



Luxury • Location • Lifestyle



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# Discover the magic of retirement at Macleay Valley Village.

Join our community that combines luxury and lifestyle, in a breathtaking location and enjoy a country life with style.

*..choose the  
perfect retirement*



# Macleay Valley Village

Luxury Independent Living • Frederickton, NSW

## STAGE 1

56 luxury Villas  
and Village  
Country Club

## STAGE 2

60 luxury Villas

# YOUR LUXURY VILLA

Retire in style to your own brand new villa and live in a village you'll be proud to call home.

Macleay Valley Village brings together the magic of our expert architects, interior designers and construction team, to create exceptional quality villas in this unique seniors independent living village exclusively for over 55's who plan to age well.

Each villa is purpose built for **luxury** single level living, includes high end finishes and is designed for easy contemporary country living with plenty of space to enjoy the indoor-outdoor lifestyle you love in Australia.

From many villas, enjoy magical views over Macleay River Valley countryside.

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## Your luxury single level villa - Stage One

Choose from 2 different floorplans:

### **TERRACE VILLA**

The complete UPPER Floor with private access from the upper street.

**OR**

### **COURTYARD VILLA**

The complete LOWER floor with private access from the lower street.

Each villa features:



- » 2 spacious bedrooms with ample wardrobe space plus ensuite or bathroom
- » A flexi room - Use this room as you wish: family room, craft room, study or media room, it's your choice!
- » Luxury open plan kitchen, lounge and dining room with easy access to your outdoor entertaining space
- » Private access to each villa, 2 car garage with automated roller door and internal access
- » Each villa features a modern colour scheme and ample windows reflecting natural light and vistas
- » All villas have solar hot water panels, air conditioning, quality fixtures, fittings and high end appliances
- » Outdoors find an entertainers terrace or courtyard and garden spaces to make the most of country living





LUXURY

# Terrace Villa

STAGE ONE

TOTAL AREA: 143.4m<sup>2</sup>

plus terrace and entry

Room Description	Dimensions
Master Bedroom:	15.7 m <sup>2</sup>
Ensuite:	6 m <sup>2</sup>
Bedroom 2:	12.2 m <sup>2</sup>
Bathroom:	5.7 m <sup>2</sup>
Flexi Room:	17.0m <sup>2</sup>
Kitchen/Dining/Lounge	49 m <sup>2</sup>
Laundry:	4.2 m <sup>2</sup>
Garage:	33.6 m <sup>2</sup>

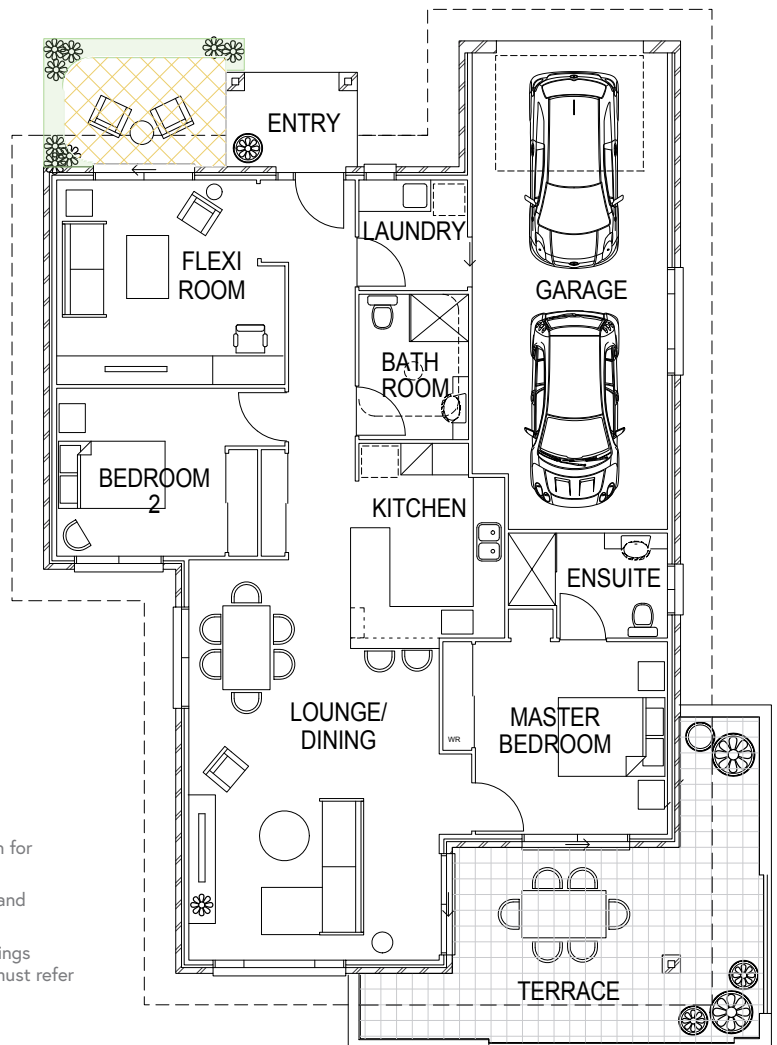
## Highlights:

