

COUNTRY CLUB
LIVING

The Club

Building Great Communities



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COUNTRY CLUB LIVING LOCATIONS

BUILDING GREAT COMMUNITIES

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

Our Country Clubs provide a range of state of the art facilities to cater for an array of lifestyle choices, including amenities such as golf courses, swimming pools, bowling greens, tennis courts, large community centres, craft rooms, and libraries. Coupled with the educational and well being activities, we pride ourselves as an inclusive community to cater for independent living for over 55s.

The CCL group is one of the largest family-owned retirement village businesses in Australia. Our new construction and renovation projects, reflect our commitment to continuous improvement and enhanced lifestyle choices available to our residents.

We take great pride in our high standards of all of our Country Clubs, from green field sites with state of the art facilities to our refurbished community centres such as Rosebank Country Club community centre, exemplifying this commitment.

Without continuously improving our systems, facilities and listening to our residents, we would not be able to offer the premium over-55s lifestyle that we successfully provide today.

Our residents are inspired by their quality living environment and their connected and giving communities. These communities are also known for their incredible charitable spirit, participating in such initiatives as the Biggest Morning Tea and philanthropic efforts for educational and healthcare institutions. I applaud the overwhelming endeavours of all of our volunteers who make this happen.

Together, we look forward to fostering even stronger bonds and creating more enriching experiences for everyone in our communities. ■



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) and

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 will be 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





Supporting Groundbreaking Cancer Research

How community and Philanthropy drive success at Fiona Elsey Cancer Research Institute (FECRI)

"At Fiona Elsey Cancer Research Institute, our dedicated team of scientists is making significant strides in cancer research on an international scale. Last year, we proudly published eighteen papers in some of the world's most prestigious research journals, showcasing our groundbreaking work.", said George.

Professor George Kannourakis, Honorary Director of Cancer Research, highlights the diverse backgrounds and extensive expertise of their researchers. "Our team is engaged in substantial research across various types of cancer, including breast, ovarian, prostate, renal, bowel, kidney, brain tumors, leukemia, lymphoma, and multiple myeloma," he explains. "We attract top experts in the field, committed to advancing cancer research. Our team currently consists of eighteen research scientists. Their research aims to use our immune system to attack cancer, so that in the future cancer patients will not need chemotherapy or radio therapy.

Globally, cancer continues to affect millions, with 25 million new cases reported annually. Our research is unique for two key reasons: we operate from a regional centre in Australia (Ballarat), unlike any other, and we rely on community support and philanthropy rather than government funding. Every contribution,



Stewart Gull - Founder and Chairman of Country Club Living and Professor George Kannourakis - Honorary Director of Cancer Research.

no matter the size, from organisations like Country Club Living, is invaluable in sustaining our efforts. Even a \$2 donation can make a difference.



"The cost to maintain our Institute, including equipment, staff, rent, and consumables, exceeds \$2 million annually and continues to grow. Our existence and success are a

testament to the support from all walks of life, and we are immensely grateful for every donation that directly fuels our cancer research."

Stewart - "Many of our residents have faced medical challenges or know someone who has. Coupled with my personal contribution, I believe Country Club Living can significantly support this worthy cause. George's team has created a successful and thorough research group, and our residents can feel part of something revolutionary.

Our residents and staff are known for their incredible community support, participating

in initiatives like the Biggest Morning Tea and philanthropic efforts for education and healthcare.

We take great pride in our longstanding commitment to the Fiona Elsey Cancer Research Institute and we encourage our CCL community to consider making a contribution, no matter how big or small, in the endeavour to find a cure and defeat cancer."

To donate to the Fiona Elsey Cancer Research Institute to help us fight cancer, please refer to below.

The Fiona Elsey Cancer Research Institute

Established in Ballarat in 1998 - named after Fiona Elsey (1977-1991).

In 1990, 12-year-old Fiona Elsey was diagnosed with Ewings Sarcoma, a rare bone cancer. She underwent treatment at the Royal Children's Hospital, treated by the then Head of Cancer Research, paediatric oncologist and haematologist, Professor George Kannourakis, who commuted from Ballarat.

At that time, Ewings Sarcoma had a survival rate of 5%. Despite treatment, Fiona's disease progressed.

When Fiona was very ill; she made Professor Kannourakis promise that he would bring research to Ballarat so that other people would not have to go through what she was going through.

Fiona passed away 6th October 1991, aged 14.

Fiona's courage and inspiration left an inspiring legacy, with her dream growing into a world class cancer research facility in Ballarat.

To make a donation or for more information please visit fecri.org.au



FIONA ELSEY
CANCER RESEARCH INSTITUTE

COUNTRY CLUB MANAGERS

Key to Country Club Living success



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. Simon and Tanya Whiting exemplify this excellence.

Country Club Managers, Simon and Tanya Whiting, began their journey at Meadow Gardens in 2019. With a long and successful career in hospitality behind them, they embraced this new opportunity and have not looked back.

"We have become deeply integrated into the community, and living onsite has been a wonderful experience for us. We love our beautiful home and enjoy the stunning grounds, gardens, and facilities that Meadow Gardens offers. Our dog Coco also delights in her daily walks around the community grounds," says Tanya.

"Our main passion and joy comes from the camaraderie and connection we share with the residents here. Although we are an older Country Club, we maintain a vibrant and homely atmosphere. Our residents, whose ages range from the late 50s to the late 90s, form a close-knit, supportive family," she adds.

Both Simon and Tanya are very hands-on in their roles. Tanya focuses on social activities and assists with the refurbishment process

of homes, ensuring superior quality. Simon oversees compliance to the Retirement Villages Act and manages the full-time grounds and maintenance staff, maintaining an impeccable environment for all residents.

"No single day is ever the same" remarked Simon. "Some days we are taking the Country Club bus on shopping trips or monthly lunches at local venues. Other days we are office bound, liaising and welcoming residents to the club house for regular daily activities and events."



Simon and Tanya having a cuppa break with residents Lyn and Brian.



Simon and Tanya enjoy walking their dog Coco around the beautiful grounds, parks and waterways at Meadow Gardens Country Club Delacombe (Ballarat).

A gated and secure community, combined with Simon and Tanya living onsite at Meadow Gardens gives residents an added sense of security. "We love just knowing they're there" said Lyn. "We respect their privacy and as we all live independently, we are not in each others pockets. We enjoy an incredible lifestyle at Meadow Gardens, along with all the attractions Ballarat offers. We are just so close to shopping, medical facilities and the CBD. It's just great".



