



Welcome

Karuah Waters Estate is a peaceful community nestled on the banks of the Karuah River and just 500m from the main street where you'll find shopping & services to meet your needs.

Famous for its local oysters and historic timber-trade, Karuah has experienced growth in recent years and is now flourishing into a modern residential town with the benefit of picturesque river access to the greater Port Stephens & Great Lakes waterways. Living in Karuah ticks all the boxes, being just 20 minutes to the nearest regional towns of Medowie, Raymond Terrace & Tea Gardens as well as only 45 minutes to Newcastle & Maitland Hunter Valley you'll be close enough, yet far enough from the crowds.





Our residents enjoy fishing from the Jetty, spending a day on the boat and taking tranquil walks throughout the friendly streets.





P: 02 4997 5950

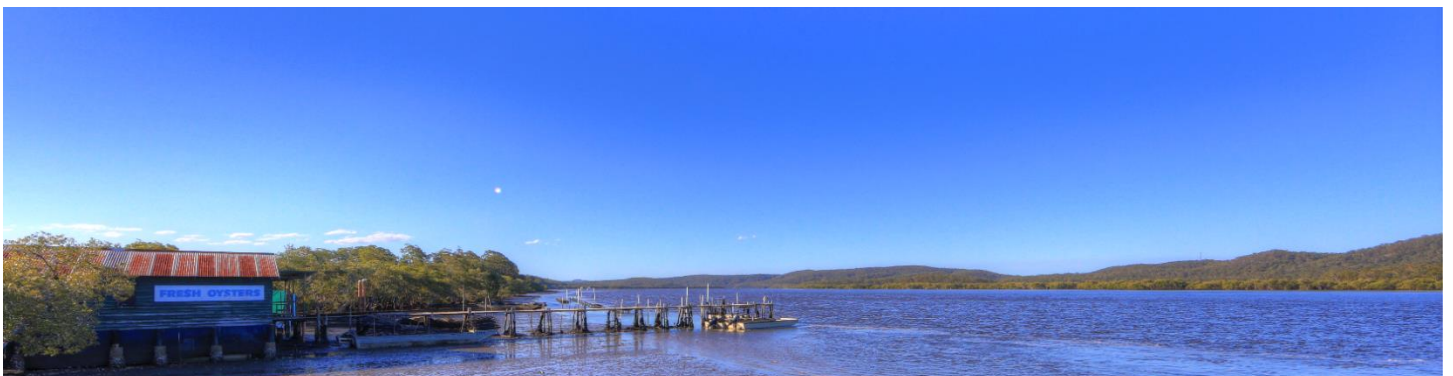


Karuah's local amenities include:

- RSL & Bowling Club with Restaurant & **FREE** Courtesy Bus
- Selection of Cafés & Takeaway's
- 24 Hour Road House Service Station
- Supermarket open 7 days
- Butcher
- Bakery
- Mechanic
- Newsagent & Post Office
- Bottle Shop
- Hairdresser
- Community Centre
- Boat Ramp
- Computer Shop
- Antiques Store
- Plus many more services available in the Port Stephens & Great Lakes Region...

Transport options are plenty as the town is regularly serviced by NSW Transport, Greyhound, Countrylink, Busways and Community Transport. Emergency & Health services include a Police station, Fire Brigade and Ambulance as well as Doctor's surgery with pathology and Pharmacy across the road.

We hope that you find the enclosed information useful in selecting your new home, please feel free to call us should wish to arrange an inspection of our Display home or discuss your new home purchase further on 02 4997 5950 or email sales@karuahwatersestate.com.au





P: 02 4997 5950

DISPLAY HOME NOW OPEN 7 DAYS!

88 Holdom Road Karuah NSW 2324



Luxury living in a waterfront community that's not big on price!





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- ✓ Waterfront Community
- ✓ Home delivery services*
- ✓ No Stamp Duty
- ✓ No Entry or Exit Fees
- ✓ Government Rent Assistance for eligible residents**

Site Fees include:

- Council Rates
- Water & Sewage Service Fees
- Maintenance & repairs to Common Areas including pool, community hall, boom gates, tennis court, volleyball court, Jetty & maintenance equipment.
- On-site management & staff
- Infrastructure such as roads, street lights and maintenance

Site Fees exclude:

- Maintenance to Manufactured Home & Site
- Utilities
- Home & contents insurance
- Lease preparation fee

* For further information on eligibility for Government rebates visit:

www.humanservices.gov.au/customer/services/centrelink/rent-assist

** Home delivery is available from Coles, Woolworths & Integrated Living as well as Bunty's Fresh Fruit & Veg Truck