

The background is a solid teal color with faint, stylized patterns of coral reefs and waves in a slightly darker shade of teal, creating a textured, aquatic feel.

# NATRIUM

C O R A L   C O V E

A COASTAL SANCTUARY WHERE  
THE RHYTHM OF NATURE AND  
THE ELEGANCE OF MODERN  
LIVING CONVERGE.





## LIVE BEYOND THE ORDINARY

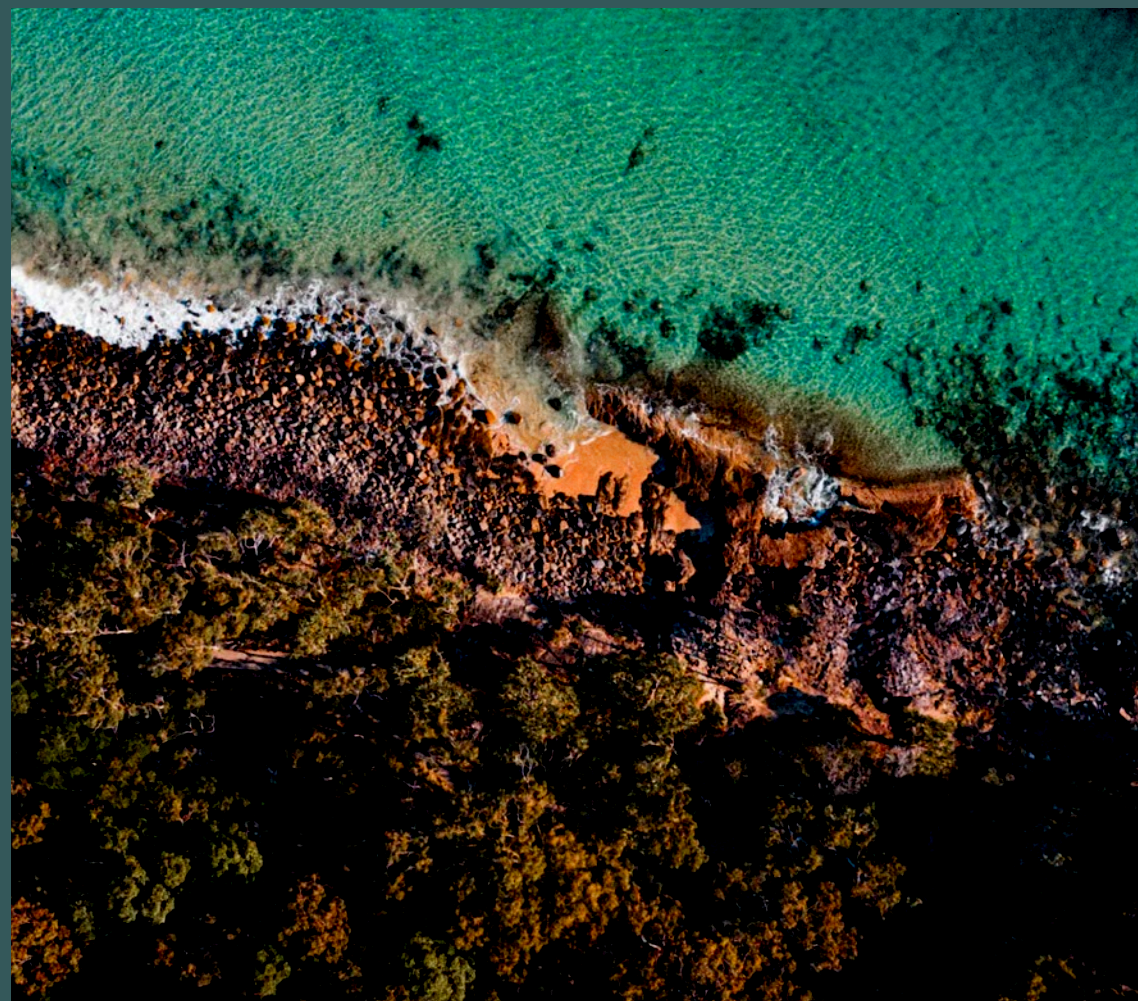
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Immerse yourself in the allure of Natrium Coral Cove, a coastal sanctuary where the rhythm of nature and the elegance of modern living converge. Meticulously envisioned for over-55s, this is a destination for those who dream of living beyond the ordinary.