"We have an extremely giving community" said Tanya. "Recently the residents raised \$600 for the Royal Children's Hospital and \$800 for the Biggest Morning Tea and regularly donate to the local food bus. They are like a big family. Every Saturday night, there is a community meal and weekly events like cards, movies, word games, bingo, knit and natter, footy tipping, happy hours and so much more". ■



The onsite gardeners and maintenance team, ensure the grounds and gardens are always beautiful. Craig, pictured with Tanya, enjoys the community atmosphere and is passionate about creating stunning streets and landscapes.



Simon, a passionate football supporter enjoys running the footy tipping competition.

NEW MULTIPURPOSE GREEN

GIVING MORE LIFESTYLE CHOICES AT MEADOW GARDENS



Meadow Gardens Country Club — Delacombe (Ballarat)



Residents of Meadow Gardens Country Club are delighted with the new multipurpose green. This fantastic space offers a variety of activities, including croquet, lawn bowls, and a golf practice putting green. This showcases Country Club Living's dedication to continuous quality enhancements ■

TRANSFORMING SPACES

THE HEART OF ROSEBANK COUNTRY CLUB

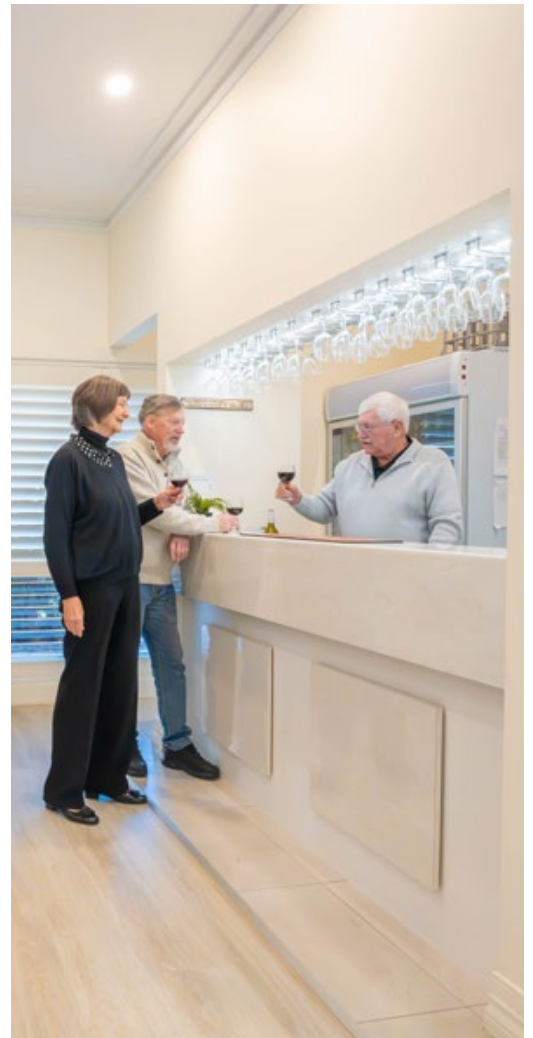


Dining Area: The Rosebank Community Centre's dining area is more than just a place to enjoy meals; it is the heart of our social gatherings. With its new spacious layout, residents gather here for daily events, themed dinners, and special celebrations.

Nestled within the heart of our cherished retirement community lies a hub of rejuvenation and social gathering—the Community Centre. Recently revitalised with a vision to enhance the lifestyle of the residents, the renovated space now boasts modern amenities such as a billiards area, a cosy theatre, a state-of-the-art kitchen, a serene salon, an inviting library, a spacious dining area, and a welcoming bar. This transformation reflects the commitment to providing an enriched and vibrant environment where every day is filled with comfort, connection, and joy. ■

“The renovation project reflects our commitment to continuous improvement and quality lifestyle choices available to our residents.”





Theatre Room: The newly renovated Community Centre boasts a standout theatre room, offering plush seating, acoustically optimised sound, and a high-definition projection system. It provides an immersive experience for movies, music performances, and educational talks, promoting intellectual stimulation and communal engagement for residents.

EXCITING NEW MULTI PURPOSE AREA DELIGHTS BENDIGO DOMAIN RESIDENTS



This fantastic new facility offers a variety of outdoor activities, such as croquet, pickleball and tennis, which are played on a specially designed artificial turf court. Bocce and pétanque are played on a dedicated pitch and there is also a golf practice net. In addition, BBQs are hosted every second Sunday in the new shelter, providing an opportunity for residents to socialise and support each other's new and ongoing pursuits. ■



Enjoying the popular pickle ball is Tom, Bob and Di. Played three times per week.



Allan is focused on a winning return in his tennis match.



The Bocce pitch is creating a fun and competitive atmosphere for Margaret, Bob, Bronwyn and Murray.



Murray is getting in some practice for his next golf game at the practice net



Murray, Terry and Joe on the croquet court.



Bob and Margaret with Lois about to run a hoop.

Croquet - A growing passion for Country Club Living residents.

Croquet continues to be a thriving and enjoyable sport for many residents in our Country Clubs, none more than Bendigo Domain. The passive nature of the game allows for all to participate, including those in need of a mobility aid, and is played three times a week. The Domain team is having fun developing their strategy and competitive skills to challenge other villages in a social game or two.



THE BELLARINE LAKES GENTLEMEN'S CLUB: FOSTERING CAMARADERIE IN RETIREMENT

Four years ago, a group of gentlemen from Bellarine Lakes took the initiative to form their own social circle. They meet every Wednesday at 10 a.m. at a local café. Led by Rob (pictured right), the group boasts a remarkable diversity of backgrounds, including Commerce/MBA professionals, Certified Public Accountants, Marketing Director of Tupperware, Trout Farmer, Retail and Supermarket Managers, a Horsham Hotel Owner, Optometrists, Financial Planners, Mechanical Engineer, Teacher, and an Oil Industry Professional..

Rob, the group's organizer, shared, "While there are many women's groups and

countless activities for men, both active and passive, it's wonderful to catch up, engage in banter, and discuss a wide range of topics."

Their conversations cover everything from sports, health and world news to offering mutual support during challenging times. Most importantly, their meetings are filled with laughter, creating a lively and supportive atmosphere. The café staff is well-acquainted with their standing reservation, ensuring a warm welcome each week.

