

# Shortland Waters

Retirement Living

aveo 

Your place to belong

# Welcome to Shortland Waters; retirement living on nature's doorstep

Nestled amidst the tranquil beauty of NSW's Hunter region, Shortland Waters offers a rare opportunity to retire alongside the fairway. Urban living gracefully fades into the background, allowing the beauty of nature to take center stage.

With golf-side living as its cornerstone attraction, boasting serene lake and fairway vistas, and conveniently located just 10km from Newcastle's CBD, Shortland Waters invites you to embrace a lifestyle that seamlessly blends relaxation, activity and community.



Make the most of an active and social lifestyle with a variety of on-site facilities, complemented by a host of nearby amenities.

Engage in invigorating exercise classes, cultivate your green thumb in the community garden, socialise over happy hour at the bar, tinker in the workshop, or indulge in pampering at the hair and beauty salon.



A bustling calendar awaits social enthusiasts, offering diverse clubs and community bus trips for local exploration.

Here, you'll enjoy the flexibility to engage as much or as little as you desire, all within the secure embrace of an elevated retirement lifestyle.

Your place to belong

## Versatile and low-maintenance living

Choose from a selection of spacious villas designed with your comfort in mind. Start your day in a bright and welcoming environment, where every detail is carefully considered for your convenience.

Enjoy your morning coffee on your private outdoor space and entertain guests in the open-plan living areas, complete with a modern kitchen. With quality finishes and thoughtful touches throughout, your living experience is elevated to new heights.



## A thriving community

From the moment you arrive at Shortland Waters, its charm is undeniable. Far from the urban hustle, you're embraced by serene nature, instantly feeling at ease. With its established community and vibrant spirit, it's a welcoming place where residents feel they truly belong. Whether it's sharing laughs over lunch, challenging friends to billiards, or hitting the golf course, Shortland Waters offers endless opportunities for relaxation and enjoyment.

Your place to belong

## Everything at your fingertips

Residents of Shortland Waters have seamless access to golden beaches, nature trails, vibrant shopping hubs, and historical treasures. Whether you cherish leisurely beach outings, relish in a shopping spree at Westfield Kotara, or delve into the lively centre of Newcastle just 10km away, Shortland Waters offers endless possibilities.

Plus, with Newcastle Airport just 30 minutes away, residents can easily embark on their next adventure, making every day a new opportunity to craft a life you love.



# Golf-side retirement living

Wake up in your modern, expansive villa at Shortland Waters. Enjoy picturesque views of the community or neighboring golf course from your outdoor space - a perfect beginning to the day.

Our spacious villas seamlessly blend style with practicality. Relax in open-plan living spaces, a well-appointed kitchen with built-in appliances, and ample storage throughout. Retreat to well-sized bedrooms, complete with ensuites and built-in robes for effortless organisation.



Villas at Shortland Waters are equipped with all modern conveniences and offer the flexibility to lock up and leave whenever life calls for a holiday.



## Contemporary & Spacious

- Spacious 2-bed villas, some with multi-purpose rooms or study
- Flowing open-plan layouts
- Modern kitchen with stone benchtops
- Private balcony or alfresco
- Quality finishes and inclusions
- Generous storage throughout
- Energy and water efficient systems\*
- Modern & neutral tones



## Comfort & convenience

- Air conditioning
- Designed for easy accessibility throughout
- Pet friendly\*



## Safety & Security

- 24-hour emergency call system
- Lockup garage with internal access

\*Pets may be allowed subject to approval. Systems differ between villas. Ask our Sales Team for more information.

# Unlock a lifestyle of comfort & ease

Conveniently situated only 10km from Newcastle and within a 20-minute drive of all major local landmarks and attractions, Shortland Waters boasts an unbeatable location surrounded by nature. Enjoy a lifestyle that's both social and low-maintenance in this superbly positioned community.



## Feel close to everything

Immerse yourself in a relaxed lifestyle, indulging in vibrant cafes and restaurants serving fresh, local seafood delights. Explore the rich history of landmarks like Newcastle Ocean Baths, enjoy a meal at Wests New Lambton or discover captivating exhibitions at Newcastle Museum. Nearby, Shortland Waters Golf Club, Water Board Bowling Club and The Forum offer leisure options, while shopping centres like Wallsend Village and Jesmond Central cater to your needs. With leading healthcare at John Hunter and Calvary Mater Hospitals and convenient access to public transport routes, everything you need is close by.

