

Marmong Waters



OVER 55'S INDEPENDENT *Lakeside* LIVING

An aerial photograph of Marmong Waters, showing a large body of water in the center, surrounded by residential areas, green fields, and a forested hill in the background. The water is a deep blue-green color, and the surrounding land is a mix of green grass, trees, and buildings. The sky is clear and blue.

Marmong Waters

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Welcome to Marmong Waters

Located on the shores of picturesque Lake Macquarie, Marmong Waters offers a selection of elegant Independent Living Units surrounding a state-of-the-art Community Centre and recreation facilities.

Marmong's beautifully designed Independent Living Units provide the ultimate modern environment for those who want to downsize from family homes without compromising privacy, freedom of choice or lifestyle options.

Your new home will be part of an exclusive community encompassing a range of amenities, while also offering the comfort of 24-hour support.

Marmong Waters provides several unique options that will help you truly feel at home, including the opportunity to bring along your four-legged friend – certain areas of the estate will be pet-friendly!

Residents will have full access to the Community Centre, including BBQs and beautiful outdoor areas, a fully equipped kitchen for functions, health and fitness facilities, an integrated business centre, and more.

With its boutique, resort-style design, tranquil setting, and close proximity to Lake Macquarie attractions, we can't wait to give you the chance to call Marmong Waters home.

Bring your family...



Six beautiful floor plans to choose from...



Marmong Waters

Marmong Estate features

- 162 level access Independent Living Units (see Page 8)
- Diverse Community & Recreation Centre (including theatre room - see Page 16)
- Indoor heated pool and gymnasium
- On-site consulting rooms for GPs and allied health professionals, visiting massage therapists, hairdressers and beauticians
- Bowling Green
- Mens' Shed and Ladies' Centre
- Fibre optic broadband internet
- Designated hardstand storage area for caravans, boats etc.
- Community bus
- Estate manager, security and maintenance staff
- Landscaped outdoor recreation and BBQ areas
- Close to beautiful cafe's and a variety of waterfront eateries
- Close to an abundance of shops, and community sporting and recreational clubs
- Just 45 minutes to the heart of wine country - the Hunter Valley



Independent living units

At Marmong Waters, our Independent Living Units are available in a variety of architectural designs, with six beautiful floor plans to choose from (www.marmongwaters.com.au). Additionally, we engaged the services of a professional interior designer, who carefully hand-picked two contemporary interior palettes.

All units are level-access, and a range of building designs allows you to choose between three bedrooms and a double lock-up garage, or two bedrooms and a single lock-up garage. The beautiful main bedrooms feature spacious ensuites, and the main bathroom is easily accessible by the rest of the dwelling. The open-plan living areas, with generous glazing, flow seamlessly onto balconies to invite the outside in. The spacious living and dining areas allow residents to maintain their ideal lifestyle, whether it be entertaining family and friends or simply relaxing in peace and quiet.

Each unit is equipped with high-quality fittings and appliances, including a well-appointed kitchen, ducted air conditioning and internal laundry. All have provision for pay TV, and access to wireless fibre optic broadband, providing lightening fast internet access to the world: whether you want to video-call the grandkids in Sydney, make an online purchase from Singapore or attend a lecture in New York – secure and efficient internet access will be available to you 24 hours a day, 365 days a year.

