

COUNTRY CLUB
LIVING

The Club

Building Great Communities

REDISCOVER YOUR PASSIONS, MAKE NEW
MEMORIES AND LIVE LIFE TO THE FULLEST

THE CLUB | FIFTH EDITION | OCTOBER 2025

IN THIS ISSUE:

A JOURNEY TO YOUR NEW LIFE



6-31

COUNTRY CLUB
RESIDENTS LIFESTYLE
AND PASSIONS



6-7

COUNTRY CLUB FEATURE:
MARMONG WATERS



32-33

HEALTH & WELLBEING



34-37

VILLAGE MANAGER FEATURE:
BELLBROOK GARDENS



38-43

NEW RETIREMENT VILLAGE:
BENDIGO FIELDS



44-57

MEET OUR LIFESTYLE
CONSULTANTS AT
EACH LOCATION



59

COUNTRY CLUB LIVING LOCATIONS

CHAIRMAN'S WELCOME

As the Founder and Chairman of Country Club Living (CCL), I am delighted to welcome you to the fifth edition of our magazine, "The Club."

Establishing a new village is always a significant undertaking. It begins with thorough research—scouting untouched land, assessing its potential, and imagining how a vibrant community could take root and thrive. From the outset, our focus remains on delivering quality, affordable, and sustainable living environments that our residents are proud to call home.

Navigating the challenges of permits, planning, and political processes is never simple, especially when working on developments of considerable scale. Yet, it is through the passion of our residents and their belief in our evolving country club model that we've been able to bring these visions to life. We are especially grateful to our early residents, whose enthusiasm and community spirit have helped pave the way for the strong, connected neighbourhoods we see today.

We are particularly proud to have recently launched our newest community, Bendigo Fields Country Club in Strathfieldsaye, which has already welcomed its first residents. We look forward to seeing this new club flourish and grow into another thriving chapter of the CCL story.

This year also marks exciting milestones across several of our established Country Clubs. We have reached final development stages at Noosa Domain Country Club, Bellbrook Gardens Country Club (Bacchus Marsh), Melba Vale Country Club (Coolaroo), and Bellarine Lakes Country Club (Geelong). The sense of community that has blossomed in these villages, thanks to the dedication of both residents and staff, is truly inspiring.

As we continue to grow, our commitment remains clear. This is essentially to create spaces where people feel connected, supported, and enriched. We look forward to building on this foundation and delivering even more meaningful experiences for residents, staff, families, and friends of our communities. ■



A handwritten signature in black ink, reading "Stewart Gull".

Stewart Gull | Founder and Chairman
Country Club Living

We are one of regional Australia's leading developers of master planned communities and CCL is proud of our current and growing portfolio of ten retirement village communities, including:

Bellbrook Gardens Country Club

(Bacchus Marsh VIC),

Bendigo Domain Country Club (Bendigo VIC),

Bellarine Lakes Country Club (Geelong VIC),

Hemsley Park Country Club (Ballarat VIC),

Marmong Waters Country Club

(Booragul – NSW)

Meadow Gardens Country Club (Ballarat VIC),

Melba Vale Country Club (Coolaroo VIC),

Noosa Domain Country Club (Noosa QLD)

Rosebank Country Club (Ballarat VIC).

New Country Club:

Bendigo Fields Country Club

(Strathfieldsaye – Bendigo)

Your Journey To A New Lifestyle

Our new Country Club, Bendigo Fields, will offer all the conveniences that our residents enjoy at our existing Country Clubs and more.

We are also excited to present our new Platinum range, featuring quality two and three bedroom free standing home designs, state of the art facilities and a private golf course.

BENDIGO FIELDS COUNTRY CLUB



Bendigo Fields Country Club is located on a peaceful, yet convenient site in the highly sought township of Strathfieldsaye, Victoria - only 15 minutes from the Bendigo CBD.

bendigofields.com.au
or freecall 1800 467 227





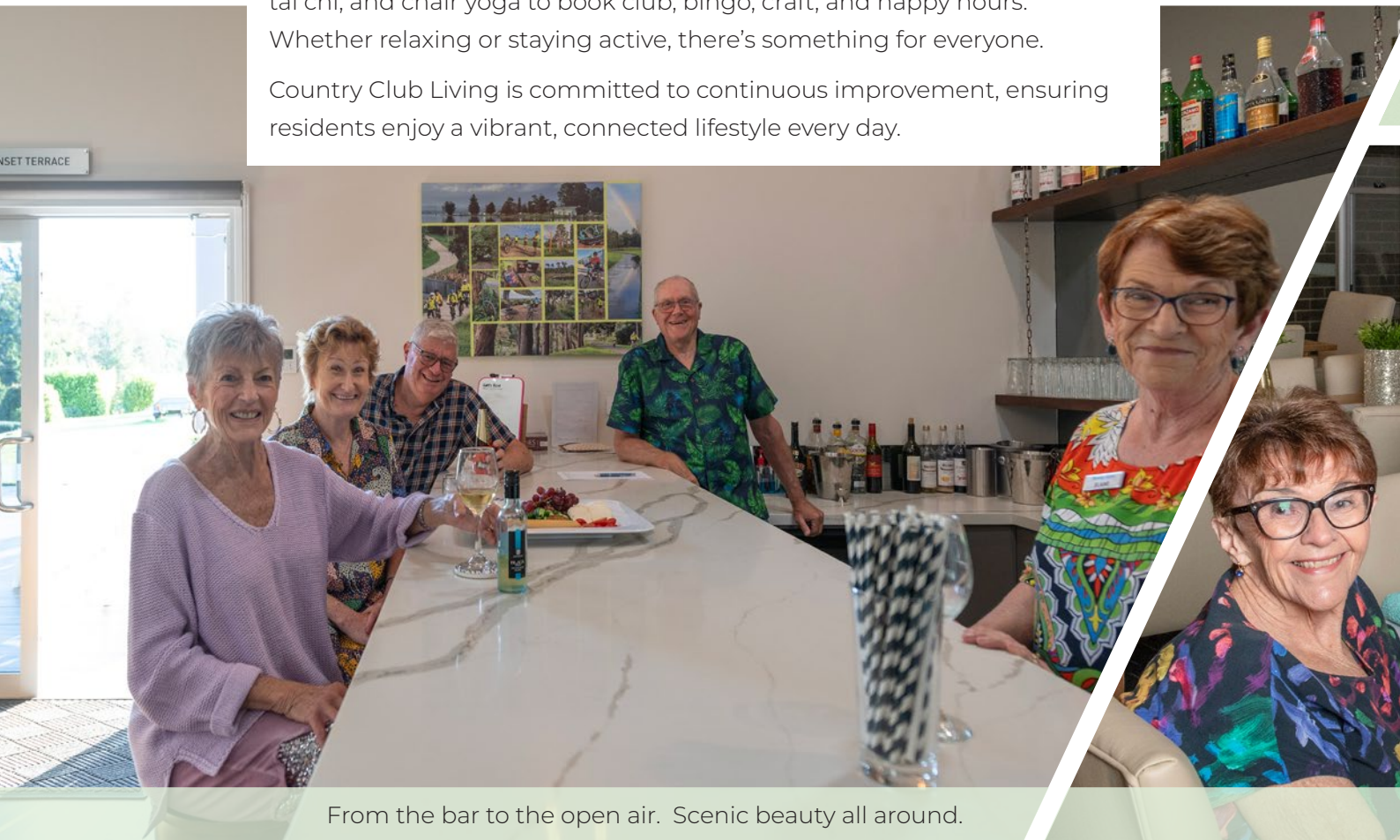
FROM INDOORS TO OUTDOORS: MARMONG WATERS EXPANDS FOR AN ACTIVE LIFESTYLE



Marmong Waters Country Club continues to grow, with new outdoor upgrades including a bowling green and landscaped social areas surrounded by nature.

