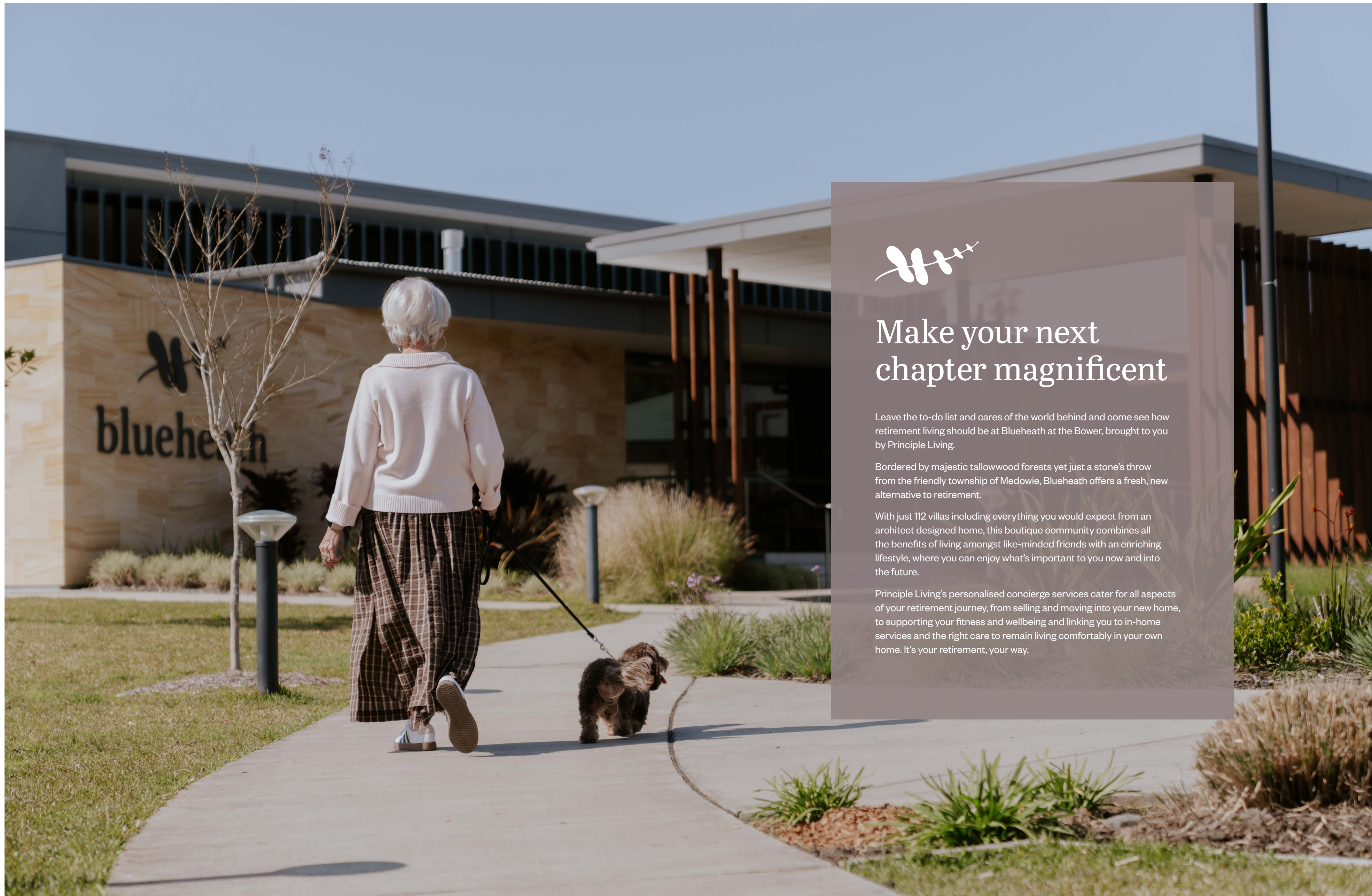




A thriving
community
crafted for modern
retirement living



Make your next chapter magnificent

Leave the to-do list and cares of the world behind and come see how retirement living should be at Blueheath at the Bower, brought to you by Principle Living.

Bordered by majestic tallowood forests yet just a stone's throw from the friendly township of Medowie, Blueheath offers a fresh, new alternative to retirement.

With just 112 villas including everything you would expect from an architect designed home, this boutique community combines all the benefits of living amongst like-minded friends with an enriching lifestyle, where you can enjoy what's important to you now and into the future.