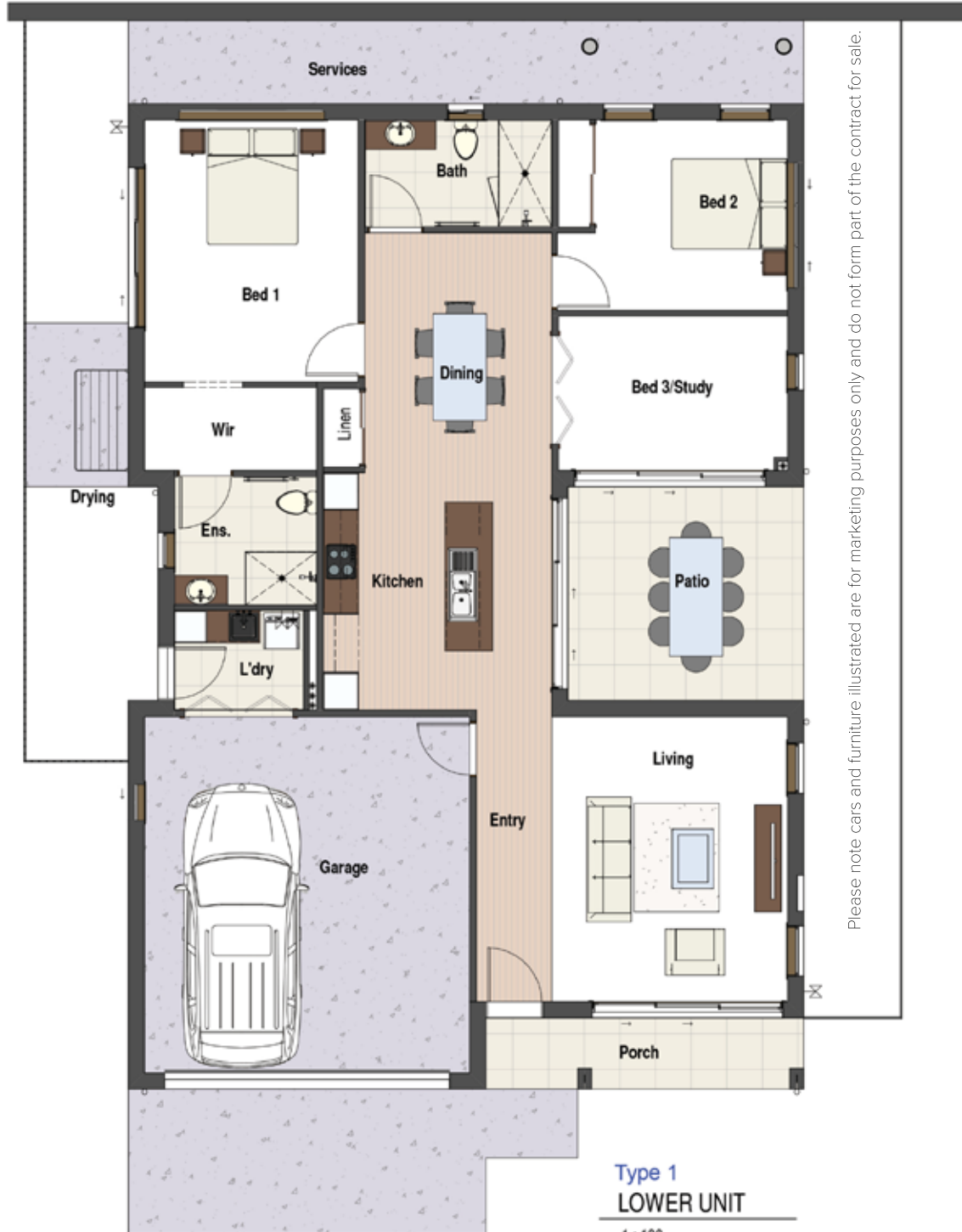
The elevated grounds at Marmong Waters Estate provide beautiful views over Lake Macquarie and/or Marmong Creek Wetlands Reserve, home to a unique diversity of native flora and fauna.

Residents will also enjoy the convenience of a lively Community and Recreation Centre adjacent to the independent living areas. Recreational, entertainment, and lifestyle services are all a short walk away.





THE LIBERTY



AREAS LOWER	
Name	Area
DRYING	4.77 m ²
PORCH	6.40 m ²
PATIO	14.31 m ²
GARAGE	36.81 m ²
LIVING	128.95 m ²
Grand total	191.23 m ²

DIMENSIONS	
Bed 1	4.4m x 3.6m
Bed 2	3.2m x 3.2m
Bed 3/Study	2.6m x 3.8m
Living	4.8m x 3.9m
Dining	4.0m x 3.1m
Kitchen	4.0m x 2.8m
Patio	3.6m x 3.9m

THE FREEDOM



Please note cars and furniture illustrated are for marketing purposes only and do not form part of the contract for sale.