Residents can enjoy a wide range of lifestyle activities; from aqua aerobics, tai chi, and chair yoga to book club, bingo, craft, and happy hours. Whether relaxing or staying active, there's something for everyone.

Country Club Living is committed to continuous improvement, ensuring residents enjoy a vibrant, connected lifestyle every day.



From the bar to the open air. Scenic beauty all around.



Brand new bowls precinct



Brush strokes for beginners to passionate artists

LIVING THE LIFE

AT BELLARINE LAKES COUNTRY CLUB

Lyn, Pat, and Carolyn enjoy gym sessions together and resort-style living with vibrant connections and endless lifestyle options!



Lyn – Life at Bellarine Lakes Has Opened Up a Whole New Chapter

When we retired, we knew it was time for a change. We didn't want to stay where we were. We wanted a lifestyle that kept us active and social. After looking around, Bellarine Lakes ticked every box. It's close to Geelong and the beaches, with easy access to Melbourne, great restaurants, wineries, and excellent medical facilities.

We were never golfers before, but that's changed! A resident here introduced us through a casual clinic, and now we play every second Wednesday. With the course right at our doorstep, it's great for fitness, fresh air, and mental wellbeing. It's a game that challenges you, and learning it has given us a great sense of achievement.

Social bowls got us hooked too. I'd never bowled before moving here, but the friendly

group at Bellarine Lakes made it so easy to join in. Now my husband and I play pennant twice a week at Ocean Grove—we love it!

There's no shortage of ways to stay busy. I do fitness classes three mornings a week with a wonderful group of friends, and I also go line dancing on Fridays. My husband enjoys cycling with mates on Monday mornings, and we've even ridden to Queenscliff and into Geelong via the nearby rail trail.

The community centre is a hub of activity too. We often get together there for meals or barbecues. We've made amazing friendships, tried so many new things, and found ourselves busier than ever.

Our standalone villa feels like a real home, with beautiful landscaped gardens and peaceful walking paths throughout the community. We love the layout, the people, and the lifestyle.

After more than five years here, we still say the same thing: moving to Bellarine Lakes was one of the best decisions we've ever made.



Pat – Private, Peaceful, and Perfectly Connected – A Resort Lifestyle

When we were considering moving into a retirement village, our biggest concern was maintaining our privacy. Thankfully, that hasn't been an issue at all. People are incredibly respectful, and your home truly feels like your own space. Having had friends already living here, we were able to observe their experience firsthand, which really helped us feel confident in our decision.

We were looking to downsize and simplify, and the homes here are just lovely. It's been a joy not having to maintain a large house. I didn't want to spend the rest of my life cleaning, and now I don't have to!

There's a wonderful variety of activities. We bowl twice a week, I'm on the bowls committee, and we enjoy walking the scenic track daily. I also line dance, use the gym with friends three times a week, and spend time at the library working on jigsaws. My husband enjoys golf and swimming laps in the pool. Socially, we love the dinners, piano sessions, and the convenience of the onsite hair salon.

The lifestyle is like being on holiday year-round. We travel often, and coming home here always feels like returning to our very own resort. We honestly wish we'd made the move sooner.



Carolyn - Surrounded by Friends, Supported by Community

My husband and I were farmers, and when it came time to downsize, we knew people living at Bellarine Lakes. I was hesitant at first, worried about being surrounded by too many neighbours, but my husband encouraged me to visit, and I'm so glad we did. We found the perfect home just as COVID hit, so I waited a while before joining in activities. Once things reopened, I embraced everything on offer, including golf, line dancing, gym sessions, exercise with music. Life is full and joyful.

We chose the Eden home, with three bedrooms and a large study, perfect for visits from our big family. During COVID, my husband's dementia progressed and eventually, he needed full-time care. I was able to visit him daily by golf cart at the Bupa Aged Care facility nearby. After his passing, the support from this community was incredible. Everyone was kind and respectful. Now, I live a happy, independent life surrounded by friends.

There are endless opportunities here; cards, bowls, social dinners, and even a local café just steps away. The gardens are beautifully maintained, and I still enjoy keeping my own vibrant. It's safe, welcoming, and uplifting. For anyone considering the move, don't hesitate. This lifestyle, and these friendships, are truly priceless.

Morning Melodies – Annual Concert

Steve began what has become a vibrant cultural movement at Bellbrook Gardens by forming a ukulele group that meets every Friday afternoon. This musical initiative soon inspired the formation of the Bellbrook Singers, a spirited singing group that gathers on Thursday afternoons with eleven current active members.

These creative efforts laid the foundation for the much loved Morning Melodies Annual Concert, an event that brings together the community's many talented groups, including poets, the writers group, in house pianist, and staff.



Colin, Coordinator of the Bellbrook Singers Morning Melodies and in house Pianist.

Colin, the coordinator of both the Bellbrook Singers and the Morning Melodies group (pictured here), is a familiar figure at the community centre, often heard playing classical pieces on the Bellbrook Gardens grand piano. His music provides a calming and elegant backdrop, welcoming residents and guests alike to sit down, relax, and enjoy a cuppa.



Steve, Coordinator of The Ukelele Crime Gang and the Writers Group and is a singer in the Bellbrook Singers.



Laurie, resident Poet and a participant in the writer's group.

Laurie adds literary flair to the community, sharing his witty and thought provoking poems on Facebook and with the writers group, always sparking laughter and curiosity. Meanwhile, Steve fuels the group's creativity by sending out four imaginative phrases, generating the beginnings of stories and poems that keep everyone's pens busy and minds inspired.



Bellbrook Gardens is truly a place where creativity thrives and community spirit shines.

During the annual concert, David also shared a mystery light and sound show thriller, whilst another highlight of the concert, was Jean, (Colin's wife), who delighted audiences with an hilarious Pam Ayres inspired rendition of Fifty Shades of Grey. A performance that had everyone in stitches!

These talented groups come together on the first Friday of each month for a showcase of music, poetry, and good cheer for residents and guests. Behind the scenes, David, the ever-capable technician, ensures everything runs smoothly, setting up on Thursdays and Fridays. His commitment has kept the event running flawlessly.

Ukulele Crime Gang – (back 3rd row left to right) Barry, Colin, (middle row left to right) John, Don, Steve, Ron (Front row left to right) Rosemary, Judy and Jean



Bellbrook Singers – (back row left to right) Steve, Colin, Barrie, Chris, Jan, Connie, Bernice, Rosemary, Judy, Ariane, Colin (Front) David

Staff – Lifestyle Consultant Denise, Village Manager Julia and Village Administrator Sharna also joined in the fun. They sang Someone You Loved – by Lewis Capaldi with great direction from Steve on the Ukelele.