- » Practical Single Level Floor Plan
- » 2 bedrooms plus flexi room
- » 1 bathroom & 1 ensuite
- » 2 car tandem garage
- » Open plan kitchen/lounge and dining
- » Outdoor entertaining terrace

Important note: Floor plan has been prepared as a representation for marketing purposes only.

Internal layouts and details on this floor plan are indicative only and should not be relied upon as the final product.

Dimensions and areas are approximate. The furniture and furnishings depicted are not included with any sale, prospective purchases must refer to the contract of sale for the list of inclusions.



...you deserve the best  
in retirement living and  
we're here to add that  
little bit of luxury





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LUXURY

# Courtyard Villa

STAGE ONE

TOTAL AREA: 146.2m<sup>2</sup>  
plus outdoor courtyards

Room Description	Dimensions
Master Bedroom:	23.0 m <sup>2</sup>
Ensuite:	5.1 m <sup>2</sup>
Bedroom 2:	12.5 m <sup>2</sup>
Bathroom:	6.0 m <sup>2</sup>
Flexi Room:	9.0m <sup>2</sup>
Kitchen/Dining/Lounge	51.0 m <sup>2</sup>
Laundry:	6.0 m <sup>2</sup>
Garage:	33.6 m <sup>2</sup>

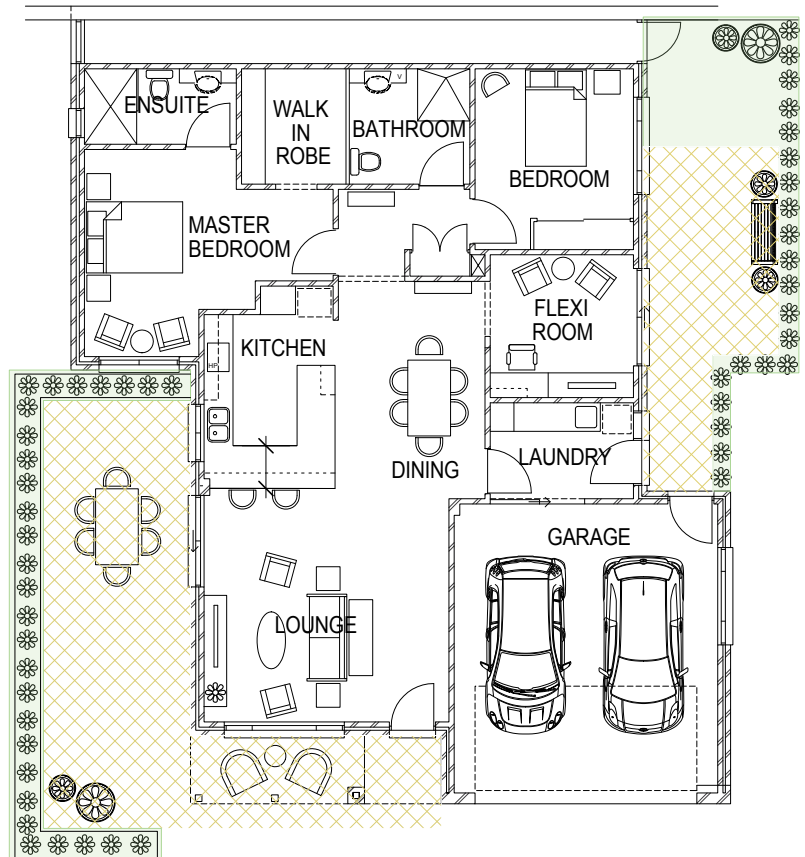
## Highlights:

- » Practical Single Level Floor Plan
- » 2 bedrooms plus flexi room
- » 1 bathroom & 1 ensuite
- » 2 car side by side garage
- » Open plan kitchen/lounge and dining
- » Master bedroom w/walk in robe
- » 2 outdoor courtyards

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...open your door to  
luxurious living