Type 1
UPPER UNIT

1 : 100

AREAS UPPER	
Name	Area
PORCH	1.11 m ²
DRYING	3.75 m ²
PATIO	13.74 m ²
GARAGE	36.35 m ²
LIVING	127.71 m ²
BALCONY	5.23 m ²
Grand total	187.89 m ²

DIMENSIONS	
Bed 1	3.7m x 3.8m
Bed 2	3.3m x 3.0m
Bed 3/Study	3.3m x 2.4m
Living	4.8m x 3.9m
Dining	3.9m x 2.8m
Kitchen	3.9m x 2.8m
Patio	3.6m x 3.9m

THE SERENITY



AREAS LOWER	
Name	Area
PORCH	2.72 m ²
DRYING	4.83 m ²
PATIO	16.58 m ²
GARAGE	36.41 m ²
LIVING	140.01 m ²
Grand total	200.54 m ²

DIMENSIONS	
Bed 1	3.7m x 3.5m
Bed 2	3.3m x 3.0m
Bed 3/Study	3.1m x 4.6m
Living	5.0m x 4.4m
Dining	3.9m x 3.2m
Kitchen	3.9m x 2.8m
Patio	3.6m x 4.6m

THE SPIRIT



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Type 2
UPPER UNIT

1 : 100

AREAS UPPER	
Name	Area
PORCH	0.95 m ²
DRYING	6.74 m ²
GARAGE	36.47 m ²
LIVING	143.83 m ²
BALCONY	16.58 m ²
Grand total	204.58 m ²

DIMENSIONS	
Bed 1	3.6m x 4.5m
Bed 2	3.1m x 3.6m
Bed 3/Study	2.7m x 4.5m
Living	5.0m x 4.4m
Dining	3.9m x 4.0m
Kitchen	3.9m x 2.8m
Patio	3.6m x 4.6m

THE DESTINY

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AREAS LOWER	
Name	Area
PORCH	6.07 m ²
DRYING	6.26 m ²
PATIO	9.98 m ²
GARAGE	23.69 m ²
LIVING	105.77 m ²
Grand total	151.77 m ²

DIMENSIONS	
Bed 1	3.8m x 3.2m
Bed 2/Study	3.0m x 2.9m
Living	4.5m x 3.6m
Dining	4.5m x 2.4m
Kitchen	4.5m x 2.7m
Patio	2.7m x 3.6m

THE AURORA



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Type 3
UPPER UNIT

1 : 100

AREAS UPPER	
Name	Area
PORCH	0.92 m ²
DRYING	6.08 m ²
PATIO	9.55 m ²
GARAGE	22.33 m ²
LIVING	107.49 m ²
BALCONY	4.61 m ²

DIMENSIONS	
Bed 1	4.1m x 3.4m
Bed 2/Study	2.8m x 3.3m
Living	4.5m x 3.6m
Dining	3.8m x 2.2m
Kitchen	3.8m x 2.7m
Patio	2.7m x 3.6m

Community & recreation centre

The exclusive Marmong Community & Recreation Centre will be the thriving hub of Marmong Waters. Located in close proximity to the Independent Living Units, the Centre incorporates a wealth of recreational, entertainment and lifestyle options for your convenience and enjoyment.

Residents can partake in some gentle exercise in the heated indoor pool or gymnasium, and pamper themselves by visiting an on-site masseuse, hairdresser or beautician. Also on-site are consulting rooms for GPs and allied health professionals.

Residents who are still actively involved in business may utilise a specially designed office space equipped with facilities for the hearing impaired. A boardroom/private dining room is also available for corporate meetings and functions.

For those who enjoy the social interaction of a game of bowls, or who are interested in taking up the sport, there will be a bowling green on site. And for those days when it's just too wet for a roll-up, perhaps a movie in the theatre room is a better option!

A fully equipped kitchen is available for the exclusive use of residents, whether it be for community events or private functions. A range of dining and lounge areas provide the perfect place to meet friends for morning tea or sunset drinks.

A spacious multi-purpose activities room can be booked for everything from housie to chapel services. A grand piano gives those who still play a wonderful opportunity to gather around, and is available for special functions and concerts.

In addition, BBQ facilities are available for families to enjoy a picnic in the great outdoors, and a children's playground will make the grandkids feel welcome.







Location and surrounds

About The Area

Located on the quiet shores of Lake Macquarie, Marmong Point is nestled conveniently between the beautiful beaches of Newcastle (30 minutes to the east) and all the attractions of Hunter Valley wine country (45 minutes to the west).

Closer to home, the views from Marmong Point take in Speers Point and Warners Bay, stretching across to Eleebana. Lake Macquarie is Australia's largest saltwater lake, providing countless quiet fishing and boating spots. Marmong Waters Estate is also situated adjacent to the Marmong Wetlands, a beautiful environment flourishing with native flora and fauna to be enjoyed by residents, hikers and school groups alike.