This gentlemen's group exemplifies the enriching social opportunities available in retirement living, fostering camaraderie and a sense of community among its members. ■



Stewart and Peter



Gary and Ross



Owen and Arch



Rob



Rod and Richard

HOW TO HOST A MURDER

THE LAST TRAIN FROM PARIS



Peter and Vivienne – Leading Porter No. 5 – Mr Will Loademon and Miss I Wold Sortemout – Train hostess

The Hemsley Park Social Committee's event, "How To Host A Murder" – was an exhilarating success. The evening filled with mystery and intrigue, was led by hosts Vivienne (Miss, I Wold Sortemout – Train Hostess) and Peter – Mr Will Loademon). What began as a dinner party for eight expanded to a lively gathering of 36 guests. Each attendee received an official invitation, personalised name places (beautifully crafted by resident Helen) and unique speaking roles were distributed. Dressed in character, guests were ceremoniously announced as they boarded the "Last Train From Paris".

A debrief was given and all contributed to a lovely evening of finger food and drinks from the Buffet Car – Bar. The enthusiastic and talented participants brought their characters to life, eagerly engaging in theories and deductions to unravel the captivating mystery. ■



Lee – Lady Bradman



Ian – Weyland W Awforce



Doreen and Don - Lady Ageante and
Khover T. Ageante



Martin and Doreen - Malcolm
R. Conntint and Lady Conntint



Ladies conspiring at the bar



Barry, John and Jeanette -Hercule Peroit, Detective Hastings and Belinda Scretee



Felicity – Mary K. Trairie

The event was a testament to the power of community and creativity, leaving everyone with cherished memories and a sense of connection, fun and accomplishment.



Pam – Official Photographer



Heather – Lady Grizel Winifred Louisa Cochran (Hamilton)



Rob – The Duke



Judy – Barbara Z. Enhussie



Pauline – Lady Rrashnee Thistlewaite



Bruce and Dora – Field Marshall Fitzroy James Henry Somerset and Elizabeth Cochrane Seaman (Pen Name) Nellie Bay.



Joan – Princess Idelle Chattré

Princess Idelle Chattré (Joan) described herself as a simple dressmaker, but as a frequent guest at the mansions of wealthy and influential citizens in Paris, those in the inner circle knew better. Was she the greatest murder suspect of all?

CYCLING: POPULAR EXERCISE FOR COUNTRY CLUB RESIDENTS

Experience the joy of cycling with fellow residents at our Country Clubs, where active lifestyles and scenic routes make every ride a pleasure



Marmong Waters Country Club in Newcastle NSW, have a great cycling culture and are looking forward to new residents joining them.

The Marmong Waters Country Club cycling group, affectionately known as “Numb Nuts” has been an integral part of the community since 2019. The group commenced riding twenty kilometres twice a week. As Covid allowed the cyclists to exercise this grew to three times a week and has continued to have a strong following since, albeit that cyclists were free from medical ailments.

Every Monday, Wednesday and Friday the group set off at 8am exploring three different scenic routes. Their rides now average an impressive 38km per ride. For those seeking an extra challenge, a few dedicated cyclists, including Rob Lyon

embark on a fourth ride to Newcastle on a Saturday covering a flat yet enjoyable 60km. As Rob humbly notes, “it’s rather flat, and we enjoy the 120km distance,” bringing their weekly total to an astonishing 180km.

The group joke about calling themselves a “coffee club,” as they have a well loved tradition of stopping for coffee after the first 19km for at least forty five minutes. The local cafes are so familiar with their presence that they rarely have to advise orders.

As Rob points out, their rides are very picturesque, with ample bike pathways that are forever expanding and improving. The group are most definitely looking forward to welcoming new recruits. ■



The endearing “Numb Nuts” cyclists are certainly a spectacle on the road.



Cyclists returning from a 38km ride.

HEMSLEY PARK'S GREGORY EMBRACES THE FREEDOM OF SOLO RIDES



Michael has been a resident of Hemsley Park (Ballarat) for eight years and cycles every week day on scenic routes to Yendon, which is 30km or Lal Lal, a 45km return trip from the Country Club. He finds these rides easy and complements his cycling with gym work. “The gym here is also fantastic” said Michael. “My wife Raelene also swims daily and it’s just great having such excellent facilities and no gym fees”.

Michael’s passion for cycling began in the mid 90’s evolving from a hybrid bike to a road bike. He enjoys the flexibility of riding solo, choosing times that suits his schedule. “We love the lifestyle at Hemsley Park” he shares. “We can do as much or as little as we like, whenever we choose”.

“We have great friends inside and outside of the country club. We were in our mid 60’s when we moved in, and it was the best decision for us. We feel secure and have great neighbours and appreciate the strong sense of community here.”

Christmas in JULY



Tony and Pat

The resident social committee, led by Tony (pictured left) along with residents and guests from Melba Vale Country Club recently celebrated Christmas in July with a festive, fun filled night. The event featured glitz, glamour, a delicious two course dinner and entertainment by the talented Horizon Music duo Isabel and Rory.

The audience was also dazzled by the Melba Vale dance group, who had tirelessly rehearsed their dance moves to provide an eagerly anticipated and entertaining performance. ■



John and Michael



Roshini and Friend



Jan, Dorothy, Carla, Merrillyn and Cheryl



Lois, Dawn, Barbara and Friend (second left)



Kevin and Joy



John and Josephine



Isabel and Rory - Horizon Band



Mona, Lyn, Cheryl and Friend



Terri and Ron



Josephine and Gracie



John and Friend



Lois, Terri, Elana and Joy

Four of the members of the amazing Melba Vale dance group, led by the talented Elana were excited to showcase their dance routines.

As the tradition grows, more routines will be learned and performed at upcoming end of year functions.

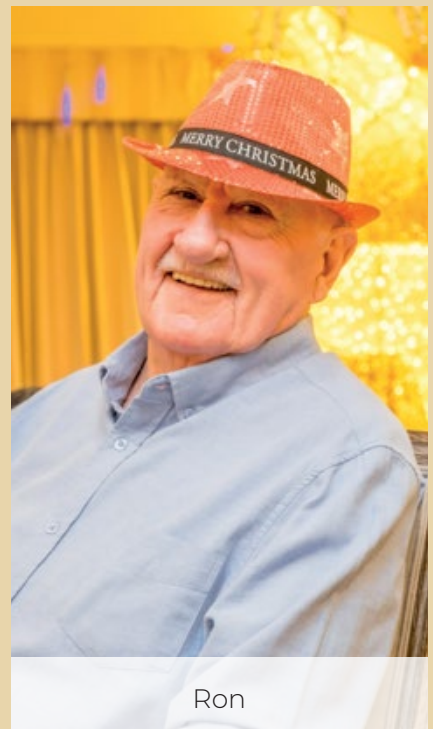
These classes are open to everyone, regardless of skill level. Elana ensures a fun pace and engaging routine for all participants to enjoy. ■



Paddy and Cecilia



Vern & Elsa



Ron

WELCOMING RESIDENTS FROM ALL OVER AUSTRALIA

The residents and visitors of Bellbrook Gardens are delighted by the bright, cheerful atmosphere, fostering a thriving community with people from all over Australia enjoying this wonderful, secure, and high-quality lifestyle.

