

# COASTAL WATERS

---

JERVIS BAY





# Retirement Living is a feeling

At Lendlease our  
commitment is to  
community and to creating  
the best places so you can  
keep living life to  
the fullest.

When you think about your ideal lifestyle after retirement, chances are it includes living in a comfortable home, being surrounded by friends, belonging to a vibrant community and having more time to do the things that make you happy.

Lendlease Retirement Living offers over 55's a brand new lifestyle, residential communities that are more than just a home, they're a fully-fledged lifestyle. Incorporating everything from like-minded neighbours, social activities, wellness initiatives and community facilities, they are places that have been designed and built on a solid foundation of innovation, sustainability and finding a common interest.

**At Lendlease we know that retirement is about how we make people feel in the environments we create; it is about the emotional connection and feeling you're part of a wider community.**

## **CHANGE THE WAY YOU THINK ABOUT RETIREMENT**

Whether you've worked hard all your life, raised a family, or both, you've no doubt put everyone else's needs above your own. But now everything's different. The kids have left home and all you really need to worry about is how you can take advantage of your new-found freedom. There's more time for family and friends. And, most importantly, more time for you. Moving to one of our communities gives you more choice about how you want to make the most of this special time.

That's why we create connected communities, places where it's easy to visit the neighbours, where there are opportunities to join in activities or groups, and where there are communal spaces for everyone to enjoy. Of course, it's completely up to you on how involved in the community you want to be. The important thing is that you can enjoy your independence and pursue your passions while living in a friendly, secure neighbourhood.

# Connected Coastal Living

Master planned to create a landmark residential community, Coastal Waters blends relaxed and convenient living with an exclusive resort-style ambience free from the fast pace of city life.

Located in the heart of Jervis Bay, on the stunning South Coast of NSW, the region boasts magnificent beaches and headlands, national parks, forests, rivers and native flora and fauna. While tranquil and private - surrounded by a natural environment, Coastal Waters also enjoys close proximity to a vast array of amenities.

The welcoming towns and quaint villages of Vincentia and Huskinson are located only minutes away, along with Milton and Nowra in the wider catchment – all offering incredible local produce, great coffee, fresh seafood, golf courses and world class restaurants.

## A PRIVATE RESORT EXPERIENCE BY THE WATER

Situated on a peaceful peninsula overlooking St Georges Basin, Coastal Waters enjoys one of Australia's best locations. Offering panoramic ocean views to one side, tranquil surrounding bushland to the other, resort-style amenities and beautiful stand-alone homes, you'll find everything you need here to live a truly relaxed and laid-back life.

Beyond the idyllic location, Coastal Waters offers much more than sensational views. The village's lifestyle opportunities are many and diverse, with the resort Clubhouse right at the centre. Home to an indoor pool, gymnasium, lounge, bowling green and outdoor entertaining areas there's always an endless array of activities and events to partake in. For a more relaxed and private way of life, the village gardens, tree lined streets and adjacent national parks make for beautiful morning and evening walks, or simply enjoy the library, have a coffee and read the paper in the many sitting areas that take full advantage of the magnificent bay views. Most importantly, there is something to satisfy your individual needs and preferences perfectly, from a private and peaceful life to one that is social and active – all in a secure seaside location.





# A piece of paradise in the heart of Jervis Bay



## THE CLEAREST WATERS AND WHITEST SANDS

Jervis Bay is reputed to have the clearest waters and whitest sands not only in Australia, but the world. These beautiful blue waters are home to many dolphins and the opportunity to sight these graceful locals is one of the major attractions that makes this area a magnet for lovers of nature.

A terrific spot to finally make that sea change, this peaceful coastline has long been popular with holiday makers and attracts large numbers of retirees looking for a quiet and relaxing place to call home, a region perfectly positioned only a few hours from Sydney and ideal for the family to visit and enjoy all the South Coast has to offer.







# Private, effortless and relaxing

At Coastal Waters we offer independent living in a community setting – the perfect lifestyle for those wanting to live with like-minded individuals in a safe, yet relaxed environment where all your general maintenance chores are taken care of.

With unmatched tranquillity, gardens and visual privacy, all homes are positioned on peaceful tree lined streets. With balconies and courtyards allowing for fresh coastal air to flow through the interiors, gardens perfect for outdoor entertaining and homes with water views on offer, a home at Coastal Waters is the perfect choice for a relaxing retirement.

Well-designed and open plan living is elemental to each layout, with 2 and 3 bedroom homes installed with ensuites and quality fixtures and finishes and windows that grace all living, dining and bedroom spaces allowing for light filled and airy coastal living.



# Your home is your sanctuary



At Coastal Waters we are proud of our village and we are confident when you call it home you will be proud of it too. Your home is your haven; a place where you can enjoy your personal space and share special moments with the people closest to you.



Whether you're throwing a dinner party, having the grandkids over for the weekend, or catching up with friends, your privacy and comfort are always paramount.

