNTRY CLUB



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**DENISE SNIEGOWSKI**  
*Lifestyle Consultant*  
Bacchus Marsh



Our recently completed Stage 7A is now thriving with all villas now occupied with new residents already enjoying the wonderful lifestyle our village has to offer.

This can include many leisure activities and social events that occur each day in our vibrant community. Companionship and a sense of belonging is evident within the village, along with the peace of mind that you are living in a secure, peaceful environment, with a low maintenance lifestyle.

Being located close to the centre of Bacchus Marsh is also an advantage for accessing local amenities, walking tracks, lovely coffee shops and restaurants. Our village bus provides transport to nearby shopping centres and wonderful day trips.

Our new villas and resale homes are in high demand, with resale villas often selling within days of being listed.

Please make contact with me for further information on our beautiful village and villas for sale. A tour of the village, including an inspection of our display villa, is encouraged to fully appreciate the lifestyle on offer at Bellbrook Gardens Country Club. ■

**B**ellbrook Gardens is thriving with new developments well under way. The construction of villas is nearing completion in our current stage 7B. New residents will be moving in over the next couple of months. Due to high demand, we have now released pricing on our next stage, stage 8A. These homes are scheduled to be ready for move in throughout the early part of 2023. The villas have already attracted strong interest and represent outstanding value in today's market. There is still a variety of 2 and 3 bedroom villas available for sale.

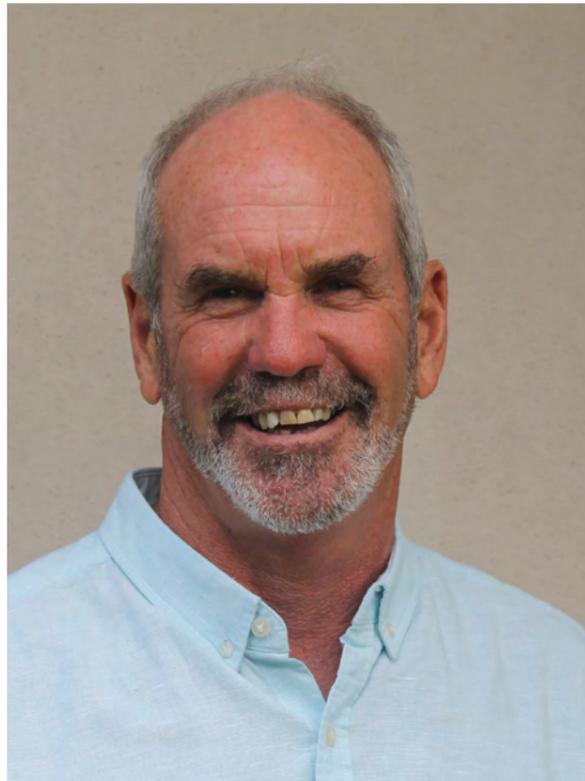


Farnham display - contact Denise for current display home details.

**NOOSA DOMAIN**  
COUNTRY CLUB



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web: [noosadomain.com.au](http://noosadomain.com.au)



**BRIAN WILLIAMS**  
*Lifestyle Consultant*  
Noosa

Following on from the success of our first block of 24 apartments, that are now all sold and occupied, Noosa Domain Country Club is excited to announce that construction has commenced for our final stage of the village "Apartment Block B" featuring 34 apartments.

These 2 and 3 bedroom apartments have already attracted strong interest from local and interstate buyers with sales exceeding expectations. The apartments represent outstanding value in today's Noosa market. These apartments are selling quickly.

Completion of the apartments is expected in early 2023 and our new residents will be able to enjoy all the benefits of Noosa Domain, make new friends with our wonderful residents and enjoy the many social activities that happen every day at the village.

Whether it's a coffee at Noosaville, hopping on the morning beach bus to Noosa Main Beach and Hastings Street or cruising the Noosa river on our own luxury pontoon boat,



Cruising Noosa River on the Noosa Domain Village boat.



Residents enjoy taking the village bus for beach and shopping trips.

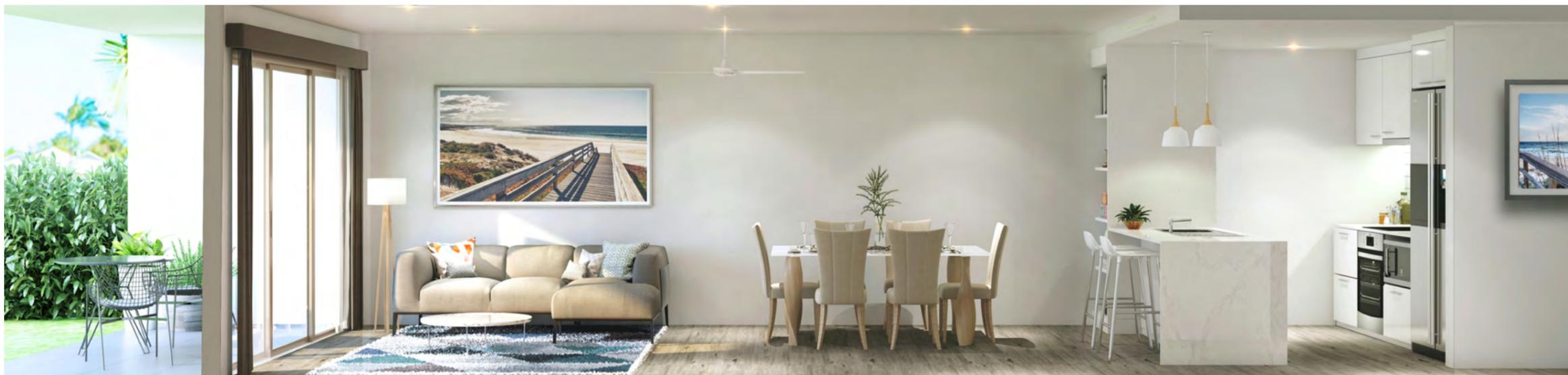
our residents are living the dream. Being a short stroll from Noosa Civic and the many businesses and services in the area is another huge bonus for our residents.