What's Nearby - Local Features

Marmong Point Marina, just a short 250 metre stroll away, is a thriving hub for boaters looking to explore the Lake Macquarie area. It is soon to feature a brand new floating restaurant which will be available for functions, fine dining and take-away.

For culture buffs, the Lake Macquarie City Art Gallery is merely metres from your doorstep, and the adjacent historic Awaba House is also available for café or fine dining.

Local shopping centres include Woodrising (600m), Toronto (5km), Stockland Glendale (7km) and Warners Bay (8km). Some of the facilities located in these centres are:

- Supermarkets
- Banks
- Newsagents
- Post offices
- Pharmacies
- Bakeries
- Coffee shops
- Florists
- Hairdressers
- Restaurants
- Fashion/homeware shops



Location and surrounds (cont.)

Transport

Public buses travel along Marmong Street (271), as does the Westlakes community bus service. These services provide convenient access to local shopping centres (including Toronto and Stocklands Glendale), entertainment facilities and other transport options. (Connects to 269, 270, Fassifern and Teralba railway stations.) Marmong Waters Estate will provide a mini-bus for planned resident outings, such as shopping trips.

A regular train service to Newcastle and Sydney operates from Booragul railway station, situated just 1.5km down the road.

Recreation and Lifestyle Services

Numerous lifestyle and recreational facilities can be found within a convenient distance of Marmong Waters Estate, including golf, RSL, bowling, sailing and sports clubs.

A diversity of churches and places of worship are also located in the surrounding suburbs.

Hospitals and Medical Facilities

All residences at Marmong Waters Estate will have 24-hour access to on-site staff, with qualified specialists close at hand should you require medical attention or services.

There are a number of government and private hospitals in the local area including Toronto Private (6km), Warners Bay Private (8km), and John Hunter (14km). Woodrising Medical Centre is located just down the road at the Woodrising Shopping Centre. An ambulance station is located in Toronto, as well as a specialist medical centre and polyclinic featuring pathology, physiotherapy, and imaging services.



DISTANCES FROM MARMONG WATERS

79 Marmong Street Booragul NSW 2284

Recreation and Entertainment

- 1 Marmong Marina and restaurant (250m)
- 2 Awaba House Restaurant and Cafe (250m)
- 3 Lake Macquarie City Art Gallery (250m)
- 4 Warners Bay waterfront eateries and retailers (8km)
- 5 Event Cinemas Glendale (7km)
- 6 Teralba Bowling Club (3km)
- 7 Boolaroo Bowling Club (4km)
- 8 Toronto Workers Club (5km)

Shopping

- 9 Woodrising Shopping Centre (600m)
- 10 Toronto Shopping Precinct (5km)
- 11 Stockland Glendale (7km)
- 12 Charlestown Square Shopping Centre (13km)
- 13 Westfield Kotara (16km)

Medical Services

- 14 Toronto Private Hospital (6km)
- 15 Warners Bay Private Hospital (8km)
- 16 John Hunter Hospital (14km)
- 17 Newcastle Private Hospital (14km)
- 18 Woodrising Medical Centre (600m)
- 19 Westlakes Community Health Centre (Polyclinic) (6km)

Transport

- 20 Bus Stop (100m) The 271 service goes from Stockland Glendale to Toronto, via Teralba and Fassifern Railway Stations. Connecting buses go to Charlestown Square, the Uni of Newcastle and more.
- 21 Booragul Railway Station (1.5km) is on the Sydney-Newcastle line, and connects with trains to Dungog, Scone, Bathurst, Goulburn, Wollongong and Kiama.