Set within the pristine embrace of the southern Great Barrier Reef, Natrium Coral Cove is rooted in tranquil elegance and an unparalleled sense of community. Dive into a retreat where contemporary refinement is steeped in connection, luxury, and a profound sense of belonging.







## INFINITE POSSIBILITY



Perched at the southernmost tip of the Great Barrier Reef, a mere 20 minutes from Bundaberg and a scenic drive from Bargara, Natrium Coral Cove unveils a harmonious fusion of nature and convenience.

This coastal enclave invites you to find yourself in a haven of natural beauty, where flawless beaches, islands, and the captivating rhythm of the sea converge. Awaken each day to the symphony of nature and enjoy a stroll along Coral Cove's awe-inspiring shoreline. Here, the essence of a perpetual holiday is masterfully reimagined for everyday living, striking a perfect balance between energising adventure and soothing relaxation.

Within this thoughtfully designed over-55s community, life flows effortlessly, embodying the charm of coastal resort living. Beyond the gates of this exclusive retreat, a seamless blend of essential services awaits,

offering supreme convenience. With access to boutique shopping, leisurely pursuits, premier healthcare, and well-connected transport links, every aspect of your lifestyle is complemented.

At Natrium Coral Cove, luxury is not just a concept, it is a way of life. Architecturally crafted homes reflect a commitment to sustainability and superior design, set against a backdrop of striking natural views and impeccably curated amenities. More than a home; Natrium, is an invitation to embrace a life of infinite possibility.





1 MIN DRIVE  
**INNES  
PARK RD**

10 MIN DRIVE  
**BARGARA**

Woolworths  
Liquor Outlets  
Pubs & Dining  
Chemist & Medical  
Boutique Stores  
Butchers

7 MIN DRIVE  
**KELLYS  
BEACH**

5 MIN DRIVE  
**WINDERMERE  
PARK**

5 MIN DRIVE  
**WHALE  
ROCK  
LOOKOUT**

4 MIN DRIVE  
**INNES PARK  
RESERVE**

FUTURE  
**RESIDENTIAL  
& SHOPPING  
FACILITIES**

7 MIN DRIVE  
**ELLIOT HEADS** ▶

4 MIN DRIVE  
**CORAL COVE  
GOLF RESORT**

18 MIN DRIVE  
◀ **BUNDABERG**  
Bundaberg Regional Airport  
Bundaberg Hospital

**BACK  
WINDERMERE** ▶  
**RD**

**NATRIUM**  
CORAL COVE

▲  
**CORAL COVE DR**





## FLOW INTO A NEW LIFESTYLE

LIVING AT NATRIUM  
CORAL COVE UNVEILS  
AN OPPORTUNITY, WHERE  
LIFESTYLE BENEFITS RIPPLE  
THROUGH EVERY ASPECT  
OF DAILY LIVING.

**Every element of Natrium Coral Cove has been accurately curated to evoke ease, and the essence of coastal living.**

- Reside in a secure, vibrant community where every moment evokes a sense of belonging.
- Bask in the beauty of the southern Great Barrier Reef, surrounded by beaches and landscapes.
- Experience architecturally crafted homes tailored to your needs, featuring versatile layouts, premium finishes, and single or double garages.
- Immediate proximity to everyday conveniences, from boutique cafés and specialty stores in Coral Cove to the vibrant leisure and dining scene in Bargara, just a short drive away.
- Access to Bundaberg, a thriving regional hub just 20 minutes away, offering premier shopping, medical services, and transport options.
- Tee off at the Coral Cove Golf Course, where ocean views provide a breathtaking backdrop to every round.
- A state-of-the-art Country Club, showcasing exquisite amenities such as a refined dining room, an intimate library, an elegant bar, and entertainment spaces, including games and cinema rooms.
- Thoughtfully designed outdoor spaces, including fire pits and BBQ areas allowing residents to surround themselves in the captivating coastal environment.
- Endless options to stay active, from refreshing laps in the pool and lively workouts in the Wellness Centre to peaceful walks along the oceanfront just five minutes down the road.
- Access to leading healthcare services, with Bundaberg Base Hospital (Public) and two private hospitals; The Friendlies Private Hospital and The Mater Private Hospital, providing quality care and peace of mind.
- An Urgent Care Clinic, located near the airport, also offers convenient support with bulk billing available seven days a week from 8am to 8pm. The clinic includes on-site Pharmacy, Pathology, and X-ray services, all under one roof.





