



CLIFTON
YAMBA

Find yourself in Yamba





More than just a place to live

A place of endless possibilities

On the fabulous North Coast of New South Wales,
a spectacular new lifestyle resort is waiting to be discovered.

A resort that’s more than just a place to live. It’s a place to meet like-minded people. To experience new things. To thrive. And to fall in love with life all over again.

Nestled in nature and only moments from the Pacific Ocean, Clifton Yamba is truly the pinnacle of over 55s living. Offering a range of modern designer homes, a vibrant Clubhouse, and a variety of stunning resort-style facilities, you can live the high life without the price tag.

So take a moment. Feel that year-round North Coast sunshine on your face. Breathe in that fresh air. And open the door to new possibilities.

Find yourself in Yamba.



Location

Australia's best-kept secret

Yamba is the small town where you can experience it all.

From breathtaking beaches and picturesque national parks to a buzzing town centre, Yamba is simply the perfect place for a sea change. It really is no wonder that it has been named “*Best Tourist Town in Australia*” by Australian Traveller Magazine.

This really is a place that offers something for everyone. Walk the vibrant streets of Yamba town, or visit the local Farmers’ Market, where the organic produce and artisanal products are truly a treat. Head down to Main Beach with its surf club and bustling kiosk, or sample one of the other stunning beaches on offer in this beautiful town.

Consider yourself a foodie? Then you’re in luck. Yamba is renowned for its dining scene, offering award-winning restaurants and cafes that serve up a vast array of cuisines, including seafood that will leave you speechless.





Location

Want to immerse yourself in nature?

It's never been easier.

Surf a world-famous break. Swim in one of a number of idyllic rockpools. Cruise along the Clarence River and enjoy popular fishing spots. Hike in the national park where you'll encounter kangaroos, wallabies, and diverse birdlife, or watch offshore as dolphins frolic and whales breach on their annual migration.

Located in the beautiful Northern Rivers of New South Wales, Yamba is just over an hour's drive from Ballina and Grafton Airports, and 1.5 hour's drive from Coffs Harbour Airport, all of which offer daily flights to and from Sydney and other major airport hubs. Yamba also offers every convenience you can imagine, including a shopping centre, public transport, medical centres, a golf course, bowls club and more.

Yamba is the laidback town that should be front of mind. It is spectacular yet unpretentious. It caters for every individual yet fosters a great community spirit.

It's the place you've been dreaming about.

The Clubhouse

Where it all comes together

From the moment you walk through the Clubhouse door, you will feel part of the Clifton Yamba community.

Beautifully designed open-planned spaces offer a meeting point for newfound friends, or simply a place to unwind with a glass of wine on the terrace, where you can enjoy the magical sunsets and the seemingly endless green backdrop of bushland.

Want to pick up the pace? Head to the sports bar for a cold beer and a game of pool or darts. Feeling creative? The arts & crafts room offers a space to get together with friends while you work on your next masterpiece. And for those wanting to be entertained, the Clubhouse even has its own cinema where you can watch the latest movies.

With generous indoor and outdoor spaces, the Clubhouse truly is the heartbeat of Clifton Yamba.



Artist's impression



Artist's impression

Facilities

It's your move

A move to Clifton Yamba is good for you. Especially when it comes to the resort-style leisure facilities you'll find at every turn.

Miss the rush of competition? Get a few like-minded friends together and head to the bowling green or croquet lawn. Or if your schedule is a little flexible, enjoy a yoga session in our group activity space.

And that's just the beginning. The state-of-the-art gym will keep you in shape while a few leisurely laps in the resort-style swimming pool will have you feeling refreshed and ready to conquer the day.

With so much on offer, Clifton Yamba will leave you feeling that your new life is one long holiday.

Facilities

Where your everyday becomes a holiday



The Clubhouse



Swimming Pool



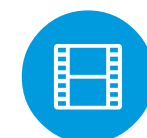
Bowling Green



Gym



Croquet Lawn



Cinema



Group Activity
Space



Sports Bar



Arts &
Crafts Room



Library



On-site RV
Storage



Men's Shed





Homes

Designed with you in mind

**Our modern, ultra-comfortable homes are
thoughtfully designed for easy living.**

This is the low-maintenance, stress-free lifestyle you've been longing for. We're talking about seamless indoor/outdoor living with level access and not a stair in sight. This is simply a downsizer's dream, with generous spaces and light filled rooms throughout.

You see, Clifton Yamba offers you a peace of mind unlike anything you have felt before. The gated community lets you live a lock-up-and-go lifestyle with a sense of freedom that's exciting and new, while our fair and transparent financial model offers you a renewed confidence about your future.

Clifton Yamba is truly a no worries way of life.



Artist's impression



Homes

There's no place like home

There's so much to do, both in Yamba and within the resort, however you'll also love coming home at the end of the day.

Your house will quickly become your sanctuary – a luxurious, bright and easy-living home to call your own.

Superbly appointed with a modern look and feel, and filled with premium appliances, LED downlights to set the mood and tasteful stone benchtops in the kitchen, this is the home you have dreamed about for years. Best of all, you can choose from a range of one, two or three bedroom designs, as well as a variety of optional extras to personalise your home to perfectly suit your needs.



Financial freedom

The future looks bright

A future at Clifton Yamba is about freedom
in more ways than one.

Not only will you thrive in the wide-open spaces of the resort itself, but you'll also secure a newfound financial freedom.

Our vision is to deliver luxurious over 55s community living at an affordable price, meaning that you can downsize to release capital, whilst living your dream lifestyle.

At Clifton Yamba, you won't pay stamp duty or council rates, and – because we believe in fairness and transparency from beginning to end – there are no exit fees and you keep 100% of any capital gains when you sell.

A home at Clifton Yamba is a place that provides in more ways than one – it's a way to invest in your future without having to break the bank.



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CLIFTON
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1300 045 115

yamba@cliftonlifestyle.com.au

cliftonyamba.com.au