What's more, Coastal Waters understands that all residents are different. That's why we provide a choice of 2 or 3 bedroom homes, to suit your lifestyle needs.

All of our homes showcase stylish spaces including open-plan living areas, spacious bedrooms, modern kitchens and bathrooms, outdoor entertaining areas, plus single or double garages with internal access. The modern retiree is now likely to be carrying a new home checklist that includes essentials such as historical charm, but with every mod con, a garden, architecturally designed homes and a thriving social calendar. Whichever home you choose, it's your very own domain to cherish and enjoy.

# Your gardens

All landscaping and gardening in the common areas is fully maintained by the Coastal Waters team, it's part of the attraction.

Your property is cared for even if you're away. You can lock up and leave, without worrying about security, or that the garden will grow out of control while you're away. It leaves you more time to enjoy the very best the village has to offer.





---

### HEALTH BENEFITS

Living life by the water in a coastal location and in a supportive community has the power to revitalise the mind, body and soul. At Coastal Waters you'll

- Embrace the outdoors. Head outside for a walk and enjoy the sun. The benefits to your physical and mental wellbeing are countless.
  - Stay active. Living by the coast provides for plenty of recreational activities. Be it a gentle swim, stroll through the leafy streets of the village or along the beach, you'll engage in enjoyable activities that your body will thank you for.
  - Reduce your stress levels. The sounds and patterns of water assist greatly in relaxation and can rejuvenate the body and mind.
  - Enjoy access to healthy food options and fresh produce only minutes away.
-

# Your resort club

The social heart of the village, you'll find something to suit your every mood.



Coastal Waters is the ideal village for a relaxing and leisure filled lifestyle. The village has been designed with these ideals in mind and offers a range of resort-style facilities and services. There's a fully equipped gymnasium and indoor pool to power up your energy, an outdoor bowling green and entertaining terrace with spectacular water views, or simply enjoy the Resort Club - the perfect place to catch up with family and friends. You can kick-back at the bar or just read the newspaper in the morning sun.

Coastal Waters is a pet friendly village with a warm and inclusive atmosphere and there's always something to enjoy. Why not head outside and enjoy a BBQ in the lush gardens? The village gardens are uniquely home to the heritage ruins of Old Erowal Farm House, Jervis Bay's very first building dating back to 1830 - a site that now serves as a serene area of the village for residents to enjoy, dotted with kangaroos and local wildlife. You can be involved in the community as much or as little as you like, while maintaining your independence and pursuing the things that make you happy.



---

## YOUR EXCLUSIVE CLUBHOUSE

- Indoor heated swimming pool and gymnasium
- Function room with bar, lounge area and dance floor
- Arts and crafts room
- Bowling green with incredible water views
- Outdoor barbecue and entertaining area
- Library and business centre

## SO MUCH TO DO IF YOU CHOOSE

Get in touch with nature, connect with good friends, or ignite your competitive spirit with a selection of activities.

- Art and craft groups
  - Model yacht racing
  - Aqua Aerobics
  - Canasta games
  - Bowls competitions
  - Happy Hours
  - Regular social events and outings
- 























# The south coast and you

Coastal Waters is a place where the relaxed beach life meets the vibrancy of the burgeoning cultural offerings of the Southern hinterland as well as it's coastal regions.

It's a marvellous area of the NSW South Coast, from the majestic coast to the hinterland, the region is home to countless beautiful beaches and charming villages. Hyams Beach, home to the whitest sands in the world is just a few minutes' drive from the village itself, and the spectacular Booderee National Park with its bushwalks, fishing locations, local penguin colony and whale watching is also only mere moments away.

For all the conveniences required for everyday life, the charming seaside towns of Vincentia and Huskisson are located less than 10km from the village. Here you'll find thriving restaurant and café cultures, Woolworths and Coles supermarkets, medical centres and much more, ensuring all your daily needs are met. The towns are both rich in shipbuilding heritage and located on the shores of the Jervis Bay Marine Park, and their crystal blue waters are home to abundant marine life, including bottlenose dolphins, fur seals and weedy sea dragons.

Retirement at Coastal Waters means you can relax on white sands, savour memorable animal encounters and really get back to nature while still enjoying all the charms and conveniences of village life and its proximity to local amenities.

The Hinterland is also inspiring its rolling green hills, charming towns and enticing shops and cafes. The nearby favourites of Berry, Kangaroo Valley and Milton are one hour's drive from Coastal Waters. So why not explore the tranquil wine regions on offer, discover the delicious restaurants and classic country pubs, and enjoy all the rural charms of the farmer's markets in this beautiful region of the NSW South Coast.

Drop by an art gallery, shop the antique stores, or enjoy an evening out seeing a show at the iconic Milton Theatre. The enchanting seaside towns of Mollymook and Ulladulla are also close by. There's so much to choose from, you'll be spoilt for choice living in a village as conveniently located as Coastal Waters.