Principle Living's personalised concierge services cater for all aspects of your retirement journey, from selling and moving into your new home, to supporting your fitness and wellbeing and linking you to in-home services and the right care to remain living comfortably in your own home. It's your retirement, your way.



Your haven in the heart of Medowie

Life at Blueheath is like a tree change without losing any conveniences or the community feel you know and love. The village is ideally positioned just a few minutes from Medowie town centre and right in the heart of the Bower Estate, a family-friendly community where the young and the young at heart come together.

Explore the well-maintained walking trails that meander through the neighbouring nature reserve, join a friend for a round of golf, duck into town for coffee, a doctor's appointment or to pick up supplies for dinner. You can switch off and enjoy the serenity of your village haven at whatever pace you desire. It truly is the best of both worlds!

Your place to relax

Blueheath's magnificent resort-style Clubhouse is your place to come together and socialise or relax and watch the world go by. Great thought and care is evident in the design, decor and architectural detail to make it not only beautiful, but also the perfect multi-zoned venue to accommodate larger social gatherings and intimate get-togethers. There's even a Clubhouse kitchen, bar and dining space to cater for special events on the social calendar, like Cup Day or the Football Grand Final.

Balmy summer evenings are the perfect excuse for a barbecue with friends or visiting family on the terrace, while cooler days call for a quiet drink by the fire in our cosy lounge. Any time's a good time to challenge a mate to a game of billiards or chess. Whatever you fancy, our Clubhouse is your place to relax, enjoy and come together, no matter what the season or occasion.





Live well

Staying active is the key to aging gracefully, living a healthy, independent lifestyle and keeping up with the grandkids. The Principle Living team has created an environment and suite of services that support your fitness and wellbeing, wrapped around the wonderful lifestyle facilities of Blueheath.

Our wellness centre is located within the Clubhouse and offers a host of quality facilities, including senior-friendly gym equipment, floor space for group classes and an indoor heated pool, with regular activities that will be coordinated by the village team.

Picture yourself swimming a few laps, joining an aqua fitness program or a gentle pilates class taught by a qualified instructor may complement your weekly activities. Our consulting exercise physiologist will be available to tailor an exercise plan just for you as part of Principle Living's comprehensive My Wellbeing services.

Dust off old passions or discover new ones

Keen to rekindle old hobbies or try your hand at something new? There's a world of possibilities to enjoy right on your doorstep. From friendly lawn bowls tournaments and seniors-friendly yoga classes, to arts and crafts – if you have an interest, there's bound to be someone in the village who shares it as well. Along with Happy Hour, Pilates, BBQs and regular sporting viewing, a thriving social calendar will be on offer so there's never a dull moment at Blueheath should you choose to take part.

Our friendly team is here to support you to reach and maintain your optimal health and wellbeing through a range of personalised and group programs. We also have experts on hand to create an individualised program for you, from strength building and mindfulness to nutritional meal planning and more. Everything at Blueheath is designed with your all-round wellbeing in mind to help you maintain your independence and live life to the full.



Downsizing has never looked like this

The decision to downsize is very liberating, especially when you know the retirement village you choose provides all the comforts and luxuries of home without compromise, and one that eliminates your endless to-do list.

Whether you opt for two bedrooms, three bedrooms or two bedrooms with a study, your villa includes everything you would expect from an architect designed, masterbuilt home. Your villa is spacious, light, airy and styled to perfection throughout. At the heart of the open plan living area is your beautiful kitchen with stone benchtops, stainless steel appliances and custom-designed cabinetry with soft-close drawers. Your home also comes complete with built-in robes, ducted air conditioning, remote entry garage and two well-appointed bathrooms.

You also have all the advantages of an environmentally-conscious build, with solar power on every home (reducing your energy bills every year), tank water for garden use and water recycling throughout the village grounds.

A breeze to maintain with all external and interior fixtures and fittings maintained for life, your home will be an absolute joy to live in for years to come and a wonderful place to host visiting family and village friends.





Easy living, year round

The Port Stephens region enjoys a comfortable year-round climate making any time a good time to enjoy alfresco. Whether you're welcoming visiting family to your home, relaxing with a book or catching up with friends, your villa is designed for seamless indoor/outdoor living.

And with just 112 villas in the village, it's small enough to get to know the neighbours in your street and enjoy great company over a cuppa and a chat!

Glass doors connect your open plan living area and kitchen to your private undercover patio. The perfect size for an intimate gathering and summer BBQ, your tiled patio looks out over a

compact low-maintenance garden area which you can nurture should you have a green thumb or simply leave as is.

You can still enjoy beautifully landscaped gardens around the village set against a semi-rural bushland backdrop. Best of all, the village grounds are kept in tip-top condition by Blueheath's professional landscaping team.