## INDULGENCE & CONNECTION

**Transform the everyday into the extraordinary, where thoughtfully designed amenities redefine coastal luxury.**

At the heart of this regarded community lies the state-of-the-art Country Club, a place of indulgence and connection. The upcoming wellness centre invites you to revitalise both body and mind with its fully equipped gym, rejuvenating sauna, and plunge pool, a blend of vitality and relaxation. Gather with neighbours in exquisite social spaces that inspire friendships and belonging.

Sip a drink at the bar, lose yourself in cinematic escapes in the private theatre, or engage in lively camaraderie in the games room. The sophisticated dining and lounge areas are perfect for celebrating milestones or simply savouring moments of quiet elegance. For moments of escape, indulge in the choice of two shimmering pools, or awaken your inner artist in the art room; a place where creativity flows freely.



Image is for illustrative purposes only and is subject to change.





CORAL COVE  
OFFERS AN IDYLIC  
BLEND OF NATURAL  
BEAUTY AND MODERN  
CONVENIENCE.



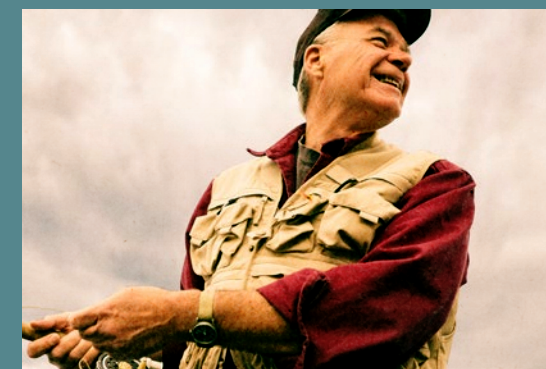
## HEART OF THE REEF

This serene coastal region is the perfect base for exploring pristine waters teeming with vibrant coral reefs and marine wildlife, including nesting loggerhead turtles. Water-based activities are a cornerstone of life here, with Barolin Rocks providing a popular spot for diving and fishing, and the esplanade leading to a playground, park, and the swimming beach at Innes Park Reserve.

Just 20 minutes away, Bundaberg offers comprehensive health services, including the Mater Private and Bundaberg Hospital, while Bundaberg Airport and train station provide seamless connectivity across Queensland.

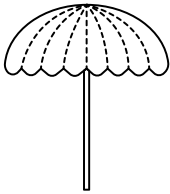
Closer to home, Coral Cove boasts convenient access to everyday amenities. Stop by the local convenience store for essentials or enjoy coffee along Bargara's vibrant beachfront. For larger errands, nearby Bargara Central and Bundaberg's shopping precincts provide a wide array of options.

Whether snorkelling, reef diving, or simply enjoying nature amongst the trees, Coral Cove is your gateway to a lifestyle enriched by the natural wonders of the Great Barrier Reef, paired with the ease of modern life. It's coastal living at its finest.





MODERN ELEGANCE



The homes at Natrium Coral Cove are thoughtfully designed to reflect your lifestyle and personal preferences, offering a seamless blend of comfort, functionality, and modern elegance.

Each residence is delivered ready to move in, featuring spacious bedrooms and a versatile multipurpose room, and premium inclusions throughout. Options include properties with single or double garages, catering to your individual needs.

Choosing a home in a land lease community is a significant decision, and our dedicated team is here to guide you every step of the way. From discussing the key considerations of land lease living to ensuring all your questions are answered. We are committed to making your journey to homeownership as smooth and enjoyable as possible. Whether you'd like to learn more about the Natrium Coral Cove lifestyle or explore your ideal home design, our caring and experienced team is available to meet with you in person, online, or by phone.





# MASTERPLAN



Disclaimer: This masterplan is a representation of the waterbodies within the designated area. Please note that the depicted water levels may not be fully accurate and can vary significantly due to external environmental factors such as rainfall, seasonal changes, and other climatic conditions. It is advisable to consider these factors when interpreting the information provided in this plan.