The Country Club is conveniently located less than 5 minutes from the centre of Bacchus Marsh, and just 45 minutes from Melbourne CBD. Residents also appreciate the close proximity to Melbourne Airport, Geelong and Ballarat, public transport, medical facilities, and shopping centres.



Barry and his wife Glenda, moved from Perth. They initially viewed Hemsley Park in Ballarat and Bellarine Lakes in Geelong and fell in love with the plans, but wanted to be closer to the airport. Barry joined rotary and enjoys wonderful friendships at Bellbrook Gardens and in the wider community.



Margariet and Rod moved in from just around the corner from Bellbrook Gardens. They wanted to stay in the area. "Now we have the best of both worlds. We love to caravan, so we just lock up and leave, knowing our front gardens and mail are attended to and our home is safe and secure".

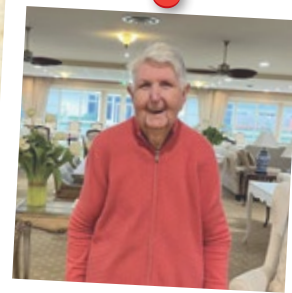


Jeanette came from Adelaide to be closer to her daughter in Gisborne. She loves her home and enjoys her beautiful back yard.

"It's like living in a resort every day and everyone is so lovely".



Wynsone came from Noosa to be closer to family. She has children in Bendigo and Gisborne. She really enjoys carpet bowls, happy hours, morning melodies and the wonderful supportive community.



Bev moved from Nandaly in the Mallee Region. She enjoys the security, community and closeness to medical facilities.



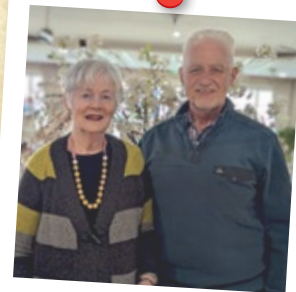
Margaret moved from NSW. She had family in Bacchus Marsh and wanted to be closer to her daughter. "I got goose bumps when I first saw my home. It was so beautifully refurbished as new. I love it here and so does my dog Goldie".



Denise and Ray came from Forester Beach in NSW to be closer to their daughter and their first and only grandchild. They love the gym and the surrounds. Whilst Denise adores the babysitting, Ray enjoys his golf and volunteers at the local course 3 days a week.



Geoff and Glenda, moved from Mallacoota to be closer to family. Glenda enjoys pilates, aqua aerobics and attends the local golf club. They loved the location. "It's still got a country feel and is only 45mins to Melbourne CBD, has great public transport and medical facilities."



Barrie and Gill came from Hobart. They moved to be closer to family. They embraced the move and are thoroughly enjoying their lifestyle change.

INSPIRATIONAL WOMEN SHARING THEIR PASSIONS WITHIN THEIR COMMUNITIES



Trish and Margaret – Talented musicians provided a piano and violin variety performance on two occasions for Noosa Domain residents and have another scheduled in August.

Trish and Margaret were destined to perform together as both have very similar backgrounds. From Melbourne origins to both studying at the Melbourne Conservatorium of Music – Australia’s most vibrant and prestigious music institution.

Both moved to beautiful Noosa in the 90’s and coincidentally both moved to Noosa Domain Country Club within 12 months of one another. Residents at Noosa Domain have been delighted with the brilliance, fun and entertainment offered by the pair at their recent concerts and look forward to their next performance.

Margaret was the pioneer of the two, moving in three and a half years ago and said “it ‘s the best place ever. We are amongst caring people and it’s so much fun to be here.”

Margaret commenced learning the piano when she was 8 years old and has accompanied the cast of many musicals at Noosa Art Theatre. Performances included; South Pacific, Carousel, Oklahoma, Cabaret, Hello Dolly, The Mikado, Oliver, Funny Girl and more.

Trish also learnt about music from an early age of 6. She has continued to enjoy her music throughout her life time and has been part of the orchestra on the Sunshine Coast since 1994, and an integral part of the Noosa Symphony Orchestra over the last 12 months. Coming from a musical family which consisted of members playing the following; mother piano, father the cello, eldest brother trombone and piano and another brother a clarinet, they often got together as their own orchestra and enjoyed many special performances together.

Trish passed on the love of music to her children. Her son played the guitar and daughter Jacqui the violin and piano and she was also educated at the Melbourne Conservatorium of Music. Her daughter’s ultimate passion was art and she has become well known for her portraiture and illustrations of children’s books under the pen name Jaq Grantford. She is a finalist in the Archibald Awards this year and last year won the Peoples Choice award for a portrait of Noni Hazlehurst. ■



A philanthropist with many passions, Dr Cowled, founded the Cowled Foundation and has financially assisted many great sectors and is among a handful of Sunshine Coast residents to earn a King's Birthday honour in June 2024.

Noosa Domain resident Dr Laurie Cowled was recognised for significant service to philanthropy in the arts, education, agriculture, health sectors and to women. Her dedication to these causes is a passion from the heart and has brought her so much joy.

Her financial contributions have also supported international efforts in India and West Timor.

Dr Cowled is the founder of the Cowled Foundation, which assists with the education of gifted, underprivileged, rural and regional girls or 'young women who will make a difference to the future of Australia'.

She has been a significant benefactor for scholarships and funds at the Queensland University of Technology and University of the Sunshine Coast, and is a Patron of the Australian Ballet, where she is also a benefactor of a scholarship.

Dr Cowled, who will be 95 in August, chose career over marriage and children, at a time

when women were forced to give up their jobs on their engagement to marry. Over the years she consequently amassed a large family of sorts through her passionate dedication and was one of the first 30 women in the banking industry they afforded equal opportunity to.

So when she retired, she married and moved to the sunshine coast. Sadly, in 2005 after 21 years of marriage her husband Ron died, with the couple agreeing the remaining spouse would leave their money to charity. Her husband had always wanted to be a doctor. This led Laurie to provide scholarships to nurses working with the RFDS in tropical Australia. Additionally, she provides scholarships at University of Technology Sydney (UTS) for both Indigenous undergraduates and PhD candidate women.

Amongst the five recipients of her scholarships with the Australian Ballet is Evie Ferris, an indigenous ballet dancer who is now a member of the Australian Ballet and is also a member of the "Wiggles". Not unlike many recipients, Laurie is close to Evie and her family and keeps in touch with many recipients.