So now you can entertain to your heart's content without having to mow the lawns and weed the gardens first. It's your time. Living here will help you make the most of your new-found freedom.





Frequently Asked Questions

1. Is there a minimum age for residents at Blueheath?

Blueheath is created with those over 70 in mind, offering a vibrant, low-maintenance lifestyle in a welcoming neighbourhood. While the villas are modern and stylish, they've also been thoughtfully planned with subtle features that make life easier now and in the future

2. Who looks after the maintenance of my home?

Your Blueheath home really is low maintenance. Designed to make life easier, all standard fixtures, fittings and appliances come with a lifelong guarantee and we look after any repairs you may need (other than fixtures, fittings and appliances you install). We also look after cleaning gutters and maintaining rear yards – and a fresh coat of paint to the exterior of your home every 10 years!

Your home receives the ongoing support it needs, and you have the time to enjoy the things you want to do.

3. Can I make alterations to my home?

Yes, you can make internal alterations to your Blueheath home but you will need our consent.

4. What are village levies and what do they pay for?

As part of living in a retirement community with shared grounds and facilities, there is an ongoing charge to cover the maintenance and running costs of the village. All residents contribute to these shared costs and they are paid on a monthly basis. They include:

- Looking after the resort style facilities in the Clubhouse, such as the pool, gym, lounge areas as well as the outdoor areas of bowling green, BBQ and workshop
- General repairs, maintenance and upkeep of the buildings, communal areas, gardens and infrastructure such as roads, pathways, pipes, and water management
- Village insurances
- Council and water rates and garbage disposal
- Village security
- A village manager and other team members to keep the village running smoothly
- 24/7 emergency assistance call monitoring
- A village bus.

The village levies may increase each year however all residents have the opportunity to approve and vote on the annual village budget.

5. Do I need to pay for anything else on an ongoing basis?

You will be responsible for paying your household contents insurance, technology usage (phone, internet) and energy bills. The good news is that all of our Blueheath homes are fitted with solar panels to reduce your energy bills and create ongoing savings for you.

6. Do you offer different finance options?

We don't believe one size fits all which is why we have 2 contract options on offer to suit your circumstances.

Our costs are broken down into 'Moving in', 'Living in' and 'Moving out'. Our team is happy to take you through the information on costs incurred at each step of the process so you can make the best decision for your retirement lifestyle. You may also wish to seek independent advice.

7. Do I have to pay stamp duty?

There is no stamp duty when you buy a home at Blueheath making it a very attractive downsizing option.

8. What happens if I want to leave the village?

You will be required to give 4 weeks' notice. The contract option you chose at time of purchase will determine whether you need to pay an exit fee or not, and whether you will keep a share of the capital gain.

9. What kind of support can Blueheath offer?

At Blueheath we believe in helping you live your retirement, your way. With Principle Living's Myretirement suite of concierge services, you will have the help, advice and support on hand:

- Myassistant – supporting you in decluttering, downsizing and moving in
- Myconcierge – connecting you with information and interest groups, access to in-home dining, laundry and cleaning services
- Mywellbeing – helping you stay fit and well with wellness classes and social activities
- Mycare – helping you navigate government funding and access care providers to stay comfortably in your own home.

For further information, ask for a copy of our Myretirement brochure.

10. What if I need more help in the future?

Help is a big part of what we do. Blueheath villas are all fitted with the latest emergency call system technology. The system is monitored (by real people) 24 hours a day, 7 days a week.

If the time comes when you need assistance, or modifications made to your villa, we will be there for you. Our goal is to keep you safe and happy in your home and the community, for longer.

Ask for a copy of our Myretirement brochure and our fact sheet on Care Navigation for more details.

11. Can I change my mind after I move in?

Under the Retirement Villages Act, you have a 7 day cooling off period to change your mind and your ingoing contribution is refunded in full without any deduction.

You also have a 3 month settling in period to change your mind and obtain a refund of your ingoing contribution less a charge for living in the property (known as fair market rental).

12. Are there village rules?

Yes, there are some guidelines to keep the village running smoothly. Ask our team for a copy of the Blueheath village guidelines.

13. Can pets come too?

Yes! All Principle Living villages are pet friendly however we do have some guidelines about the four-legged friends who can live in the community. Ask our team for a copy of the Principle Living Pet Policy.

14. Can my family and friends stay with me?

Yes, of course guests are welcome for short stays! If family or friends are going to stay more than 14 days, please seek our consent. For security and safety please let us know the details of your guests and the length of their stay.