Easter at Melba Vale



Elana

The Resident Social Committee, alongside Residents Committee President Elana, hosted a vibrant Easter celebration that truly captured the spirit of community and festivity. The event welcomed an impressive turnout of seventy residents, all gathering at the Community Centre, which was transformed into a cheerful haven of Easter colour and charm. Laughter, conversation, and the joyful clinking of teacups filled the air as attendees enjoyed a range of delicious treats, fun games, and a beautifully themed Easter raffle.

The celebration offered a wonderful opportunity for neighbours to connect, share stories, and create lasting memories in a warm, inclusive environment. ■



Merrilyn & Joy



Terri & Elana



Joy, Carol, Carla, Karen, Lisa, Trevor, Kevin & Ken



Lois



Lois & Terri



Dorothy



Cecilia, Cheryl & Bernie



Barbara, Polly, Barbara, Dawn, Ted, John, Ben & Bernie



John & Ella



Roshini & Merrilyn



Easter spirit filled the community centre, with bright colours and joyful residents to match!

Balloons, festive hats, bunny ears, and stunning Easter-themed centrepieces brought the space to life, while an array of chocolates and sweet treats added to the delight. The billiard table became a show-stopping feature, beautifully adorned with Easter decorations that drew plenty of admiration.

Residents enjoyed a delicious spread presented on tiered platters, each artfully styled with

Easter goodies and savoury delights. The celebration also featured plenty of excitement, with raffle prizes and lucky resident draws adding to the fun and festive atmosphere.

It was a day filled with joy, laughter, and connection. An unforgettable event that showcased the warmth and vibrancy of this wonderful community. ■



Polly & Ted



Barbara & John



Jan

The Prestigious *Lexus Melbourne Club* VISITS BENDIGO DOMAIN



Bendigo Domain Country Club was chosen from among many applicants to receive the prestigious visit from the Lexus Melbourne Cup. This was in recognition of their community support and fund raising efforts for the Cancer Council and Relay for Life Event.

The stunning 18-karat gold Masterpiece is valued at \$750,000.



Family members Bruce (resident), Kerry, Faye (resident) and Stewart and Bendigo Domain residents have been proud supporters of Relay for Life for many years. The VRC chose them as the worthy recipient.



Jan & Russell



Lois



Henry & Lou



Bryan Martin Delights Residents

Guest speaker, Bryan Martin, Australia's number 1 race caller for 36 years who made a premature retirement from broadcasting in 2007, returned to the industry he loves with renewed passion and energy. His remarkable resurgence has only strengthened his legacy as one of Australia's most iconic race callers.

Our residents were treated to an unforgettable experience as Bryan delivered an entertaining and humour-filled call of the Melbourne Cup, bringing laughter and excitement to the room. His performance was warmly received, with many residents remarking on the joy and nostalgia it brought.

Bendigo Domain have been amongst the highest fundraiser in the last 9 years in Bendigo, raising an amazing \$98,322, with most of the funds being generated from Bendigo Domain Country Club.

There are 25-35 walkers from within Bendigo Domain Country Club who partake in the Relay for Life. The main fund raising for the Cancer Council comes from resident trivia nights and there is very generous support for these events within the community.

An additional charity event was held during the Nexus Melbourne Cup visit, with approximately 100 attendees enjoying the luncheon and the presentation from the VRC.

Adding to the thrill of the day, residents had the unique opportunity to pose for photographs with the prestigious Melbourne Cup trophy, all under the careful watch of its official security guard. It was a day filled with cheer, stories, and a touch of racing magic, making it a memorable event for all. ■



Julian, Jane, Joy, Josie & Cheryl



Betty



Len & Janet

COUNTRY CLUB LIVING'S FIRST-EVER INTER-VILLAGE OLYMPIC GAMES

A CELEBRATION OF FUN, FRIENDSHIP & FITNESS



As the world watched the Paris 2024 Olympic Games from July 26th to August 11th, Country Club Living brought that same spirit of excitement and unity to our residents with the inaugural Inter-Village Olympic Games, held from July 29th to August 9th.

The two week event kicked off at Rosebank Country Club and concluded with an inspiring Closing Ceremony at Hemsley Park Country Club. It was a heartwarming showcase of community spirit, with over a hundred residents, village teams, and head office staff joining in the fun.

A variety of games and friendly competitions kept everyone smiling, this included indoor bowls, darts, mahjong, table tennis, pool, and much more, filling each day with laughter, movement, and spirited rivalry.



Barry, Doug and Bill



“There’s nothing like coming together with residents from other villages. It was joyful, uplifting, and truly unforgettable.”

Ken & Lorraine

Robyn & Elleen



Beyond the excitement of the Inter-Village Games, our residents from different villages poured their hearts into creating a stunning crochet blanket. Day by day, it grew, a vibrant patchwork stitched with stories, laughter, and love. Each square held a memory, a moment, a piece of village life. When unveiled at the Opening Games, it wasn't just admired for its craftsmanship, it radiated the spirit of our community.



Left to the right: Laura, Bill, Barry, Marge and Doug



Shayne Reese, Olympic Gold Medallist in swimming



Terese

A highlight of both ceremonies was the presence of Shayne Reese, Olympic Gold Medallist in swimming, who captivated everyone with her stories, insights, and warm connection with our residents.

After two weeks of enthusiasm and camaraderie, we were thrilled to announce that Rosebank Country Club took home the most medals overall. Congratulations, team Rosebank! ■





Simon, Village Manager at Meadow Gardens and Richard



Joy



Carol



Colin



Lee, Village Manager at Rosebank, Shayne and Lisa, Lifestyle & Activities Coordinator

Celebrating Community, Connection & Wellbeing

A big thank you to Lisa Eason, our incredible Lifestyle & Activities Coordinator, and our dedicated Village Managers for making 2025 unforgettable. From the Inter-Village Olympic Games to year-round wellbeing programs, their energy and care bring life to our communities.

At Country Club Living, we are proud

to offer more than beautiful homes, we foster vibrant, connected lifestyles. Lisa's work with residents, managers, and partners ensures our programs support independence, health, and happiness throughout retirement.

Here's to living well, staying active, and celebrating community every day.

MAKING WAVES AND MILES: ROB & SANDRA DIVE IN FOR CANCER RESEARCH



At Hemsley Park Country Club, community spirit was alive and surging as two local legends, Rob and Sandra, made a splash in more ways than one, taking on a spirited swim challenge in support of the Fiona Elsey Cancer Research Institute (FECRI).

From the moment the event was announced, buzz rippled through the village. Residents lined the pool, brimming with anticipation. Decked out in swim gear and determination, Rob and Sandra took their places at the starting line, each ready to out splash the other in a friendly but fierce race featuring backstroke, breaststroke, and freestyle.

As Village Manager Peter introduced the competitors, cheers erupted. Sandra made her intentions known early this would not be a walk in the park for Rob. The crowd was hooked.