# Local Areas and Amenities

## SHOPPING

- Vincentia Marketplace
- Huskisson Shopping District
- Nowra Shopping District

## BEACHES

- **Callala Bay** – Sitting at the northern end of Jervis Bay, best known for its safe bay swimming and resident dolphins.
- **Culburra Beach** – You'll discover your own piece of beach side heaven at Culburra. Surf, swim, fish or wander along long sandy stretches.
- **Currarong** – A spectacular coastal setting overlooking the Pacific Ocean.
- **Huskisson** – Pristine beaches and great swimming, fishing, diving, snorkelling and sailing.
- **Hyams Beach** The beach with the whitest sand in the world.
- **Lake Conjola** – A deep coastal lake regularly open to the sea which provides a wonderful playground for fishing and boating enthusiasts.
- **St Georges Basin** – St Georges Basin is a large, shallow lagoon with outstanding boating and fishing.

## TOWNSHIPS

- **Huskisson** – A comprehensive shopping centre with a wide range of services.

- **Nowra** – A historic town and the commercial heart of the Shoalhaven. It's on the Shoalhaven River close to beaches and national parks.
- **Vincentia** – Vincentia is home to many of Jervis Bay's most beautiful and accessible beaches.
- **Berry** – Berry is a rustic and sophisticated village surrounded by rich dairy country below the coastal escarpment.
- **Kangaroo Valley** – A National Trust-listed village that's nestled between mountains.
- **Milton** – Milton is a historic agricultural town close to magnificent beaches.
- **Mollymook** – This quiet, leisurely town is set on hills rising from the coast into pastureland. Mollymook Beach is one of the South Coast's most popular beaches.
- **Shoalhaven Heads** – A tranquil beach resort town in an idyllic location where the Shoalhaven River flows into the ocean.
- **Sussex Inlet** – A quiet but spirited holiday town with excellent water sports facilities.
- **Ulladulla** – A great base for exploring local natural attractions such as Morton National Park, Lake Conjola and Lake Burrill.

## SOCIAL CLUBS

- Huskisson RSL Club
- Sussex Inlet RSL Club

## LEARNING

- Nowra Library

## CHURCHES

- Most major denominations

## HOTELS / ACCOMMODATION

- There are many hotels and caravan parks in the surrounding area

## HOSPITALS AND MEDICAL CENTRES

- Nowra Private Hospital
- Shoalhaven Hospital

## SPORTS CLUBS

- St Georges Basin Country Club
- Vincentia Golf Club
- Sussex Inlet Golf Club
- Huskisson Bowling Club





















# Why choose Lendlease?

When engineer and construction manager, Dick Dusseldorp established Lendlease in 1958, his vision was to create a company that was both profitable and ethical; one that was focused equally on engaging with employees and external communities and being environmentally conscious.



Today, Lendlease is Australia's largest owner, operator and developer of senior living communities, and has been built on a solid foundation of ethics, innovation, sustainability and 'finding a common interest'.

Sustainability is also very important to us. It's about giving back more than we take, and meeting people's needs for the future. Our proud history of environmental consciousness allows us to create places where people want to be and places that contribute to communities. A sustainable home can reduce costs, our impact on the environment, and create places where people prosper.

Lendlease villages offer the perfect base from which to explore life post-retirement, in an environment that is safe and secure, diverse and inclusive, environmentally-conscious and customer-focused. Our residents are our greatest advocates and their contentment speaks volumes.



# Making a smooth transition

We understand that the thought of moving can come with mixed emotions. Just the thought of going through years of accumulated treasures and getting everything organised, can be quite overwhelming.

Whether you're moving for the first time or the tenth time, there are downsizing services available to help take care of all the details. From planning the logistics to organising the move, to helping sort through your items.

There are also removalist services that provide the full service from packing and delivery, to unpacking and home sorting. Contact us for a list of businesses in the area that can help you make the transition a smooth one.

## Take a guided tour

Moving home is a big decision. That's why we invite you to be our guest for a personalised guided tour. It's a wonderful way to get a feel for the community, gather the information you need and have all your questions answered.



For more information please call 02 4442 1400

## WHERE TO FIND US

Coastal Waters  
110 The Wool Road  
Worring Heights NSW 2540





1800 550 550 | [retirementbylendlease.com.au](http://retirementbylendlease.com.au)

\*The information contained in this brochure was correct as at April 2018. Photographs are for illustrative purposes only and may depict items not provided by Lendlease within the units such as furniture. Information about the services and facilities provided in the village may change as the needs of residents change. Individual dwellings may vary and are subject to availability. Whilst all care has been taken to provide accurate information, Lendlease gives no warranty concerning the accuracy of the material or information contained in this brochure and all such warranties (whether implied or otherwise) are excluded to the extent permitted by law.  
Purchasers should make and rely on their own enquiries.