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## LUXURY

# Terrace Villa

STAGE TWO

TOTAL AREA: 165m<sup>2</sup>  
plus terrace and entry

Room Description	Dimensions
Master Bedroom/WIR:	20.0 m <sup>2</sup>
Ensuite:	5.4 m <sup>2</sup>
Bedroom 2:	12.3 m <sup>2</sup>
Bathroom:	5.9 m <sup>2</sup>
Flexi Room:	13.8m <sup>2</sup>
Kitchen/Dining/Lounge	51.7 m <sup>2</sup>
Laundry:	4.2 m <sup>2</sup>
Garage:	24.0 m <sup>2</sup>
Terrace:	27.0 m <sup>2</sup>

### Highlights:

- » Practical single level (no stairs)
- » Master bedroom/WIR and ensuite
- » Open plan kitchen/lounge and dining
- » Second bedroom and bathroom
- » Internal garage access

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## LUXURY

# Courtyard Villa

STAGE TWO

TOTAL AREA: 170.7m<sup>2</sup>  
plus outdoor courtyards

Room Description	Dimensions
Master Bedroom:	23.0 m <sup>2</sup>
Ensuite:	5.6 m <sup>2</sup>
Bedroom 2:	11.3 m <sup>2</sup>
Bathroom:	5.7 m <sup>2</sup>
Flexi Room:	13.5m <sup>2</sup>
Kitchen/Dining/Lounge	55.1 m <sup>2</sup>
Laundry:	5.8 m <sup>2</sup>
Garage:	21.1 m <sup>2</sup>
Courtyard:	29.4 m <sup>2</sup>

### Highlights:

- » Practical single level (no stairs)
- » Master bedroom/WIR and ensuite
- » Open plan kitchen/lounge and dining
- » Second bedroom and bathroom
- » Internal garage access

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...open your door to  
luxurious living

Courtyard Villas  
with Double  
garage also  
available.





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How do you find Frederickton?  
It's as easy as a hop, skip and a jump.

**A HOP**

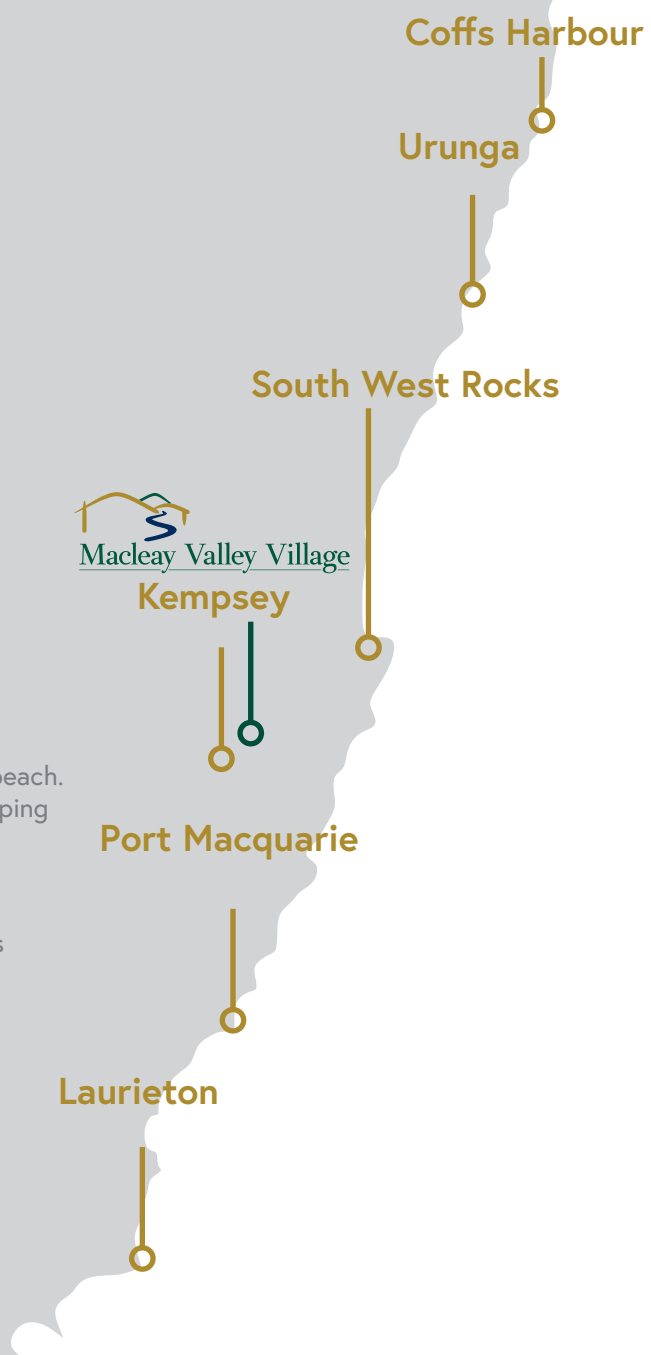
- » 30 minutes to South West Rocks, your closest beach.
- » 10 minutes drive to Kempsey: your closest shopping centre and nearest hospital

