



Welcome to Shortland Waters

Join a thriving retirement community

Located on the stunning Shortland Waters Golf Course, this vibrant and welcoming community is redefining retirement living close to the heart of Newcastle.

Perched on a gentle tree-fringed ridge, surrounded by views of the fairways, Shortland Waters will ultimately have 275 Independent Living Villas linked by picturesque walkways. Make the most of the retirement lifestyle on offer, with a range of outstanding facilities, convenient services and social activities, all at your fingertips.

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Your Home

- Two bedroom Independent Living Villa
- Spacious single-level living, with an outdoor terrace
- One or two car secure garage with internal access
- Functional & modern kitchen with ample storage
- Premium quality finishes & fixtures throughout
- 24-hr emergency call system
- Golf cart parking pad & charging unit
- Some villas include a study
- Some villas feature golf course frontage

Your Services

- Full time Community Management team**
- Full time Community Landscaping service**
- Cleaning and maintenance of common areas
- 24-hr emergency call system in common areas
- Community Bus for local trips
- Access to visiting Allied Health Services*
- Access to guided Exercise Classes*

Your Facilities

- Community Centre
- Resident Lounge, Bar & Kitchen
- Gymnasium
- Movie Theatre
- Library
- Art & Crafts Room
- Function & Consulting Rooms
- Billiards
- Workshop
- Outdoor Terrace
- Hair & Beauty Salon*
- Restaurant*
- Community Garden
- Proposed Residential Aged Care Facility
- Social membership to Shortland Waters Golf Club
- Access to The Forum Sports & Aquatic Centre

Your Location

Located within Shortland Waters Golf Course, you'll enjoy convenient access to:

- 1 min – Shortland Waters Golf Club
- 2 mins – The Forum Sports & Aquatic Centre
- 5 mins – Wests Group Leagues Club, New Lambton
- 5 mins – McDonald Jones Stadium
- 5-10 mins – Local Hospitals (John Hunter, Calvary Mater & Hunter Valley Private)
- 10 mins – Shopping Centres
- 10 mins – Newcastle Interchange
- 10 mins – M1 access to Sydney
- 20 mins – Honeysuckle precinct
- 25 mins – Newcastle City Centre
- 25 mins – Port Stephens
- 25 mins – Beaches (Newcastle, Nobbys, Horseshoe & Merewether)
- 30 mins – Newcastle Airport
- 40 mins – Lake Macquarie
- 50 mins – Hunter Valley

* Fee for service ** Standard business hours



For more information call **4044 0806**
or visit **www.aveo.com.au/newcastle**

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Based on the information available to it as at 17 May 2022, Aveo Retirement Living ABN 28 010 729 950 believes that the list of home features, village services and facilities is correct. However, the home features, the availability of services and facilities may change at any time. It is strongly recommended that you make independent enquiries to confirm the status of any home features, village services and facilities that are of particular importance to you. Some images are for illustration purposes only and are subject to change without notice. If you decide to proceed, see your contract and disclosure documents for up to date information.