



# CATALINA

LAKE MACQUARIE

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## Catalina celebrates its first anniversary by winning prestigious award

**Catalina Village has been recognised as a leader in its field, taking out the prestigious 2019 Housing Industry Association (HIA) Hunter Region Specialised Housing Award – testament to their vision to build the best quality, luxury and affordable over-55s’ retirement community in the region.**

Purpose built by Yarrum Designer Homes, Catalina sets a new benchmark for retirement living in the Hunter region. With its innovative design, contemporary homes and desirable location, this architect-designed retirement village has been master-planned around an enviable state-of-the-art community centre and constructed with residents’ future needs in mind to meet industry best practice for ageing-in-place standards.

The HIA Awards represent the pinnacle of success when it comes to the construction industry, showcasing the very best in creativity, innovation and excellence in residential housing projects.

Catalina Project Director Boyd McCallum says winning the HIA award confirms that Catalina is a first-class development for over-55s and brings incredible value for money for those wanting affordable luxury in an ideal location.

“Our designs are unique and the quality of our finished product makes us stand out from the crowd,” says Boyd. “There is nothing quite like it in the region, and we are absolutely thrilled to be the recipient of such a prestigious accolade so early in our development.

“However, we are more than just bricks and mortar here at Catalina. Not only are we building wonderful homes and community facilities, but we are facilitating the development of a vibrant, compassionate and caring community.

“That is, in essence, what we are striving to achieve.”

Launched in March last year, Catalina has had an impressive inaugural year with the first stage of 31 homes completed and all but sold out, and more than 40 residents now settled and calling Catalina home.

Construction of the next stage of the master-planned community begins very soon, ensuring another exciting year ahead for Catalina. Stage 2 homes as well as construction of the village’s bowling green start in March, while extensions to the Community Centre - including a commercial kitchen and catering operation, bar and consulting rooms – are scheduled to open later in the year.

Nestled at the foothills of the Watagan Mountains and with exquisite coastlines, lakes, mountains and vineyards nearby to explore, Catalina is also perfectly positioned to make the most of the beautiful Lake Macquarie region.

With the thriving regional centres of the Central Coast and Newcastle close by and situated just minutes to shops, the train station and M1 Motorway, Catalina Village residents are close to everything they need to live their best life in retirement.

“Catalina provides our residents the perfect combination of companionship and community, beautiful homes and contemporary facilities in a great location,” says Boyd.

“We aimed from the very beginning to be the retirement village of choice in the Hunter region, and we are so excited to see our vision coming to fruition.”





## Welcome to Catalina

A warm welcome from Catalina Village  
General Manager Tracey Palser

When I look back over the past 12 months since Catalina's opening, I am so proud of what we have achieved together and of the way in which our community has grown and prospered. It's certainly been an exhilarating time - and all capped off late last year by our village winning the HIA's Hunter Region Specialised Housing Award.

But looking forward I'm even more excited, with Stage 1 now almost completely sold out and many more residents due to join us as Stage 2 gets underway. The landscaping work has been progressing apace, with our trees and flowering bushes growing fast making our village even more attractive. And with our 8-rink bowling green due for completion in June, I can't wait to join in some of the activities planned later this year.

Welcoming each new resident to Catalina is such an enormous pleasure for me, watching as the people joining us not only embrace their new lifestyle but also begin to play such a pivotal role in building a fun, caring and supportive community.

As a caring community, our wonderful residents have also come together to raise funds to help victims of this summer's terrible bushfires, with \$800 raised for our local RFS via a pre-Christmas handicrafts pop-up shop, and with a fund-raising Trivia Night to be held later this month, hosted by local radio presenter Brian Walker.

We are always delighted to welcome visitors who'd like to have a look around our village, and our display home is open for inspection every day of the week. Personally, I'm excited about kicking off Stage 2 sales, with some exquisitely positioned homes with private bush aspects on offer - **plus extending our Smart Move \$15,000 Bonus Offer on the few remaining Stage 1 homes.**

If you are interested in knowing more about what's on offer at Catalina, please do feel free to pop in for a chat, as I'd be delighted to show you around and answer any questions you may have to help you weigh up what's right for you.