## FREEDOM WITHOUT LIMITS

**A defining feature of Natrium Coral Cove is its position as a premium land lease retirement living community at the southern tip of the Great Barrier Reef. This innovative approach offers numerous advantages, making your move both cost-effective and stress-free.**

### BENEFITS OF LAND LEASE LIVING

- You purchase your brand-new, architecturally designed home while leasing the land, significantly reducing upfront costs.
- No stamp duty is payable, as you are not purchasing the land.
- Weekly site fees include the maintenance of community roads, landscaping, and premium facilities.

- Eligible pensioners may receive Commonwealth Rent Assistance to support ongoing site fees.
- No body corporate, strata fees, or deferred management fees.
- Retain 100% of capital gains when selling your home.
- All homes are owner-occupied, ensuring a secure and cohesive community with no rental properties.
- No refurbishment costs upon sale.
- Pet-friendly community.

**Natrium Coral Cove offers the financial benefits of land lease living with world-class amenities, situated within a vibrant community. A lifestyle that's not only cost-effective but enriched by the stunning beauty of Coral Cove's coastal location.**

**A LIFESTYLE THAT'S NOT ONLY COST-EFFECTIVE BUT ENRICHED BY THE STUNNING BEAUTY OF CORAL COVE'S COASTAL LOCATION.**





## FREQUENTLY ASKED QUESTIONS



Whether you're curious about the community, the lifestyle, or the finer details that make a place feel like home, our FAQs are just like life at Coral Cove; clear, calm, and easy to explore.

### Do I own my home?

Yes. The land lease model allows purchasers to own their homes 100% at an affordable price point. This gives you the convenience to free up more of your savings.

### Am I entitled to the Government Rent Assistance?

If you are on a pension with benefits from Veterans Affairs or Centrelink the Rent Assistance applies on your site fees. It all depends on your financial circumstances. Find out more.

### How much are the site fees?

Call our sales team for a detailed information about site fees. If you are approved to receive Government Rent Assistance, the weekly site fee will be reduced, depending on your personal financial situation. However, this cost can be offset through Commonwealth Rent Assistance, if the resident receives a benefit such as the age pension, JobSeeker payment, carer payment or disability support pension. As of September 20, 2024, the maximum fortnightly Commonwealth Rent Assistance (CRA) payment is:

- Single: \$211.20 for those without children and a fortnightly rent of at least \$149.
- Couple: \$199.00 for a combined payment for those with a fortnightly rent of at least \$241.40.

### Do I have to pay a corporate deferred management fee, entry or exit fees?

No. Under the land lease model, you don't pay any extra fees unlike the traditional retirement living model.

### How secure is my tenure?

The tenure of your site is very secure at Natrium Coral Cove. We operate under the Manufactured Homes (Residential Parks) Act 2024. This legislation seeks to promote fair trade practices by operators by improving the governance of residential communities. Find out more [here](#).

### What does my site fees cover?

- Council rates.
- Maintenance of community facilities.
- Road and curb maintenance.
- Common area garden maintenance and pruning.
- Use of resort facilities.
- Secured gated community.

### What is not included in your site fee:

Owners are responsible for the cost of their own utilities, home maintenance and home & contents insurance.



**Do I have to pay stamp duty?**

No. You don't pay stamp duty on the purchase of your home. This is one of your many savings at Natrium Coral Cove.

**Are pets welcome in the community?**

Yes. Pets are welcome in the community. Please follow the community guidelines about the number of pets allowed per household and caring for your pet in the community.

**Who maintains the common areas and facilities?**

The common areas and facilities are maintained by the community staff members. Refer to community guidelines.

**Can family or friends stay with me?**

Yes. They are welcome to visit and stay with you. Please advise your community manager if your visitors are intended to stay for over 30 days prior to their arrival as there are community guidelines around the length of stay and use of facilities.

**Do I have a builder warranty in my home?**

Yes. All new homes come with builder structural warranty.

**Can I bequeath my home?**

Yes. Your home is part of your estate. Your appointed beneficiaries may reside in the home if they meet the community age and entry criteria, or they may simply sell the home. They also have the option to sell the home through our sales team or with the assistance of an external agent.