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## Connect with nature

Immerse yourself in the beauty of nature at Shortland Waters, surrounded by lush landscapes and wildlife. Enjoy a leisurely stroll to Nobbys Lighthouse or unwind with a relaxing day by the shore at nearby beaches like Merewether, Newcastle, or Bar Beach - all just a short drive away. Explore the tranquility of Hunter Wetlands National Park, perfect for nature walks and birdwatching, right in your backyard.

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## Enjoy a lock-up and leave lifestyle

Experience worry-free travel with the lock-up-and-leave lifestyle at Shortland Waters. Just a 30-minute drive from Newcastle Airport, you can easily catch a flight to your next destination. Alternatively, explore nearby attractions like Sydney, Port Stephens, Lake Macquarie, and the Hunter Valley with a scenic drive.

# Discover a vibrant lifestyle at Shortland Waters

Shortland Waters is designed to foster community, offering modern amenities and a bustling activities calendar to fill your day.



Begin your day with a round of golf at the neighbouring course, join friends on a walk amidst lush landscapes, or participate in invigorating aqua aerobics classes at The Forum. In the afternoon, unwind with a friendly round of cards, a game of billiards, or a glass of your favorite tippie at the residents' bar.

Prefer something more low-key? Explore your creativity in the workshop, or nurture your green thumb in the community garden. And for when you fancy entertaining, invite family over for a BBQ or enjoy cooking with friends in the community's kitchen.



At Shortland Waters, there really is something for everyone – and the choice is yours.

# Design a life you'll love

Our community is designed to offer an abundance of facilities and activities to suit your interests and hobbies. It's all about choice and variety, so you can take control of your day and design a life you love.

Whether you're looking to stay active, socialise, or simply relax, everything you could want or need is at your fingertips.



## Facilities

- Community centre
- Resident bar & lounge
- Resident kitchen
- Outdoor terrace
- Community garden
- Community bus
- Gymnasium
- Hair & beauty salon
- Movie theatre
- BBQ areas
- Library
- Billiards
- Workshop
- Art & crafts room
- Function & consulting rooms
- Access to The Forum's pool\*
- Access to the Shortland Waters Golf Club facilities\*



## Activities

- Exercise classes
- Mahjong
- Billiards
- Indoor bowls
- Table tennis
- Art classes
- Book club
- Happy hour
- Movie night
- Bus trips
- Special events

\*Activities & services are subject to availability and charges apply.



# It takes a team to maintain a village

We believe residents deserve the best. That's why our qualified and experienced community team is there to help. Whether you need guidance, connections to enhance your lifestyle or a friendly chat, our team is committed to supporting you and ensuring you make the most out of your living experience at Shortland Waters.



## Resident and Social Committees

Here to support residents in addressing matters relating to the day-to-day running of the community and facilitating resident-led activities and initiatives.



## Community Manager

The Community Manager is responsible for all aspects of community living including staff, finance, planning and most importantly, your happiness and well-being.



## Maintenance Officer

Helping to keep the community and residential facilities in top shape, our Maintenance Team looks after general handyman tasks and more, so you can sit back and enjoy the lifestyle.



## Visiting Specialists

A range of visiting consultants are available to support residents at a fee-for-service. Ask your Community Manager for more information and details of the visiting practitioners.



## Reception

A friendly face ready to greet you in our main foyer, they're available to help answer any of your questions about finding your way around, what's on, or other general enquiries.



## Sales Manager

Our sales team is here to support you throughout the entire process from looking at a community to when you settle into your new home, helping you understand the steps involved along the way.



## 24 Hour Safety & Care

Each villa is equipped with a 24-hour emergency call system for added peace of mind during emergencies.

# Brought to you by Aveo

As Australia's leading and most innovative retirement living provider, our diverse national portfolio offers something for everyone.

For over 30 years, we've been dedicated to helping retired Australians be their best selves across every stage of their later life journey.

We're committed to delivering the best retirement living options, continually listening and learning about what people want. It's how we make changes for the better.

Taking the time to understand their unique needs, we help retirees find the perfect place to call home. And with a 94% resident satisfaction rate, we're confident that 12,000+ residents agree.



**12,000+**  
residents



**Diverse**  
range of  
locations



**Flexible**  
care & support  
services



**94%\***  
resident  
satisfaction



**30+**  
years  
experience

## Offering choice in how you pay

We understand that everyone has their own unique preferences and priorities. That's why, at Aveo, we offer three payment options for funding your lifestyle, giving you the flexibility to choose when and how you pay your management fee. And to make your decision even easier, we provide a range of promises for peace of mind, including a money-back guarantee, so you can rest assured that you're making the right choice. With Aveo, finding and securing the perfect place to call home has never been easier.

# Shortland Waters

## Retirement Living

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