**A SKIP**

- » 45 minutes drive to Port Macquarie, the region's largest centre.
- » 1 hrs drive to Coffs Harbour

or a **JUMP**

- » 4.5hrs drive to Sydney
- » 5hrs drive to the Gold Coast
- » 7hrs drive to Canberra





# Location

Come and share in the magic of the Macleay River Valley. Find your perfect country retirement location in the tranquil village of Frederickton on the NSW Mid North Coast.

## Retire to the perfect climate

Combine a stunning location with the best climate and you have a perfect match for your country retirement. The mid north coast of NSW area is known for one of the best climates\* in Australia with mild winters and delightful summers and warm enough to swim in the sea for most of the year. (\*CSIRO study in 2000)

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## Discover Frederickton. Or as the locals call it *FREDDO*

Overlooking the Macleay River Valley this charming rural village provides the best of both coastal and country living in the heart of the Mid North Coast, NSW. Surrounded by unspoilt national parks only 2 minutes from the Pacific Highway linking easy access to regional centers and the local beach at South West Rocks only 30 minutes away, there is something to suit your lifestyle.

This immediate area has a fantastic range of activities to keep you busy. These include golf, bowling & social clubs and volunteer organisations encouraging a wonderful sense of community.

Kempsey, only a 10 minute drive, it is your local shopping precinct and closest hospital. It plays host to beautiful heritage-listed buildings and is where the iconic Akubara Hat is made and home to the Slim Dusty Museum.

## Macleay Valley Village is adjacent to our Premium Aged Care Home

The Village is conveniently located next door to Macleay Valley House Aged Care Facility which is owned and operated by the long established Thompson Health Care Group.



# Discover the surrounding region

Blessed with natural beauty and a great climate, the Mid North Coast offers the perfect location to suit your style of retirement.

Choose from breathtaking natural parks that surround Frederickton offering a wonderful Sunday drive or a delightful stroll through rare coastal rainforest. Entertain your family and friends with the joys of wildlife-spotting and birdwatching along the banks of the Macleay River or do a spot of fishing.

If a coastal lifestyle is your preference, there are kilometres of pristine coastline to explore, uncrowded beaches to have a swim or great fishing spots to try your luck. Enjoy discovering local restaurants, cafes and wineries at your leisure and you'll never be short of entertainment with a range of art and cultural events throughout the region.

**COUNTRY & COASTAL** *The best of both worlds at Macleay Valley Village*



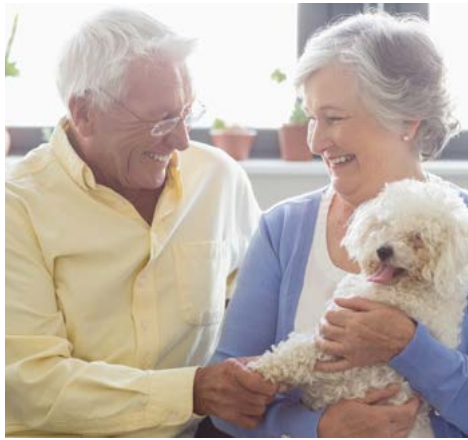








*If you have the time...  
we have the perfect place*





## Your Retirement

As you open the door of your new luxury villa, you will be ready to indulge in the magic of the Macleay Valley Village Lifestyle.

At Macleay Valley Village, enjoy a lifestyle designed to enrich your retirement years at every stage.

Feel safe and secure in a village offering a welcoming community with a superb range of facilities and activities ensuring you continue to live well at any age!

Our village lifestyle encourages each resident to remain independent, provide peace of mind and enjoy every day. Be part of village community life or simply enjoy your own peace and privacy, the choice is yours.

Residents are encouraged to make themselves at home on the village's expansive 10 hectare grounds. Take grandchildren for a leisurely stroll along the outdoor walking track, do a spot of fishing or have a family picnic down by Christmas Creek.

Make the most of this unique location for your perfect retirement.