The first lap backstroke, went to Sandra, drawing applause from her corner of supporters. But Rob wasn't down for long. He powered through the breaststroke, evening the score. All eyes turned to the final showdown: freestyle. In a dramatic finish, Sandra surged ahead, sealing her victory with grit and a wide grin.

The swimming showdown was just the beginning.



After the race, residents gathered for a lively luncheon, with each attendee donating \$10 to the cause. Between the event and meal, an impressive \$1,200 was raised, with every dollar going toward FECRI's groundbreaking research efforts.

Known for his tireless dedication to giving back, Rob also took on another massive challenge: the gruelling Creswick Gravel Grind, a 20-kilometre cycling test of endurance and heart. Rob tackled the course with

determination, raising another \$800 for FECRI.

Together, Rob and Sandra's efforts fuelled by the support of the entire Hemsley Park community brought in a grand total of \$2,000 for cancer research.

Well done, Rob, Sandra, and every resident who cheered and donated. This isn't just a story about swimming and cycling. It's a story about connection, compassion, and the power of community.



Living the Dream:

Retirement Lifestyle at Noosa Domain

Nestled in one of Australia's most coveted coastal regions, Noosa Domain Country Club is redefining retirement living with a vibrant community, spacious modern homes, and resort style amenities all just moments from the beach, river, and hinterland.

Located in the heart of the stunning Noosa region, Noosa Domain offers retirees a rare

opportunity to enjoy a relaxed, effortless lifestyle without leaving the place they love.

The Country Club features a range of spacious two and three bedroom apartments and villas, designed for comfort, convenience, and connection. With five different floorplans to choose from, there is a home to suit every lifestyle and preference.



Luxury retirement living is in full swing, with residents enjoying the completed boutique apartments and staying active in the outdoor pools with water aerobics.



The newly upgraded bowling green has been a welcome enhancement for Noosa Domain residents.



This sense of belonging, combined with the natural beauty of the region and the quality of the homes, creates a truly exceptional lifestyle – one that many retirees have long dreamed of, and now finally found.

A True Coastal Lifestyle

From early morning beach walks to coffee catch ups at Noosaville, life at Noosa Domain is all about making the most of every day. Residents can take advantage of daily social activities, or simply enjoy the peace and beauty of their surroundings.

A Welcoming, Connected Community

One of the biggest drawcards of Noosa Domain is the warm and welcoming community spirit. New residents are quickly embraced and find it easy to form friendships through the many organised social events and shared spaces around the village.



A lively group of ladies at Noosa Domain enjoying their weekly darts session, cheered on by a fantastic group of supporters.

HEALTH AND WELLBEING

Introduction

At CCL, retirement living is all about choice and supporting residents to live well through every stage of life. Our wellbeing seminars are tailored to meet the evolving physical and mental health needs of our community, delivered by trusted health professionals and co-ordinated by Lisa Eason – our Lifestyle and Activities Coordinator.



WELLBEING SEMINARS & PROGRAMS

OUR DIVERSE SESSIONS PROMOTE PROACTIVE, HEALTHY LIVING.



Physical wellbeing topics include:

- Healthy Eating & Nutrition
- Healthy Sleep
- Stroke awareness and prevention
- Managing Osteoarthritis
- My Aged Care
- CPR and using a Defibrillator
- Understanding Diabetes

To support mental and emotional wellbeing, our sessions also include:

- Staying Safe online
- Grief & Loss Support
- Carer Support
- Building Digital Confidence
- Family History Research
- Elder Rights Advocacy
- Makeup & Self-Care Workshop
- Road Safety – Safe Driving





MAKING SENSE OF HEALTH IN A DIGITAL WORLD

In today's fast paced digital age, finding reliable health information can be overwhelming. That's why trusted, accessible content is essential for making informed choices and improving wellbeing.

At CCL, we're here to help. Through ongoing digital skills training and cyber safety education, we empower our community to navigate technology with confidence.

With in-house iPads and support from expert organisations like the Commonwealth Bank, who have hosted staying safe online seminars in our theatre rooms, we're creating a safer, more connected future for all.

From Cyber Safety to Safe Exercise and Fall Prevention, Lisa Has It Covered

Whether it's protecting residents from online threats or supporting their physical wellbeing, Lisa is dedicated to delivering comprehensive safety education. Residents have benefited from a hands-on presentation by Ballarat Community Health representatives, focusing on falls prevention and exercise.

This engaging session is just one example of the professional, informative programs Lisa coordinates in partnership with respected industry bodies.

COUNTRY CLUB MANAGERS

Key to Country Club Living success



Julia Del Mastro – Village Manager Bellbrook Gardens Country Club Bacchus Marsh

Creating a great retirement community and its facilities takes years of meticulous planning. The continued success of Country Club Living communities today is undeniably due to our professional, personable, and astute Village Managers. Julia Del Mastro.

LIVING THE GOOD LIFE AT BELLBROOK GARDENS: A MANAGER'S PERSPECTIVE

My husband and I have been part of the Country Club Living community for over 12 years, and it's been a journey we've truly loved. This is my second village, and every day I'm reminded of why we are so passionate about it. We have always loved the sense of community, the strong relationships from residents to head office and the fun that comes with village life. After all, life is too short not to enjoy it. I love being the Village Manager here and my husband also enjoys his part time role as a village gardener.

When we first arrived at Bellbrook Gardens Country Club, the village was only halfway through development. I made it my mission to get involved in every aspect of it, from maintenance to resident support so that I could truly understand the village inside and out. That way, if something goes wrong, I knew how to help.

My role isn't just about operations it's about caring. Sometimes residents face tough times or simply need someone to talk to. I always say I have an "open-door policy". Whether someone is grieving the loss of a partner or feeling uncertain, I'm here for them and everything stays confidential.



Julia adding more activities and updates to an array of activities and events on offer.

One of the most common things we hear from residents is “I wish I had done this years ago.” We often joke that if we had a dollar for every time residents say this after they’ve settled in, we’d be rich! There’s a real sense of peace once people settle into the community. They feel safe, supported, and right at home.

ENDLESS ACTIVITIES FOR RESIDENTS

Over time, the lifestyle offering at Bellbrook Gardens has grown tremendously. Together with our administration team and head office’s Lifestyle Activity Coordinator, we’ve introduced exciting new programs like digital skills workshops, cooking classes, wellness sessions, and guest presentations from support services and the community.

Of course, we also have the heart-warming staples, water aerobics, trivia nights, bingo,

bowls, snooker, craft and quilting groups (who last year raised over \$2,000 from selling handmade Christmas decorations for the village social fund).

Our hobby workshop is also a hive of activity. What began as a simple request for a Santa sleigh turned into a full-blown Christmas spectacle, with festive displays stretching down Bellbrook Boulevard. Families come from all over to enjoy the cheer. It puts a smile on faces of all ages.



Tony, utilising the onsite caravan storage



Don and John busy at the workshop.

TRAVELLING COMMUNITY

For the many residents who love to travel in their caravans, there is also the added reassurance of on-site secure caravan storage. Whether they’re away for a few days or several months, they know their home is secure and is being looked after.