Dr Cowled was awarded for Outstanding Philanthropic Support for Higher Educations at the Business-Higher Education Round Table Awards in 2012 and the Premier's Award for Queensland Seniors in 2010.

"A joyous addiction" is how Dr Cowled describes her philanthropy in her self-published book. "I get so much joy out of all I've managed to do. It's been a fantastic time." ■

HEALTH AND WELLBEING

Introduction

Country Club Living (CCL) employ a Lifestyle and Activities Coordinator, Lisa Eason, who assists resident groups and Country Club management across our portfolio in broadening opportunities for improving residents' physical and emotional wellbeing. Lisa's initiatives include organising guest speakers on safe driving, carer support, understanding dementia, stroke awareness and prevention, and home care services.



COMMUNITY BLANKETS

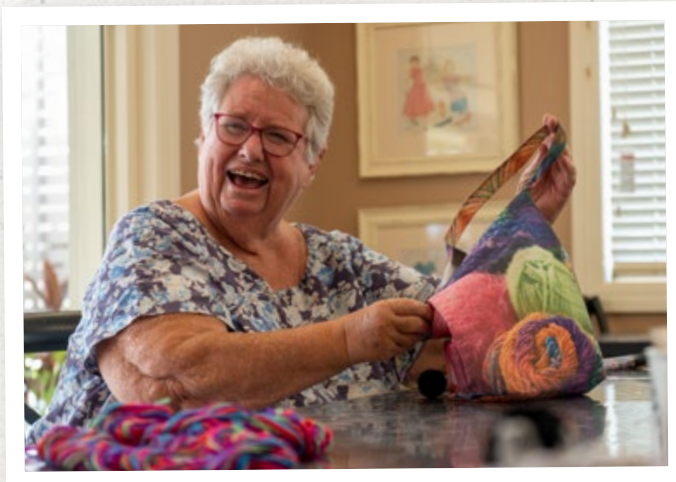
All knitters across our Country Clubs were invited to knit squares to create a community blanket to commemorate the 2024 Olympics.

Residents demonstrated their creativity and skilfulness in knitting and crocheting in a multitude of colours and patterns.

We had an overwhelming response, receiving over 250 squares from residents and making several blankets which will be donated to charity. ■



Meadow Gardens residents, Eileen and Joy were thrilled to see all the squares, albeit a rather daunting, yet fun task ahead.



Many of our residents enjoy needle work, none more than Noosa Domain resident Helen.

DIGITAL SKILLS WORKSHOP

Access to digital resources has become critically important. Essential services such as immunization records, test results, electronic prescriptions, and booking healthcare appointments are now predominantly online.

Country Club Living (CCL) is committed to empowering its residents to navigate the online world confidently and securely. As a Network Partner of Be Connected, CCL has received grants to conduct digital skills classes in each village. Digital trainers have already visited many Country Clubs to teach important topics, including online banking, navigating MyGov, and using emails and social media. ■



Resident Lorraine from Marmong Waters Country Club has enjoyed the classes and now feels more confident navigating the web.

FALLS PREVENTION AND EXERCISE CLASSES

These sessions included; common causes and consequences of falls, how to reduce your risk of falling, exercises to improve balance and reduce the risk of falling and what to do if you experience a fall ■



Resident Jan from Rosebank Country Club – assisting with demonstration.

BENDIGO FIELDS
COUNTRY CLUB



Freecall 1800 467 227

web: bendigofields.com.au



BILL WILLIAMS

Lifestyle Consultant

Bendigo

Bendigo Fields Country Club development has come a long way since our last addition of The Club.

We are very excited to announce we have released our first stage to market, with nearly half of the villas sold in this stage at time of writing.

We had an overwhelming response to our information day in June, whereby we had

over 100 people attend to listen to the exciting developments of this new Country Club.

Attendees were excited to learn about the facilities and features, which include a 9 hole golf course as well as a bowling green, pickle ball court, a fantastic indoor lap pool and a hydrotherapy pool, theatre, hairdressing salon, wellness centre, croquet green, library, club bar, relaxation lounges and so much more. These are the cornerstone of a great village.

Another exciting feature of the day was the announcement of the stylish and modern new builds and beautiful plan options. These features include double glazed windows, solar panels and upgraded heating and cooling.

This will be a wonderful village when complete. At this stage we look forward to welcoming our new residents in early 2025. If you, family or friends are looking for this wonderful lifestyle in a secure modern retirement village, please do not hesitate to contact Bill Williams, your Lifestyle Consultant. ■





OUR NEW PLATINUM RANGE OF HOMES.

Bendigo Fields Country Club will feature a new range of homes, architecturally designed inside and out, to meet both the needs of retirees and expectations of modern 2020's living. The Platinum Range offers practical, open plan designs that make good use of space and flexibility of living.

Homes will be completely fitted out with quality inclusions and ready to enjoy. Showing friends and relatives your new home will be a pleasure.

All designs have either a light or dark external colour palette and three internal colour palettes to choose from.



Country Club Plan



Your Own Private Golf Course

Bendigo Fields Country Club for Over 55s will have its own private golf course and spike bar for exclusive use by residents and their personal guests. The Golf Course is also a very popular feature at our Bellarine Lakes Country Club in Geelong.

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



Stage 1 Selling Fast Over Half Sold!



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.



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

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web: countryclubliving.com.au



The beautifully landscaped gardens, wide streets, and newly refurbished community center create a welcoming and homely atmosphere for everyone. This secure, friendly gated community is conveniently located near Delacombe Town Centre, medical facilities, and public transport.

The newly refurbished bowling, croquet, putting green, and BBQ areas are eagerly awaiting warmer weather, inviting all residents to indulge in these superb amenities. These amenities are nestled near the stunning, updated community clubhouse, which boasts an indoor heated swimming pool, hairdressing salon, billiards room, library, club bar, and expansive lounge and dining areas.

Country Club Living proudly home to three Country Clubs in Ballarat.

Hemsley Park Country Club situated in Ballarat and consists of 176 villas showcasing varying villas of two- and three-bedroom designs. The village is now fully developed, Hemsley Park Country Club, our flagship Ballarat village, proudly offers an expansive club house that includes a cinema, club bar, library, billiards room, craft room, large dining and lounge areas and a dance floor for the many social functions held at the club house throughout the year and of course, for line dancing. The well being centre houses an indoor heated swimming pool, gymnasium and massage therapy room, bowling green and hobby workshop.