*..live in a village you'll  
be proud to call home*



# The Country Club

Located in the heart of the village, the Country Club is designed to nurture your good health, wellbeing and social connections. Use the Club as an extension of your own home or a place to gather with friends and family.

The Country Club truly embraces the ideal country life with style. Enjoy an exclusive place just for you - to make new friends, try a new hobby or just admire the magical valley view from the outdoor balcony.

It offers;



SWIM



RELAX



ENTERTAIN



STAY WELL



WORKOUT

## INDOOR FACILITIES

- » Entertainment quarter with kitchen, bar and lounge area
- » Hairdressing salon
- » Wellness centre for private appointments
- » Foyer, reception and offices
- » Games room
- » Bathroom facilities
- » Indoor gym and exercise room
- » Library/craft room

## OUTDOOR FACILITIES

- » 25m pool, BBQ area & terrace
- » Natural creek/water features
- » Landscaped gardens, roads & walkways
- » Spacious balconies with views
- » Guest parking



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# Why choose Macleay Valley Village?

If you are ready to embrace a safe and independent lifestyle, leaving more time to be spent on the important things like family and friendships, then Macleay Valley Village is for you.

## Maintenance & Security

Whatever your preferences, you'll benefit from, purpose built luxury villas and being a part of a secure and inclusive community where a helping hand or friendly face are always just moments away.

We take care of the ongoing maintenance so you don't have to; our dedicated team take care of gardening and maintenance and keep the village facilities in tip top shape. All you have to do is move in and enjoy the lifestyle.

## Changing Care Needs

Enjoy peace of mind for you and your family with a 24/7 emergency call system if you need it. Should your care needs change in the future, we will be happy to assist. Conveniently located adjacent to this village you will find Macleay Valley House Aged Care owned and operated by Thompson Health Care.

## Regional Medical Services

Kempsey provides modern medical services, has a wide range of doctors and is home to a modern regional hospital with a 24-hour emergency department. Port Macquarie offers a wide range of specialist medical services and private hospitals.

PEACE OF  
MIND

LIVE WELL  
EVERY STAGE  
OF LIFE

MAINTENANCE  
FREE  
LIFESTYLE



**THOMPSON  
HEALTH CARE**

# Thompson Health Care

Trust a family company with a proven track record of superior construction in NSW.

Feel secure in the quality of your new home built by Thompson Health Care. Thompson Health Care is synonymous with the highest levels of workmanship and meticulous attention to detail.

The Village will be managed by Thompson Health Care Group operating as Macleay Valley Village Pty Ltd, who are proud that every detail has been considered in building your perfect country retirement.

Thompson Health Care is a family company who has been caring for seniors in our state for over 40 years in the aged care and retirement sectors. Look no further than your neighbour next door, Macleay Valley House as an example of our building excellence.

[www.thompsonhealthcare.com.au](http://www.thompsonhealthcare.com.au)

*“Feel secure in a country community with good old fashioned values. If something happens to one of us, we can have help at our house and have the nursing home right next door.”*



# General Financial Information

Thank you for considering the next exciting stage of your life at Macleay Valley Village. We understand that RETIREMENT is a big decision! We aim to make your decision simple. Your contract is designed to give you financial security and peace of mind with all fees and costs clearly explained for each stage.

## Benefits of buying a villa in Macleay Valley Village

- » NO STAMP DUTY payable
- » A Quality Built Villa (bricks and mortar built on a permanent structure)
- » Security of Tenure: a registered Lease over the land your villa dwells upon
- » Financial Security with Legal protection under the *Retirement Villages Act 1999 (As Amended) And Regulation (Act)*
- » Resort Style Amenities: All communal facilities and gardens exclusively for residents use
- » Age Restricted: Community village is strictly for over 55's and or Permanently Retired
- » Security of a 24/7 emergency call system
- » Safety and peace of mind of a Village Manager
- » Maintenance is provided for all communal facilities, gardens, villas exterior and inclusions listed on your contract
- » Disability access to village facilities
- » Pet Friendly Village as per the Village Contract & Village Rules
- » Capped Fees: The Deferred Management Fee is capped, based on the Initial Purchase Price (IPP) of your villa and provides you with financial certainty at the time of purchase

\*Please see STAGE 1 & STAGE 2 Financial Details Insert for villa pricing, deferred management fee structure and maintenance fee cost.

FINANCIAL  
SECURITY

PET  
FRIENDLY  
VILLAGE

NO  
STAMP  
DUTY





*...time to make the perfect move*



*...make your wish for the  
perfect retirement*



# Site Plan