Resales of the 2 and 3 bedroom free standing homes are in high demand as well with the last two homes being reserved within hours of being released to our database and general public.

Please contact me for more information or to arrange an inspection of our apartment display and a tour of Noosa Domain Country Club ■



New Apartments Block B now under construction.



Large modern 2 bedroom Apartments Living Area

*Noosa Domain Country Club — Noosa*

*"We are excited about our progress of Apartment Block B with construction well under way."*

*Noosa Domain Country Club — Noosa*



## NEW LUXURY RETIREMENT VILLAGES AND HOME DESIGNS

Toowoomba Fairways and Bendigo Fields Country Club will feature a new range of homes, architecturally designed inside and out, to meet both the needs of retirees and expectations of modern 2020's living. The Platinum range offers practical, open plan designs that make good use of space and

flexibility of living. Homes will be completely fitted out with high quality inclusions and ready to enjoy. Showing friends and relatives your new home will be a pleasure.

All designs have either a light or dark external colour palette and three internal colour palettes to choose from.



**TOOWOOMBA FAIRWAYS**  
COUNTRY CLUB 

# LAUNCHING MAY 2022

**BELLARINE LAKES**  
COUNTRY CLUB 

Bellarine Lakes Country Club  
402 Bellarine Highway  
Moolap (**Geelong**) VIC 3224  
Free call 1800 255 578  
bellarinelakes.com.au

**BELLBROOK GARDENS**  
COUNTRY CLUB 

Bellbrook Gardens Country Club  
168 Underbank Boulevard  
(**Bacchus Marsh**) VIC 3340  
Free call 1800 633 672  
bellbrookgardens.com.au

**BENDIGO DOMAIN**  
COUNTRY CLUB 

Bendigo Domain Country Club  
336 Mclvor Highway  
Junortoun (**Bendigo**) VIC 3551  
Free call 1800 550 364  
bendigodomain.com.au

**BENDIGO FIELDS**  
COUNTRY CLUB 

Bendigo Fields Country Club  
Emu Creek Road  
Strathfieldsaye (**Bendigo**) VIC 3551  
Free call 1800 467 227  
bendigofields.com.au

**HEMSLEY PARK**  
COUNTRY CLUB 

Hemsley Park Country Club  
29 Stawell Street  
(**Ballarat**) VIC 3350  
Free call 1800 450 656  
hemsleypark.com.au

**MEADOW GARDENS**  
COUNTRY CLUB 

Meadow Gardens Country Club  
18 Cooida Drive  
Delacombe (**Ballarat**) VIC 3356  
Free call 1800 458 064  
meadowgardens.com.au

**MELBA VALE**  
COUNTRY CLUB 

Melba Vale Country Club  
1390 Pascoe Vale Road  
Coolaroo (**Melbourne**) VIC 3048  
Free call 1800 503 225  
melbavale.com.au

**NOOSA DOMAIN**  
COUNTRY CLUB 

Noosa Domain Country Club  
35 Walter Hay Drive  
(**Noosaville**) QLD 4567  
Free call 1800 461 505  
noosadomain.com.au

**ROSEBANK**  
COUNTRY CLUB 

Rosebank Country Club  
19a Charlotte Street  
Sebastopol (**Ballarat**) VIC 3356  
Free call 1800 450 656  
rosebankcountryclub.com.au

**TOOWOOMBA FAIRWAYS**  
COUNTRY CLUB 

Toowoomba Fairways Country Club  
Tall Oak Drive  
Cotswold Hills (**Toowoomba**) QLD 4350  
Free call 1800 865 233  
toowoombafairways.com.au

**COUNTRY CLUB**  
LIVING

Country Club Living (head office)  
20 Peel Street North  
(**Ballarat**) VIC 3350  
Free call 1800 445 350  
countryclubliving.com.au

# NEW LUXURY RETIREMENT VILLAGES COMING TO BENDIGO AND TOOWOOMBA IN 2022

Our new Country Clubs will offer the many conveniences that our residents enjoy at our existing villages. We are excited to present our new quality 2 & 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](http://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](http://toowoombafairways.com.au)**  
**or freecall 1800 865 233**

**COUNTRYCLUBLIVING.COM.AU**

New locations Australia wide coming soon!  
Register your interest today on Free Call 1800 606 604 or visit our website