Meadow Gardens Country Club situated in Delacombe and consists of 150 villas of varying two- and three-bedroom designs.

Rosebank Country Club situated in Sebastopol and consists of 105 villas ranging from one to three bedroom designs.

Rosebank Country Club proudly presents its stunningly renovated community clubhouse. The newly refurbished space features bright, welcoming dining and lounge areas, along with modern amenities such as a club bar, library, theatre room, billiards area, and hairdressing salon. Residents are thrilled with the upgrade, highlighting our commitment to fostering a vibrant and enriched atmosphere where comfort, connection, and joy are integral to daily life.

Additional amenities include an activities room, hobby workshop, community gardens, and a bowling green. ■



HEMSLEY PARK
COUNTRY CLUB 

29 Stawell Street South, (Ballarat) VIC 3350
Free call 1800 458 064 hemsleypark.com.au



MEADOW GARDENS
COUNTRY CLUB 

18 Cooina Drive, Delacombe (Ballarat) VIC 3356
Free call 1800 458 064 meadowgardens.com.au



ROSEBANK
COUNTRY CLUB 

19a Charlotte Street, Sebastopol (Ballarat) VIC 3356
Free call 1800 458 064 rosebankcountryclub.com.au

How to Join Our Wonderful Communities in Ballarat

To become a part of our vibrant fully established communities in Ballarat, it is essential to have your name placed on the priority contact list for when a resale villa becomes available. By doing so, you will be contacted before any villas are listed on the open market, ensuring you have the first opportunity to secure your new home.

Ballarat Country Clubs – 3 Great Locations

BELLARINE LAKES
COUNTRY CLUB



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LISA DUKE
Lifestyle Consultant
Geelong

Nestled in our own private oasis, on a sprawling 123 acres of land with facilities which exude true luxury County Club lifestyle. Where every day our residents can enjoy their own private Championship Golf Course (which is officially registered with Golf Australia), 4-rink bowling green, tennis court, two heated pools, petanque, croquet, gymnasium and picturesque walking tracks.

In July we were thrilled to celebrate the 10-year anniversary of our first residents moving in. Today we proudly have 262 villas occupied and over 440 like-minded people who are grateful to call Bellarine Lakes their home.

Currently we are nearing completion of our final build stage, stage 8, and will welcome brand new residents moving into this stage at the end of June, who are all very excited to start enjoying all the incredible lifestyle benefits on offer at Bellarine Lakes Country Club.

Bellarine Lakes Country Club is known as the jewel in the crown of Geelong and the Bellarine Peninsula when it comes to luxury retirement lifestyle.



Jim, Marg, David and Julie enjoying their Championship Golf Course in their backyard.



Residents Ann, John, Sharon and Michael enjoy the sights of the Bellarine Peninsula, including tastings at Teddy and the Fox Gin Distillery only 20 minutes away.

With a limited number of brand new two-bedroom and three-bedroom villas for sale, along with only a few prime located resale villas ready for immediate move-in, now is the perfect time to visit or revisit to secure your dream retirement lifestyle.

Our Country Club has over 25 different social groups offering a hive of activity every month including happy hours; mahjong; art; social and competition golf; chair yoga; singing for fun; line dancing; social and intervillage

bowls; water fitness; croquet and mid-week dinners to name a few and residents can choose to be involved with as much, or as little as they wish.

With an incredible lifestyle awaiting you just a short distance to Geelong CBD and the stunning Bellarine Peninsula, you'll be close to beautiful beaches, fine dining, exquisite wineries and abundant experiences.

Contact me today for more information and to have your own private tour. ■



Elva, Julie and Jill – enjoying Mahjong.



June, Amanda and Ian victorious in Croquet.

BELLBROOK GARDENS
COUNTRY CLUB



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DENISE SNIEGOWSKI

Lifestyle Consultant

Bacchus Marsh

As Bellbrook Gardens Country Club enters a very exciting phase, now is the time to seize the retirement lifestyle you are after.

The appeal and urgency to visit the village could not be greater, as our final stage of development is nearing completion. There is a limited number of brand-new villas still available, or you could choose the option to purchase a beautiful, established villa.

Either way, making the move could happen sooner than you think!

Once living at Bellbrook Gardens Country Club, you can enjoy all that the village has to offer. The many leisure activities and social events, alongside companionship and the sense of belonging. This is all set in an environment that is secure, peaceful, with manicured gardens and tranquil open spaces throughout.

The community is complemented by resort style facilities, including: an indoor heated swimming pool, well equipped gymnasium, hobby workshop, extensive BBQ area and bowling green. Indoor bowls is also available inside the expansive community centre, which also includes a cinema, club bar, library, billiards room, craft room and hair dressing salon.

Our village is located within the township of Bacchus Marsh, which offers a rural, country feel, yet still within an easy 45 minute commute to Melbourne CBD.

Bellbrook Gardens Country Club is a welcoming village, and it could indeed be the perfect home for you.



Limited New Villas in Last Stage



The spacious Farnham built and ready to move in to.

The Farnham three bedroom spacious design is selling fast. This beautiful home features three large bedrooms, a well appointed kitchen with stone benchtops, outdoor entertaining, a double garage and so much more.

At the time of writing, we have our last new three bedroom Farnham villa available from \$703,000 with no stamp duty. This is a saving of approximately \$39,000.

I look forward to hearing from you to obtain further information or to arrange an inspection to view beautiful Bellbrook Gardens Country Club for yourself. ■



The spacious Farnham
3 bedroom design

MELBA VALE
COUNTRY CLUB 

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GREGORY NICHOLLS

Village Manager

Coolaroo

Melba Vale Country Club are close to completing a fifth and final stage of construction of twelve quality villas. As a testament to the quality and value on offer, only two villas remain available for sale at the time of writing.

Each villa offers two spacious bedrooms and living areas together with generous and versatile backyards. Melba Vale now boasts a community of eighty two villas.

There are many exciting features in our quality secure villas. These features include stone bench tops, quality kitchen appliances, spacious open plan living plus a second living / study or third bedroom, built in robes to bedrooms, two-way ensuites, gas ducted heating and split system air conditioning, ducted vacuuming, secure internal access direct from garage, and all have private rear gardens.