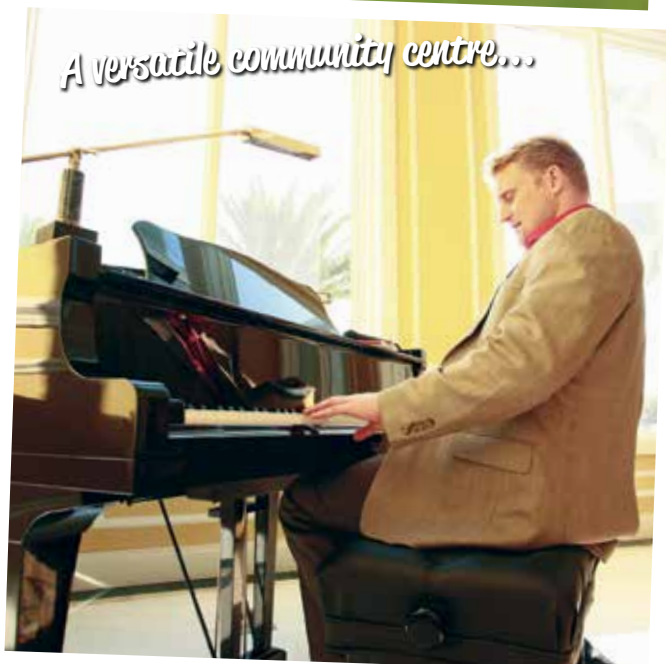
Your own bowling green...



Cycle around the lake...



A versatile community centre...



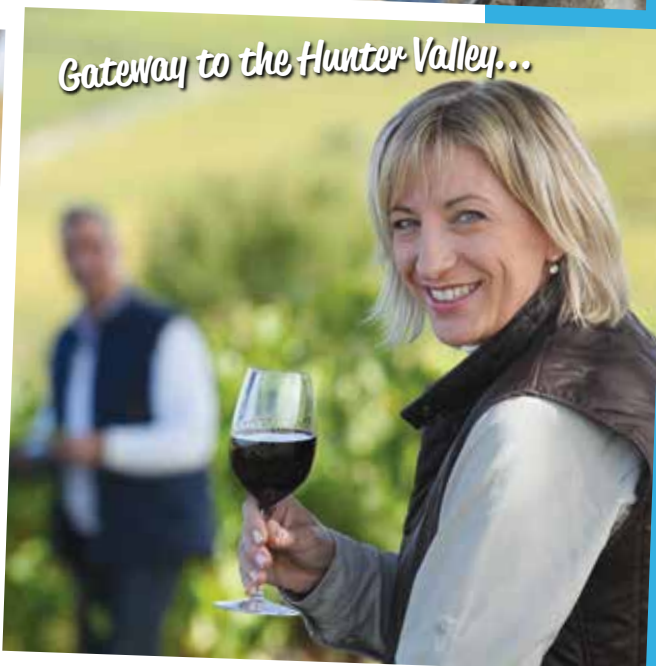
Safe storage for your toys...



Close to cafe strip and shops...



Gateway to the Hunter Valley...



About Marmong Waters

Marmong Waters is the newest addition to the portfolio of Hunter Valley Care: a large family of care-based businesses.

What Sets Us Above The Rest?

Our commitment to ongoing care: all Hunter Valley Care businesses share the core philosophy of Aging in Place, which aims at keeping people together and in familiar surroundings for as long as possible as they age. Due to our association with Hunter Valley Care, Marmong Waters residents can access a range of care services which will empower them to live their lives to the fullest: now and well into the future.

What We Can Offer:

Home Services

Marmong Waters can provide short-term or long-term Home Services (cooking, cleaning, washing etc) for residents who desire a helping hand with daily chores. We can even offer service gift-vouchers for loved ones who deserve a break!

Home Care Packages

Through its close association with Empowered Living Support Services (a Newcastle-based accredited Home Care Package provider), Marmong Waters residents will have increased access to tailored support as they age. Home Care Packages assist people to remain living in the comfort of their own homes as long as possible, and allows couples to remain together even if their care needs significantly differ.

Assisted Living

The Sanctuary is Hunter Valley Care's boutique Assisted Living accommodation, which provides residents with more care than Independent Living Units whilst still supporting them to maintain an independent lifestyle. Applicants from Marmong Waters will have priority if they ever wish to move to *The Sanctuary*.

Aged Care

Providing excellence in aged care has been Hunter Valley Care's specialty for over thirty years, and our passion and expertise are unparalleled. *Waterview*, *Amaroo* and *Fig Tree Point* are Hunter Valley Care's three beautiful, residential Aged Care Facilities, located as close as 2km kilometers from Marmong Waters.

All facilities offer low-level, high-level, respite and palliative care, and residents of Marmong Waters will be given priority on admission.

"With Hunter Valley Care, no matter what stage of life you are at we can support you every step of the way."

For more information please visit: www.hunternvalleycare.com.au



Marmong Waters



For more information visit our website or contact:

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