**Can I make modifications to my home?**

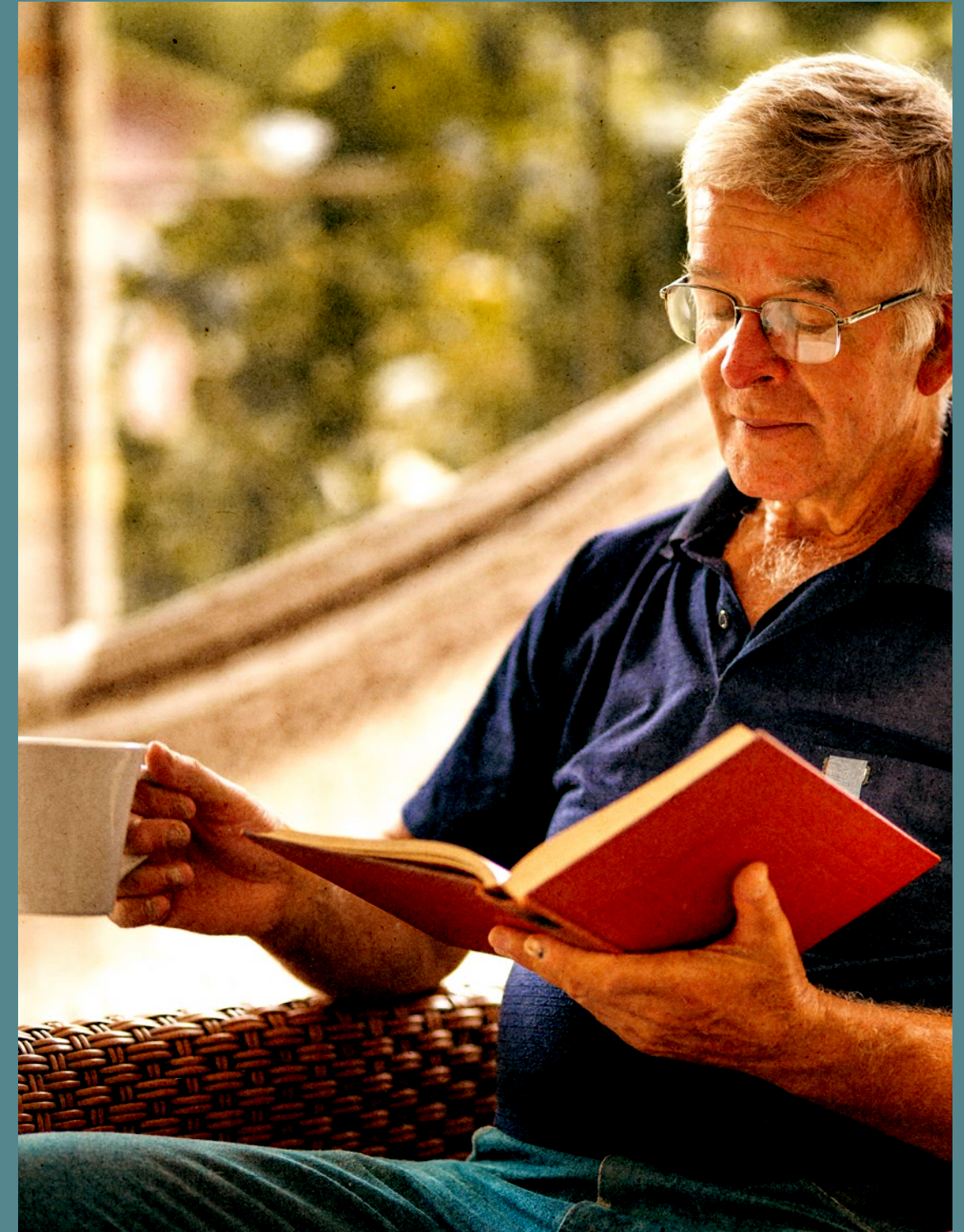
Any modifications on the outside of the home need to be approved by the community manager by written request before commencements of any modifications.

**What other fees do I need to consider?**

The only outgoing expenses are the use of your utilities such as gas, electricity, water, phone, internet and any insurance you have on your home & contents.

**What age do I need to be to move in?**

You need to be over 55 years old to live at Natrium Coral Cove.





IT'S ABOUT YOU.

REAL CONNECTIONS,  
REAL-LIFE EXPERIENCES.





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