FITNESS FUN AND RELAXATION

Our fitness offerings have grown too. Water aerobics, which started as a once a week session, now runs four times weekly. Pilates has also expanded from a single class to multiple sessions each week. Add to that our walking groups and pet-friendly paths, and it's no surprise residents say they feel safe and secure even during evening strolls.

The Community Centre is truly the hub of village life. It features two snooker tables, a private theatre with regular movie nights, ukulele sessions, and a mix of day and night card groups playing 500 and Rummikub. Our cozy Coffee Corner is always buzzing with conversation.



Residents can also book appointments with visiting service providers, including a **hairdresser, beautician, and podiatrist**—all without leaving the village.

We understand that moving solo can be particularly challenging. That's why we offer pre-move activities, like joining a movie outing, to help future residents meet others before they even unpack. We also have a buddy system, where residents welcome newcomers, offering a warm introduction to community life. Our Resident and Social Committees are also hands-on, helping new arrivals find their footing and encouraging them to try out different groups.



The welcoming front end staff – Reception and Administration – Sharna, Lifestyle Consultant – Denise and Village Manager Juls – work as an incredible team to make every day the best it can be and adding that extra special touch to a festive feel all year round.

To help them get a taste of what's on offer, we host quarterly open days for new residents. Each activity group including the choir, ukulele group, Pilates or craft club share what they do, with a bit of humour and plenty of encouragement. It's a fun, friendly morning and a great way to dive into community life.

One of our unique traditions is something we call the Bellbrook Wave. Visitors often ask, "Do you pay people to wave at us?" The answer is no, it's just part of our culture. Every day, whether you're walking, driving, or watering the garden, you'll get a wave and a smile. That's the kind of community we've built.

Our villas are another highlight. People consistently comment on the quietness, high-quality construction, and comfort all year-round. The landscaped front yards are fully maintained, while residents can enjoy pottering in their private backyards without the hassle of full-scale gardening.

Some residents are still working full-time, enjoying the security and peaceful environment Bellbrook Gardens offers after a busy day.

Others prefer to keep to themselves and that's perfectly okay too.

As a Village Manager, my greatest joy is maintaining the high standards set across all Country Club villages and ensuring our residents truly thrive. Helping people feel safe, connected, and happy in their retirement years is more than a job, it's a privilege.

One of the things I admire most about Country Club Living is that it's a family-owned and run business. From the owners and directors to my managers and the operations team, I've received nothing but unwavering support from day one. When I need something, I know I can pick up the phone and get help immediately.

At Bellbrook Gardens, you're not just moving into a home, you're stepping into a vibrant, caring community where **friendships flourish, fun is encouraged, and every day is an opportunity to enjoy life to the fullest.**

MEET OUR LIFESTYLE CONSULTANTS

Each Country Club has their own Lifestyle Consultant to assist with new enquiries and provide sales updates on all new and fully refurbished “as new” homes.

Meet the team that is headed by Scott Waldron, our Head of Sales and Marketing.

Mary McKinnon

Senior Sales Manager and Lifestyle Consultant

**Hemsley Park, Meadow Gardens
and Rosebank Country Clubs**

mob: 0409 865 629

email: m.mckinnon@countryclubliving.com.au

web: countryclubliving.com.au



Whilst the last twelve months have seen many challenges in the residential sales market with reduced demand and rising interest rates, strong enquiry has continued across all Country Clubs.

Interest is growing across all age groups, particularly younger people planning for retirement. Many are seeking an exciting lifestyle where they can ‘lock and leave’, enjoy low-maintenance yet spacious homes, and feel secure. For our more mature buyers, the appeal lies in extra peace of mind, companionship, and the freedom to have fun while feeling safe at home.

Mary recently hosted local real estate agents at our Country Clubs, and they remarked, “It’s like being on a cruise ship all year ‘round!” It can be, if that’s what you’re looking for. Some residents prefer a quieter, secure lifestyle without the extra activity, and that’s just perfect too.

One of the greatest benefits of moving into a Country Club is choice. You can do as much or as little as you like—there’s always something happening, but nothing is ever expected of you.

Hemsley Park Country Club, located within an easy stroll to the CBD, is situated among beautifully landscaped gardens and lakes and allows for easy walks with friends and your pets, bike rides, or even resting on a park bench with a book in hand. We currently have two and three-bedroom villas available for viewing. A lovely display home is available to give you a true impression of all that you can bring with you when you make the move. The display demonstrates, that ‘downsizing’ doesn’t necessarily mean you have to leave everything behind.

Meadow Gardens Country Club, located close to the exciting Delacombe Town Centre, is a warm and welcoming village that again offers that ‘cruise ship’ feel, if you want it! We have beautiful display homes for you to visit and always welcome you and your family to come and explore what our villages can offer you and your new exciting lifestyle. Whether you are looking for new friendships, interests or just low maintenance security, you can find it at Meadow Gardens Country Club.

Rosebank County Club, situated in a private and picturesque location in Sebastopol, offers a boutique and serene garden environment for all to enjoy. Our residents love their village and the lifestyle options on offer. For the keen gardener, hobbyist or social butterfly – we have it all. Rosebank Country Club always extends a warm welcome to those who want to come and explore their new opportunities and view our wonderful display homes. ■



HEMSLEY PARK
COUNTRY CLUB



29 Stawell Street South, (**Ballarat**) VIC 3350
Free call 1800 450 656 hemsleypark.com.au



MEADOW GARDENS
COUNTRY CLUB



18 Cooina Drive, Delacombe (**Ballarat**) VIC 3356
Free call 1800 450 656 meadowgardens.com.au



ROSEBANK
COUNTRY CLUB



19a Charlotte Street, Sebastopol (**Ballarat**) VIC 3356
Free call 1800 450 656 rosebankcountryclub.com.au

How to Join Our Wonderful Communities in Ballarat

All our Country Clubs offer resort-style accommodation and facilities, and I welcome you to come and fully explore the exciting opportunities that await. Please do not hesitate in contacting me to arrange your own private tour to fully appreciate what you too can have and enjoy.

BELLARINE LAKES
COUNTRY CLUB



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Lisa Duke
Lifestyle Consultant
Geelong

That's a wrap!! Our final stage of villas at Bellarine Lakes Country Club is now complete and with our world class facilities ready to enjoy from day one, there's never been a better time to make your move.

Now is the very best time to make the decision you deserve for your future, because we only have a very limited number of brand new villas available for sale in our last stages.

Bellarine Lakes Country Club stands out as the most premium lifestyle option available in Geelong and on the entire Bellarine Peninsula. We are set on a prime location on over 123 acres of land only minutes

Only Eight New Homes Remain. Built & Ready to Go!





Bellarine Lakes Country Club is located close to the Surfcoast and Geelong CBD

from shopping, major healthcare services, community transport, sporting facilities and entertainment options to enjoy the lifestyle you deserve.

Nothing compares to Bellarine Lakes Country Club's premium resort style facilities.