Best wishes,  
**Tracey Palser**



## Out and about at Catalina Lake Macquarie

The secret to unlocking equity and maximizing your finances in retirement



**FREE INFORMATION SESSION**  
Thursday, 2 April  
10.00am to 12.30pm  
[www.catalinavillage.com.au](http://www.catalinavillage.com.au)

**WARNERS BAY MARKETS**  
Saturday, 21 March  
8.00am to 2.00pm  
Warners Bay Foreshore

**HUNTER ART BAZAAR**  
Sunday, 5 April  
Speers Point Park  
[www.hunterartsnetwork.org](http://www.hunterartsnetwork.org)

**FLOAT YOUR BOAT**  
Friday, 26 June  
6.00pm to 9.00pm  
Lake Macquarie Foreshore



**ONLY 2 LEFT**  
STAGE 1 HOMES

Perfect for downsizers

3 bed | 2 bath | 1 car

If you find having a third bedroom handy for visitors, a study or extra storage, the Wagga Villa is a perfect choice.

Joined only by a communal garage wall, this stunning villa is generously sized with an open-plan kitchen flowing out to an undercover alfresco area and private garden. Natural light brightens every room whilst a stunning raked ceiling in the kitchen/dining area makes for a relaxing place to while away a lazy afternoon or entertain guests.

**Features include:**

- Brand new, architect designed
- Single-level 165m2 home
- Spacious open-plan living
- 2700mm high ceilings
- Oversized single garage
- Fenced private garden
- A pet friendly environment
- Outstanding energy efficiency
- 24/7 medical emergency alarm



**DON'T MISS OUT.** Only two Stage 1 homes remain and won't last long priced from just \$492,600. Contact us today on **1300 927 786** to arrange an inspection or to register now for Stage 2.

## Room for a boat and caravan a must for new residents Pam and Martin



Through personal experience with their own parents, Lake Macquarie residents Martin and Pam Hall have long been aware that downsizing from a large stand-alone family home and moving to a retirement village in later life is a very wise and beneficial choice for seniors to make.

Both now in their mid-70s and wishing to stay in an area where they have many friends, the only issue for the Halls in considering downsizing was finding the best designed and most modern retirement village available in the Lake Macquarie area, with plenty of space and privacy along with room to accommodate their caravan and boat.

“My mother moved into a retirement village in Sydney and lived there for many years, so Martin and I both knew exactly what living in a retirement village was like and understood all the benefits and advantages”, Pam reflects. “With the security and freedom from ongoing house upkeep and maintenance that a retirement village provides and the many friends she made there, my mother used to say her only regret was not moving far earlier than she did.”

Meanwhile, Martin experienced the other side of the coin with his parents, who remained living in their stand-alone family home well into old age, until increasing frailty and ill health meant they had to move into a nursing home.

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“The older and frailer you get, the harder it becomes to go through the process of downsizing and moving to a place far better suited to your needs than a stand-alone family house”, Martin says. “I know many seniors find the thought of downsizing too daunting and keep putting the decision off, but the sooner you move into a retirement village community while you’re still active, healthy and socially engaged, the more you can enjoy the community facilities on offer, meet new people and make new friends.”

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From their former lakeside home at Brightwaters, the Halls visited and inspected a number of retirement villages in the Lake Macquarie area over several years just to get an idea as to what was on offer. None of the villages they visited greatly appealed – until the couple toured Catalina in mid-2019, at which point they decided straight away to move there.

“The brand new, architect-designed houses here at Catalina are so modern, well-designed and spacious, unlike houses in older villages we visited which are more like little boxes all

on top of each other”, Martin says. “Wherever we moved, we also wanted to be able to bring our boat and a caravan with us and, unlike other villages, that was no problem at Catalina, with a double garage and driveway outside our home here providing plenty of parking and storage space.”

Keen caravanners, Martin and Pam say moving to Catalina means they can go travelling whenever and for however long they wish, enjoying total peace of mind in knowing that their new home in the village will remain safe and secure, and with all lawn and gardening upkeep attended to by village staff.

“The freedom from ongoing house and garden maintenance demands that we enjoy at Catalina is such a big plus, not least because ongoing home maintenance just gets harder and harder as you get older”, Pam says. “And moving from our former house and downsizing didn’t end up being nearly as hard a process as I thought it would be. In fact, I ended up finding it quite exciting really, getting new things and freshening everything up.”

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“Downsizing from a family home to a modern retirement community like Catalina is a lifestyle change we’d both thoroughly recommend.”

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