



The Anchorage Lifestyle Living.

A large photograph on the left side of the page shows a man and a woman walking barefoot on a sandy beach. The woman is wearing a white dress and a pink cardigan, and the man is wearing a white shirt and khaki shorts. They are both smiling and looking towards the right. The background shows the ocean and a clear blue sky.

Welcome to The Anchorage and welcome to our Vision

WELCOME TO OUR VISION

It is not very often that you get this opportunity. The opportunity to build a great Lifestyle Resort and in doing so we had to make sure that it was the best it could be.

It needs to be a well-balanced Lifestyle Resort and not compromised in any way by density. Vast open space and limiting the Resort to only 101 homes on generous allotments, has certainly ensured that outcome.

It needs to be in a great location. Well tick that box because there is no better location for a Lifestyle Resort in Australia.

It needs to be community focused. The high levels of amenity and facilities coupled with the amazing lifestyle on our doorstep certainly makes for a wonderful boutique community lifestyle.

It had to represent terrific value. This you can be assured of, a wide range of homes that meet all requirements, in the best

location, generously appointed and built to a high standard with outstanding inclusions.

And you need choice. The Anchorage has a variety of home solutions, from lifestyle homes all the way to RV friendly homes.

It needs to have access to important infrastructure. With world class medical, fabulous shopping and a diverse range of dining experiences, Hervey Bay continues to rapidly evolve as a region on the move.

With all of the above, you can rest assured that your Anchorage home represents outstanding value and that your investment is absolutely secure.





THE ULTIMATE LIFESTYLE AT YOUR FINGERTIPS

The real estate industry always sings the praises of 'Location, Location, Location' and rarely these days does a locational opportunity present itself for a development of this type.

Welcome to The Anchorage; a secure gated community fronting the Great Sandy Straits, with views to Fraser Island and adjoining the Urangan Marina, this truly is an extraordinary location for a Lifestyle Living Resort.

Everything you need a few minutes away



Within walking distance to:

- Urangan Boat Harbor.
- The Boat Club Entertainment Venue.
- Marloo Twin Cinema at the Marina
- Marina and surrounding Restaurants.
- Marina Chemist.
- Tour Operators.
- Urangan Seafood's.
- Boat and Sailing Operators.
- Beach.
- Fishing.
- Parklands.

Five-minutes to:

- Urangan Central Shopping Centre.
- Woolworths Supermarket.
- 'New' Aldi Supermarket.
- Post Office.
- BP Service Station.
- Urangan Medical Centre.
- Waterfront Restaurant.
- The historical Urangan Pier.
- Esplanade Cafes and Restaurants.
- Hervey Bay Airport.
- McDonalds Restaurant.
- The Botanical Gardens.

Ten-minutes to:

- Stocklands Shopping Mall.
- Dozens of 'Big Box' retail brands.
- Bunnings.
- Hervey Bay Golf Club.
- St Stephens \$94m Private Hospital.
- Hervey Bay Public Hospital (\$40m Expansion).
- Madsen Medical Centre.



There is no better location for Lifestyle Living in Australia.

LIFESTYLE LIVINGS ULTIMATE RESORT

- ▶ 101 Homes.
- ▶ Community & Recreation Club House.
- ▶ Dining facilities.
- ▶ Gym & Leisure Pavilion.
- ▶ BBQ and Shade structures.
- ▶ Four rink undercover Bowling Green.
- ▶ Tennis.
- ▶ RV, Boat & Caravan secure compound.
- ▶ Hobby Workshop.
- ▶ Generous park lands.
- ▶ Wide streetscapes.
- ▶ Stunning landscaping.
- ▶ Open space parkland.
- ▶ Large residents pool.
- ▶ Spa Pool.
- ▶ Secure Gated Community.

**All the homes have been
architecturally designed with
indoor/outdoor living in mind,
sitting in amongst beautifully
landscaped grounds**

ROOM FOR YOUR TOYS

The Anchorage Lifestyle Living has something for everyone with a range of architecturally designed homes that cater for all your lifestyle pursuits. Whether you want a Lifestyle Home or an RV or Caravan Home, the Anchorage has it all.

Designed with indoor/outdoor living in mind, these homes are finished to a high level specification

Jump in your RV or hook up your caravan and you can be out enjoying the beautiful Queensland coastline in no time.

Or hook up your boat and have it in the water in a matter of minutes, no other Lifestyle Resort can offer that benefit.

And should the need arise, we also have a separate undercover compound that can cater for any of your additional toys.



The Marina precinct is home to restaurants, boating, fishing, tour operators, Hotels and Resorts. It is also home to 'The Boat Club', the Fraser Coasts number one entertainment facility.



ONE OF AUSTRALIA'S RETIREMENT HOT SPOTS

There is a reason why Hervey Bay is one of Australia's retirement hot spots and one of Australia's fastest growing cities. Not only does it enjoy one of the world's most temperate climates, but it is an adventure playground where you can play, explore or simply relax....The choice is yours.

At a recent forum The Fraser Coast Regional Council were presented with data from the Regional Australia Institute that projected another 23,000 retirees were expected to move to the Fraser Coast by 2036.

And this trend did not happen overnight. As one of Australia's fastest growing cities the word is well and truly out, and an idyllic retirement mecca has been born.





No Entry or Exit Fees, No Stamp Duty, No Deferred Management Fees, No Rates

AN INVESTMENT IN LIFESTYLE LIVING

At the Anchorage Lifestyle Living resort you can buy a brand new architect designed home with all the wonderful resort amenities that make this the ultimate in Lifestyle Living.

With the ocean and marina at your doorstep, you can enjoy the resort lifestyle in a safe, secure environment located in the ultimate location on the East coast of Australia.

And say goodbye to all the unpopular fees and costs associated with some areas of the retirement industry, such as;

- No stamp duty.
- No deferred management fees.
- No refurbishment fees.
- No entry fees.
- No strata/community title levies.
- No exit fees.

Your investment is safe in this 100% owner occupied resort, and if you do sell your home then you keep 100% of capital gain.





The Anchorage Lifestyle Living

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