Please contact Lisa for more information or to arrange an inspection of our exclusive Country Club lifestyle at Bellarine Lakes, to ensure your next chapter, is your best yet! ■

Enjoy an unparalleled range of resort-style facilities, including:

- Your own private championship golf course
- A luxurious community centre and clubhouse
- Heated indoor and outdoor pools
- Tennis court and fully equipped gym
- Four-rink bowling green
- Scenic walking trails throughout the estate
- Endless social activities for all to enjoy and so much more!



Residents loving their private Golf Course



Both the indoor and outdoor pools are also a favourite

BELLBROOK GARDENS
COUNTRY CLUB



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DENISE SNIEGOWSKI

Lifestyle Consultant

Bacchus Marsh

Bellbrook Gardens Country Club is a vibrant community, situated within minutes to the town centre of Bacchus Marsh. The village is now fully developed with the final stage of construction complete and new residents now occupying their brand-new homes.

There are limited refurbished “as new” villas available for sale. It is important to place your name on the priority contact list to ensure that you are advised of upcoming homes, prior to the villas being listed on the open market.



Popular three bedroom plus study Epping design – featured here
Contact Denise today to view our homes for sale, or to join the waitlist for upcoming homes.



Experience resort-style living in Bacchus Marsh, with easy access to public transport, medical services, shopping, dining, and just a short trip to Melbourne CBD and airport.

There are various villa designs ranging from two bedrooms with a single garage, to three bedrooms, a double garage, and including a study. Our beautifully presented villas are move in ready, allowing you to enjoy the fabulous lifestyle on arrival.

The array of leisure activities and resort style facilities of the village will excite you.

From the luxurious Club House, complete with a cinema, library, craft room, billiards room and club bar, to an indoor heated swimming pool, well-equipped gymnasium, bowling green and

a hobby workshop. Your weekly calendar will also be filled with the numerous activities and social events available to you.

This welcoming community is safe and secure, has a country feel, and yet is still an easy commute to the city of Melbourne, the airport, Geelong and Ballarat.

A personal tour of the village is highly recommended to fully appreciate all that Bellbrook Gardens Country Club has to offer. Denise looks forward to hearing from you. ■

MELBA VALE COUNTRY CLUB



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GREGORY NICHOLLS

Village Manager

Coolaroo

Melba Vale Country Club recently finalised its fifth and final stage of construction. As a testament to the quality and value on offer, all villas have since been sold with only the display villa remaining.

We will also have refurbished villas available in the future. Our villas boast two large bedrooms and living areas together with generous and versatile back yards.

Melba Vale now has a community of 83 villas, and we are officially out of room to build more.

As a smaller village we have a strong boutique feel with friendly and welcoming





Residents enjoy the convenience of local cafes at their doorstep



Quality, well equipped homes



Great lifestyle choices for all

residents. Whether residents are participating in a variety of events organised by our social committee or enjoying aspects from the likes of our community centre, bar, library, theatre room, bowling green, pétanque court, or gym there are always opportunities to take advantage of our ever-improving facilities.

We have recently redeveloped our outdoor BBQ area to make it more user friendly all year-round. Whether it be having a coffee with friends or a drink from the Bar.

Melba Vale is ideally located only a short stroll to the Coolaroo train station and a 5-minute drive to the Broadmeadows shopping centre and only 7 minutes to the Western Ring Road.

There has never been a better time to make Melba Vale Country Club your home. Call Gregory Nicholls on 0488 908 501 to book your inspection today and/or join the waitlist for upcoming villas for sale. ■

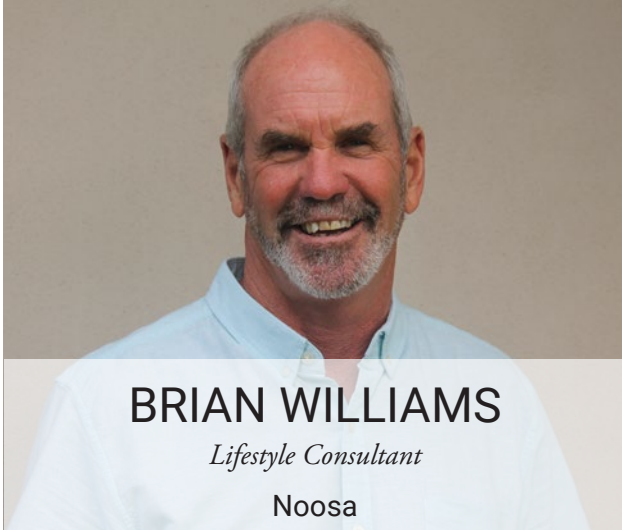
NOOSA DOMAIN
COUNTRY CLUB



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BRIAN WILLIAMS

Lifestyle Consultant

Noosa

Resort-Style Living, Every Day

Noosa Domain Country Club is perfectly positioned in the heart of one of Australia's most desirable coastal regions. Noosa Domain offers retirees the ideal combination of location, lifestyle, and low-maintenance living.

Our spacious two- and three-bedroom apartments and villas continue to attract strong interest from buyers across the country and overseas – and it's easy to see why. With five thoughtfully designed floorplans, outstanding resort-style facilities, and a warm, welcoming community, Noosa Domain is where retirement dreams become reality.

Whether it's a relaxed coffee in Noosaville, a morning trip to Noosa Main Beach and Hastings Street on the village beach bus, or a sunset cruise along the Noosa River aboard our private luxury pontoon boat – life here is all about enjoying every moment.

New residents quickly feel at home, forming friendships and embracing the many daily social activities that make our community so vibrant and connected.



Featuring our popular two bedroom Ashford design.
This home offers versatile spacious living, and the option of a study/second living or third bedroom.



Noosa Domain residents enjoy early morning walks and coffee runs on the Village Bus

Low-Maintenance Living with High Lifestyle Rewards

Noosa Domain offers more than just a home – it offers peace of mind. Enjoy the freedom and security of a quality living environment, with the perfect blend of independence, companionship, and lifestyle choice.

If you're looking for a place that values comfort, convenience, and community, Noosa Domain may be exactly what you've been searching for.

Your Next Move Starts Here

We sometimes have a selection of apartments and villas available for sale, and joining our waiting list is the best way to secure a home that suits your preferred layout and lifestyle.

Contact our friendly Lifestyle Consultant, Brian Williams, to arrange a private inspection or to find out more about current availability. ■



A Fond Farewell

We also extend our heartfelt thanks to Rod and Sarah for their years of dedicated service as Village Managers. Their contribution to our community has been truly valued, and we wish them all the very best in their future endeavours

MARMONG WATERS
COUNTRY CLUB



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Mark McCluskey

Lifestyle Consultant

Marmong Waters

What a transformative year at Marmong Waters Country Club!

It's been a dynamic and exciting 12 months, with some incredible improvements and new additions that are already being enjoyed by our residents. Highlights include the

installation of a brand new bowling green and the addition of much needed car parking for both residents and visitors.

Our beautifully refurbished recreation centre has been a standout favourite. Residents are loving the updated lounge and dining areas, complete with stylish new furniture and two top-of-the-line billiard tables that are getting daily use. The popular Twilight Terrace has also been enclosed, now featuring outdoor furniture, ceiling fans, and heaters, making it a comfortable year-round retreat.