As a smaller village we pride ourselves on a strong boutique feel with friendly and welcoming 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 or gym, there are always opportunities to take advantage of our ever-improving facilities. ■



Experience Year Round Comfort at Melba Vale Country Club

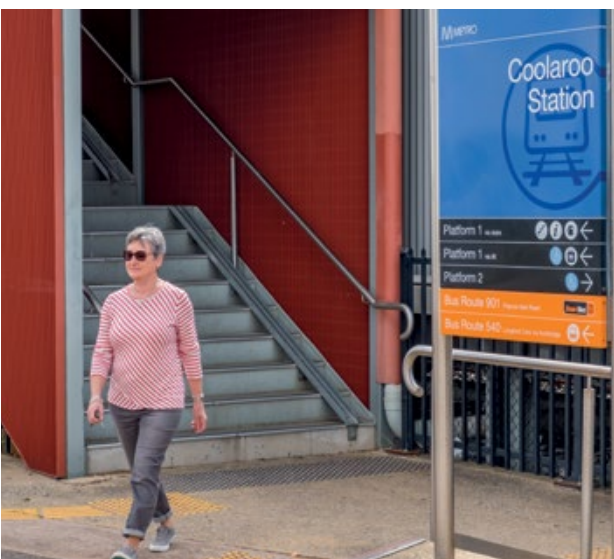


The new outdoor BBQ area is great for summer and winter. Residents enjoy many social functions.

Our outdoor BBQ area has recently been redeveloped to enhance its usability year-round, perfect for enjoying coffee with friends or a drink from the bar. Melba Vale is ideally located, just a short stroll to the Coolaroo train station, a five-minute drive to Broadmeadows shopping centre, and only

seven minutes to the Western Ring Road. With brand new villas starting from \$459,000 and stamp duty savings of approximately \$20,000, there has never been a better time to call Melba Vale Country Club your home.

Contact Gregory Nicholls at 0488 908 501 to book your inspection today. ■



Short stroll to Coolaroo train station.



Well equipped gym for all levels.

BENDIGO DOMAIN
COUNTRY CLUB



mob: 0419 152 656
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BILL WILLIAMS

Lifestyle Consultant

Bendigo

Bendigo Domain Country Club has enjoyed another outstanding year, continuing to thrive and expand. Over the past 12 months, we have welcomed many new residents, who have been seamlessly integrated into our community, thanks to the warm hospitality of our existing members.

The demand for homes at Bendigo Domain remains high, with a waiting list for our three-bedroom homes and ongoing interest in

our two-bedroom properties. Joining a new community can be daunting, akin to a child's first day of school, but our residents take pride in making newcomers feel at home. This welcoming spirit is one of the cornerstones of our vibrant village.

Even though the construction of new villas is complete, our commitment to enhancing our village never ceases. Our dedicated gardening team continually introduces new ideas while maintaining our beautiful gardens. Additionally, our multipurpose centre is nearing completion and promises to be a popular spot during the warmer months.

Our community centre has also seen a surge of new activities, providing ample opportunities for socializing and engagement. I am excited to collaborate with our new managers, Andrew and Mary, along with our diligent gardens and maintenance crews, to ensure Bendigo Domain remains the premier country club.

Here's to another wonderful year at Bendigo Domain, where community and continuous improvement are at the heart of everything we do. ■





Water aerobics is a popular activity at Bendigo Domain – attracting many inspired participants who have a lot of fun.

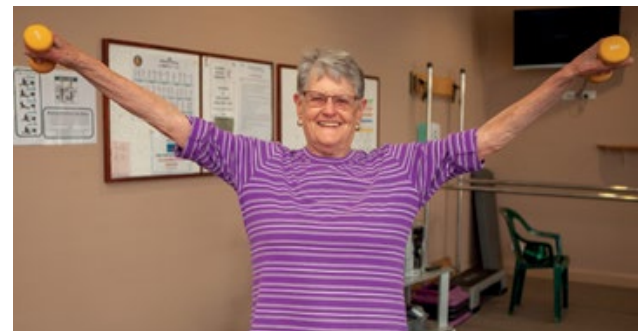
“There is ample opportunity for socialising and engagement, doing as much or as little as you like”



Many of our residents enjoy walking their pets in the beautifully landscaped, maintained grounds including Lois and Margaret.



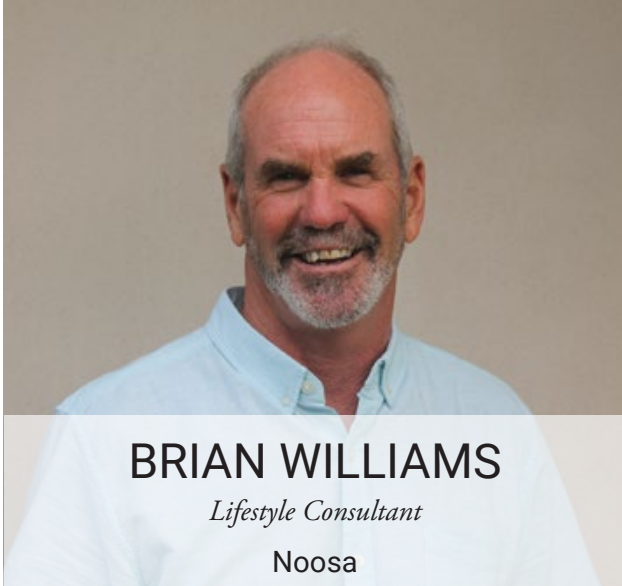
We also have many talented arts and crafts people – newly introduced and those continuing life long passions, like Ken pictured here.



Melva is enjoying our well equipped gym which also provides a plethora of options including classes and equipment for individual programs.

NOOSA DOMAIN
COUNTRY CLUB 

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Winter at Noosa has been spectacular, with the weather brilliant after a long summer. Noosa Domain Country Club's last development of 34 boutique apartments is now sold out with the new residents enjoying their well appointed apartments and the great facilities available within the Country Club.

Our new residents have embraced all the benefits of Noosa Domain, making friends with

existing residents and enjoying the many social activities that happen every day at the village. Whether it's a coffee at Noosaville, hopping on the morning beach bus to Noosa Main Beach and Hastings Street or cruising the Noosa River on our own luxury pontoon boat, our residents are living the dream.

Being a short stroll from Noosa Civic and the many businesses and services in the area is another huge bonus for all our residents.

These two and three bedroom apartments attracted strong interest from local, interstate and abroad buyers and together with our 5 different two and three bedroom villa floorplans, they represent excellent value in today's Noosa market.

Sales of the refurbished as new two and three bedroom spacious free standing villas are in high demand as well, with nine selling and settling since October 2023.

Contact Brian today to get all of the latest information on current and upcoming villas and apartments for sale or visit our website at noosadomain.com.au. ■



Noosa Domain residents enjoy hopping on the bus to Noosa Main beach and Hastings Street for morning walks and coffee.