11. What happens if I go away on holiday?

No problem just let us know, lock-up and leave. You have peace of mind knowing that village maintenance and security goes on in your absence.

16. Does Blueheath have storage for caravans and boats?

We do not have onsite storage however there are several secure options nearby. You can park onsite to load and unload as needed.

17. How close is the local shopping centre and medical facilities?

Medowie is 5 minutes away and Raymond Terrace 15 minutes from the village.

18. How close is the local hospital?

Maitland Hospital 25 mins away and Calvary Mater Hospital is 30 mins away.

19. Is there NBN and Broadband?

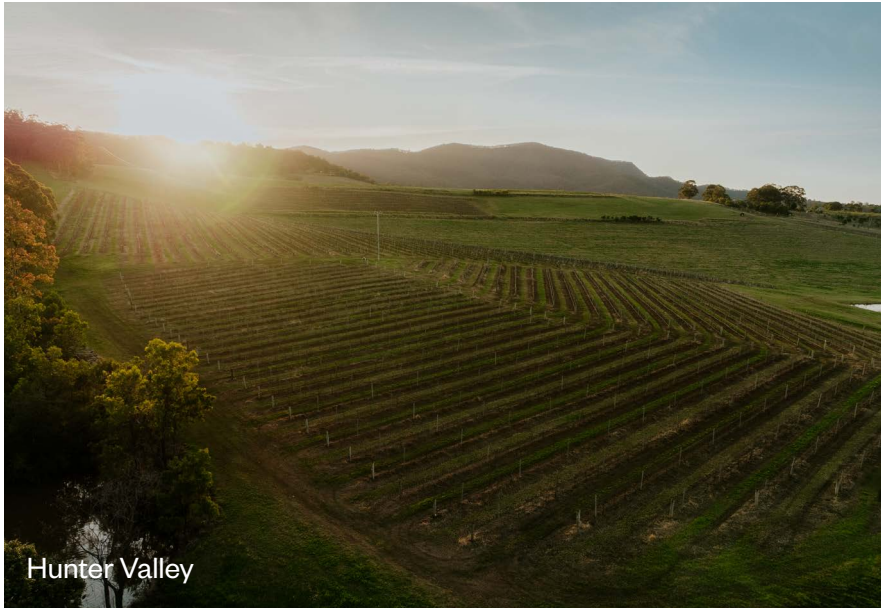
Yes, we have fast fibre connected to each home, ready for your connection. There will also be free wifi available in common areas.

The Principle Living difference for retirement you can trust

Behind Principle Living is a team of local, dedicated, respected leaders in award-winning development and quality care at home. Together, the Principle Living team have combined their experience and visionary thinking to create a refreshingly different retirement village model incorporating a comprehensive health, wellbeing and care proposition. This unique model, called Myretirement, brings together a vibrant lifestyle community with high quality homes, a range of concierge services and the opportunity for residents to access integrated care options that enable them to maintain their independence in the comfort of their homes, now and into the future. It's the heart and soul of Blueheath at the Bower in Medowie.



Pacific Dunes Medowie



Hunter Valley



Little Beach – Stockton



The Bower Reserve



Port Stephens

Medowie State
Conservation Area


blueheath
AT THE BOWER

Stockton Beach

Golf course

Supermarkets
Medical centres
Pharmacies
Hotel
Cafes

Your gateway to a world of wonder

Blueheath at the Bower enjoys an idyllic location between the vineyards and gardens of the Hunter Valley and the beaches and waterways of Port Stephens. So you won't have to venture far from home to satisfy your wanderlust or savour a long, leisurely lunch.

Golfers will be spoilt for choice, as Medowie is home to Pacific Dunes, one of the best golf courses in the region, while the renowned Newcastle Golf Club is only 20 minutes away. And there are also courses in nearby Salamander Bay, Nelson Bay and Raymond Terrace. Similarly, anglers won't have to go far to cast

a line. If walking is more your pace, the Medowie State Forest is dotted with easy trails and exploring all the beautiful coastal walks in the region would be an endless delight.

Just 30 minutes from Newcastle and a comfortable drive up the M1 from Sydney, Medowie is home to families and retirees seeking a semi-rural lifestyle away from the tourist hotspots. Blueheath at the Bower offers convenience, comfort and connection to a wonderful retirement lifestyle.



For more information about Blueheath at the Bower and this fresh new alternative to independent retirement living, call the Principle Living team on (02) 4913 5986 or visit the website at www.blueheath.com.au. Our friendly, knowledgeable staff look forward to answering your questions and chatting with you about the next steps.

Western Road, Medowie | (02) 4913 5986 | blueheath.com.au