In February, we began construction on Stage 8, with 14 new homes currently underway. Our future residents "eager depositors" are looking forward to calling Marmong Waters their home. Additionally, construction is about to commence on our new Men's and Ladies' Activity Room and is expected to be completed by the first half of next year.





Beautifully refurbished homes become available from time to time –
Contact Mark today for more details.

The release of our next two stages has received an overwhelming response, with 30 out of 32 new home designs already secured by enthusiastic buyers. These homes are set to be built over the next 18 months which is a testament to the strong demand and appeal of life at Marmong Waters.

Our clubhouse continues to impress, offering an array of first-class amenities including an indoor heated swimming pool, gymnasium,

cinema room, club bar, library, fully equipped catering kitchen, hair dressing salon and so much more.

Perfectly positioned just a short stroll from the stunning Lake Macquarie and only 20 minutes' drive to some of the region's best beaches, Marmong Waters also offers easy access to shopping centres, hospitals, and medical services in Toronto, Glendale, Warners Bay, Charlestown and Kotara, just to name a few. ■



With great lifestyle choices for all to enjoy.

BENDIGO DOMAIN COUNTRY CLUB



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BILL WILLIAMS

Lifestyle Consultant

Bendigo

It has been another exceptional year at Bendigo Domain Country Club, marked by continued growth, vibrant community life, and exciting developments.

Over the past twelve months, we have welcomed a wave of new residents, who have been embraced with open arms by our

warm and friendly community. Moving into a new environment can feel like the first day of school, but thanks to the supportive spirit of our residents, newcomers quickly feel right at home. This sense of belonging remains one of the defining features of life at Bendigo Domain.

Interest in our homes remains strong, with high demand and a waiting list for our popular two and three bedroom villas. While the construction of new villas has now concluded, our commitment to enhancing the village experience continues.

Our talented gardening team keeps our landscaped grounds looking beautiful all year round, always bringing fresh ideas to life while maintaining the serene charm of our outdoor spaces. We're also excited that our new multi-purpose centre is now complete, and has become a vibrant hub of activity for our residents throughout the year.





Residents enjoying an outing at the local Strathfieldsaye Bakery

Meanwhile, our community centre continues to flourish, with an expanding calendar of events and activities that encourage connection, fun, and lifelong learning.

Looking ahead, I'm excited to be working alongside our village managers, Andrew and Mary, as well as our dedicated gardening and maintenance teams. Together, we are focused

on ensuring Bendigo Domain remains a premier country club living experience.

Here's to another fantastic year ahead, where community spirit, continuous improvement, and quality living are always at the heart of everything we do. ■

BENDIGO FIELDS COUNTRY CLUB



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BILL WILLIAMS

Lifestyle Consultant

Bendigo

Exciting Progress at Bendigo Fields Country Club

A lot has changed at Bendigo Fields Country Club since our last update, and we are thrilled to share some exciting news with you.

Stage one of the development has officially launched, and nearly half of the homes have already been snapped up! We are proud to welcome our very first residents, as well as our on-site managers, Paul and Ann Hoffman, who are now part of the growing Bendigo Fields community.

Our display home is now open for inspection, and our temporary clubhouse is now complete and being enjoyed by residents.

To celebrate, we will be hosting a special function for those on our exclusive Bendigo Fields database, followed by a grand opening event you won't want to miss.

Attendees will get a first hand look at our incredible facilities, including a 9-hole golf course, bowling green, pickleball court, and a stunning swimming pool and wellness centre, the heart of our vibrant village lifestyle. ■





New Village Managers – Ann and Paul Hoffman

OUR NEW PLATINUM RANGE OF HOMES.

Our homes are designed with comfort and sustainability in mind, featuring double glazed windows, solar panels, upgraded heating and cooling systems, and a host of modern inclusions that truly set us apart.

Looking ahead, we anticipate welcoming more residents throughout 2025 and into early 2026. There's never been a better time to be part of something special.

If you or someone you know is interested in joining this wonderful community, or finding out more about retirement living, please contact Bill Williams today.



NEW BEGINNINGS AT BENDIGO FIELDS: BARBARA AND ENDEL'S STORY

When Barbara and Endel first built their family home in Traralgon, they had no idea that one day they'd be calling Bendigo home. With fifteen years of future planning behind them, they made the leap to downsizing not just their home, but also the demands that came with it, for a simpler, connected and more enriching lifestyle.

"If someone told us 15 years ago that we'd move to Bendigo, we'd have laughed!" said Barbara

As time passed and their family's location changed, so too did their vision for retirement. With their children living on the western side of Victoria and grandchildren growing up fast, the draw to be closer to family became stronger. They had long admired the idea of retirement village living after seeing how beautifully maintained one was back in Traralgon. When they discovered the opportunity to join the vibrant community at Bendigo Fields Country Club they knew it was the right time.

MAKING THE MOVE

Leaving a beloved home is never easy. Their house had space, a garden they adored, and decades of memories. But as Endel put it, "We loved our home, but we had to move on." Downsizing was challenging, yet surprisingly cathartic. "We're still sorting through things," laughs Barbara, "but it's been a good process."

Their new home in the Nelson plan suits them perfectly: three bedrooms, a study, natural light streaming in through large

windows, and the comforts of modern, low maintenance living. "It's quiet and peaceful," Barbara says, "and the double glazing really helps with that."

They love the alfresco area too. A place for morning coffee or a sunny lunch, and a perfect spot to spend time with their little dog. "There are great walking tracks and bike paths around here, and being able to walk the dog in nature every day is a joy."

SETTLING IN AND FINDING COMMUNITY

Already, Barbara and Endel are making the most of life in Bendigo. From discovering stamp clubs to reconnecting with Rotary and Inner Wheel groups, they're finding new ways to be involved and stay social.

Endel, a former JP, has started exploring local Rotary clubs and recently attended a stamp club meeting. "It was very different to what I was used to," he admits with a smile. Barbara has her eye on new fitness groups and is always up for a line-dance, yoga or a chat over coffee.

"Friends back home said we wouldn't have any trouble making new friends here and we think they were right!"

They're already seeing the benefits of being closer to family. Their children and grandchildren love visiting, and recently they all attended a light show at the Bendigo Gardens together. Their home now acts as a hub for get togethers, celebrations, and visits from their Kerang-based family. "It's been wonderful to be part of their lives

more regularly."

A LIFESTYLE THAT WORKS

Beyond the comfort of their new home, Barbara and Endel have embraced the sense of security and flexibility that village life brings. "It's great to be able to just lock up and leave if we want to travel again," says Barbara, who recalls past adventures to Europe, Vietnam, and Cambodia.

The village also aims to give them a built in support system and a sense of community something that can be difficult when relocating to a new area. "We didn't know anyone here at first, other than family, but we knew that this place would help us build that community."

They've found practical benefits too from local doctors, dentists, supermarkets, and essential services that are all close by in Strathfieldsaye. They've even discovered the perfect home layout for visiting grandchildren, with an extra room and TV setup just for them. "They get their own space, and we still get ours!" laughs Endel.

LOOKING AHEAD

For Barbara and Endel, the move to Bendigo Fields has been a fresh chapter filled with new friendships, new lifestyle opportunities, and family connections. Their story is a testament to how planning ahead and staying open to change can create a retirement full of life, laughter, and meaning.