Last Boutique Apartment Block – Sold



Rosann and Ralph love their apartment “Downsizing from a five bedroom home to a two bedroom apartment, actually puts us back into a resort feel. We are very safe and secure, in beautiful surrounds and we love the community and lifestyle.”

Rosann and Ralph, pictured here, searched NSW from end to end and then headed North to Noosa in 1981. They love the lifestyle here. "Just prior to Covid, we looked at Noosa Domain and the quality of the builds and we thought if this is the quality of the apartment, this is the place for us." Ralph remarked. ■



Peter, Bob and Ralph enjoying a beer during a men's luncheon.



Rosann and Ralph love walking their beautiful dog Sacha in the beautiful surrounds.



Rosann and the Noosa ladies enjoying a lovely lunch at Barefoot Bar and Grill – Noosaville.

MARMONG WATERS
COUNTRY CLUB



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MARK MCCLUSKEY

Lifestyle Consultant
Marmong Waters

What a fantastic year we have had since Country Club Living took over the ownership of Marmong Waters.

Since this change, we have seen many wonderful updates to our beautiful Country Club. We have new furniture for our lounge and dining areas and two new top of the range billiard tables. The Clubhouse has been fully repainted and the enclosure of our Twilight Terrace, which includes new outdoor furniture, ceiling fans and heaters for winter, giving us all year round usage and has been welcomed with open arms by our community.



Residents Donna, Karren and Margaret are delighted with the new updates at Marmong Waters Country Club.

We have also recently received council approval for our new bowling green, aiming for completion in late 2024. Approval has also been given for a resident work shed and activity room.

Other features of our beautiful Clubhouse include the indoor heated swimming pool, gymnasium, cinema room, fully equipped catering kitchen, club bar, library, hairdressing salon and much more.

Since releasing the next two stages of homes that will be under construction over the next 18 months we have had an overwhelming response from prospective buyers wanting to call Marmong Waters their future home. In total we have 32 homes being built in these stages and have had 30 deposits on these stunning new home designs in a very short time frame.

Marmong Waters is a fantastic location, being just a short stroll to the picturesque Lake Macquarie, 20 mins drive to our many beaches and close to many shopping centres, hospitals and medical centres. Toronto, Glendale, Warners Bay, Charlestown and Kotara just to name a few. ■



Residents are enjoying the new Twilight Terrace.



Pool is a popular activity for the gents and ladies at Marmong Waters Country Club.



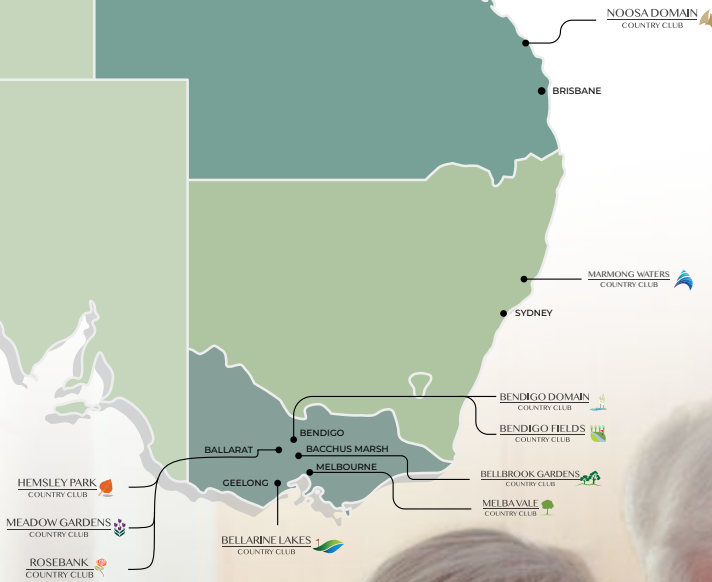
Being so close to the picturesque Lake Macquarie is ideal for all residents, particularly Trevor and Jenny who enjoy taking out their canoes.



The beautiful outdoor area overlooking the entrance to Marmong Waters is a common catch up area. Pictured here are residents Donna, Marianne, Alf, John and Kev.

Your Retirement Haven Awaits

Locations covering the East Coast of Australia



1800 445 350

countryclubliving.com.au

COUNTRY CLUB
L I V I N G





BELLARINE LAKES 
COUNTRY CLUB

Bellarine Lakes Country Club
402 Bellarine Highway
Moolap (**Geelong**) VIC 3224
Free call 1800 255 578
bellarinelakes.com.au

BELLBROOK GARDENS 
COUNTRY CLUB

Bellbrook Gardens Country Club
168 Underbank Boulevard
(**Bacchus Marsh**) VIC 3340
Free call 1800 633 672
bellbrookgardens.com.au

BENDIGO DOMAIN 
COUNTRY CLUB

Bendigo Domain Country Club
336 McIvor Highway
Junortoun (**Bendigo**) VIC 3551
Free call 1800 550 364
bendigodomain.com.au

BENDIGO FIELDS 
COUNTRY CLUB

Bendigo Fields Country Club
100 Emu Creek Road
Strathfieldsaye (**Bendigo**) VIC 3551
Free call 1800 467 227
bendigofields.com.au

HEMSLEY PARK 
COUNTRY CLUB

Hemsley Park Country Club
29 Stawell Street South
(**Ballarat**) VIC 3350
Free call 1800 450 656
hemsleypark.com.au

MARMONG WATERS 
COUNTRY CLUB

Marmong Waters Country Club
79 Marmong Street
Booragul (**Newcastle**) NSW 2283
Free call 1800 955 880
marmongwaters.com.au

MEADOW GARDENS 
COUNTRY CLUB

Meadow Gardens Country Club
18 Cooina Drive
Delacombe (**Ballarat**) VIC 3356
Free call 1800 458 064
meadowgardens.com.au

MELBA VALE 
COUNTRY CLUB

Melba Vale Country Club
1390 Pascoe Vale Road
Coolaroo (**Melbourne**) VIC 3048
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melbavale.com.au

NOOSA DOMAIN 
COUNTRY CLUB

Noosa Domain Country Club
35 Walter Hay Drive
(**Noosaville**) QLD 4567
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noosadomain.com.au

ROSEBANK 
COUNTRY CLUB

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

COUNTRY CLUB
LIVING

Country Club Living (head office)
20 Peel Street North
(**Ballarat**) VIC 3350
Free call 1800 445 350
countryclubliving.com.au

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

Currently no public access onsite – sales appointments are being held at Bendigo Domain Country Club.

COUNTRY CLUB
L I V I N G

COUNTRYCLUBLIVING.COM.AU

New locations Australia wide coming soon!

Register your interest today on Free Call 1800 606 604 or visit our website