"We're really looking forward to this next chapter—taking time to enjoy ourselves, becoming part of the community, and joining in when something fun comes up. It's a lovely balance of relaxation and connection," says Barbara.

Endel is already thinking about starting up a NDW (Nine, Dine and Wine group). An old

favourite from Traralgon where a group of mates would play 9 to 11 holes of golf before heading to a local restaurant with a few bottles of red for a relaxed afternoon of great food, conversation and plenty of laughs.

Barbara, meanwhile, is eager to continue her love of line dancing and yoga. With the facilities on offer at Bendigo Fields she's looking forward to being part of these groups in the future.

From spontaneous lunches and casual catch ups to new hobbies and sunny afternoons in the alfresco, Barbara and Endel are embracing everything village life has to offer, and they can't wait to welcome new residents into the community.



Just up the road from shopping centre, medical facilities, bakery and much more.



Bill is welcoming many new enquirers for onsite inspections.



Endel and Barbara settling into the new community with Village Managers – Ann and Paul Hoffman.

BENDIGO FIELDS
COUNTRY CLUB



Sports Bar



The lifestyle here caters to more than just golfers. Everyone can enjoy a range of premium facilities, social amenities and a community of like minded neighbours.



RELAXATION LOUNGES



LIBRARY



INDOOR LAP POOL



DINING AREA



THEATRE



HYDROTHERAPY POOL



CLUB BAR



CRAFT ROOM



EXERCISE FACILITIES



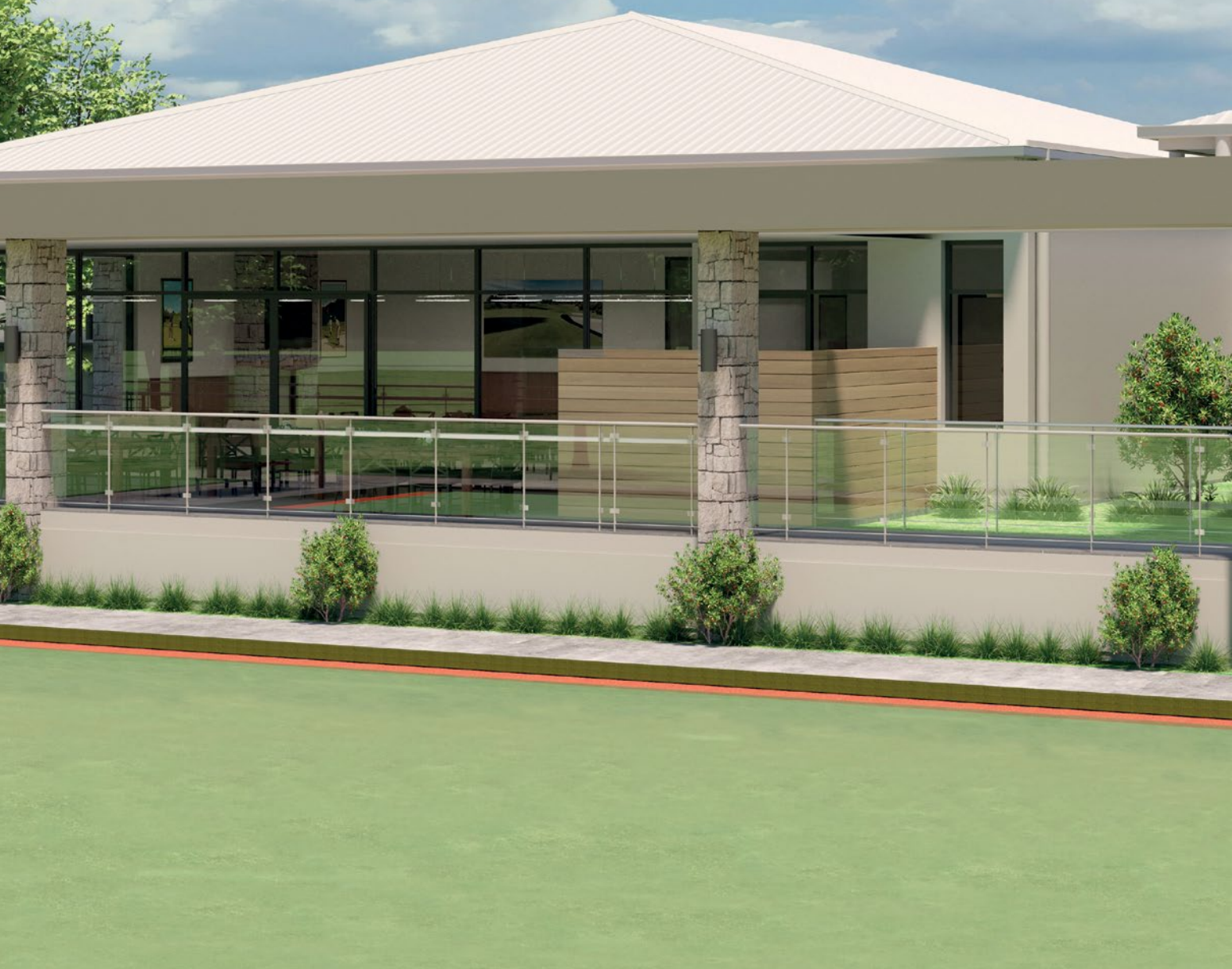
BILLIARDS



HAIRDRESSING SALON



BOWLING GREEN



PRIVATE 9 HOLE
GOLF COURSE



BBQ AREA



COUNTRY CLUB BUS



SPORTS BAR & LOUNGE



HOBBY WORKSHOP



PET FRIENDLY POLICY



PICKLE BALL COURT



COMMUNITY VEGETABLE
GARDENS



24HR EMERGENCY
CALL SYSTEM



CROQUET GREEN



CARAVAN STORAGE



ON-SITE – LIVE IN
MANAGERS

*Facilities may vary pending location

The Moonah Freedom Design



2 | 2 | 1 | 2

AREAS

Living 157.7m²

Porch 12.6m²

Alfresco 20.9m²

Garage 39.9m²

Total 231.1m²

Typical Lot Size 13m x 28.5m

Not to scale. Floor plans and illustrations are intended as a visual aid and are indicative only. Plans are subject to change and minor variations, including lot to lot landscape variations.



Your Retirement Haven Awaits

Locations covering the East Coast of Australia



1800 445 350

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COUNTRY CLUB
L I V I N G





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COUNTRY CLUB

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LIVING

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NEW LUXURY RETIREMENT VILLAGE LAUNCHED IN BENDIGO

Our new Country Club will offer all the conveniences that our residents enjoy at our existing Country Clubs and more. We are excited to present our new Platinum range, featuring quality 2 and 3 bedroom free standing home designs, state of the art facilities and private golf course.



BENDIGO FIELDS
COUNTRY CLUB



Bendigo Fields Country Club is located on a peaceful, yet convenient site in the highly sought township of Strathfieldsaye, Victoria - only 15 minutes from the Bendigo CBD.

bendigofields.com.au
or freecall 1800 467 227

COUNTRY CLUB
L I V I N G

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