

*Live the life
you want*



Cumberland  Gardens

Get a new lease on life at Cumberland Gardens

Come and enjoy the fun, friendly, community atmosphere at Cumberland Gardens.

Offering a wide variety of choice and convenience, you'll enjoy the warmth of an active friendly retirement community. There are a number of facilities that are designed to be an extension of your own personal living space, where you can relax with visitors, socialise and enjoy the lifestyle you're after.

FACILITIES AND ACTIVITIES

Social Club

Retirement village living will open up more opportunities for you to socialise than ever before. Rather than always doing the entertaining, you might decide to let yourself be entertained for a change. These include day trips to various places, lunches and BBQs, weekly fitness classes, parties for special events like Melbourne Cup, Christmas and sporting grand finals.

Media Room

We encourage residents to utilise the media room and join the rest of the village when the social committee screen regular movie nights. Enjoy movies old and new from the in house collection or live streamed from Netflix and other media platforms. Join the excitement of watching live sporting events, while enjoying your favourite beverage and snacks.

Pool

Enjoy an active lifestyle with our with our indoor pool. Conveniently fitted with a solar heating system, ensuring it is kept at the perfect temperature all year round.

Community Centre

The perfect spot for activities or events, or to pop in and socialise with your neighbours. Set amongst landscaped gardens our community centre features a lounge area for relaxing or watching TV, and a dining area where residents can enjoy meals together.

Spacious BBQ Areas

In Newcastle, we're fortunate to have a climate that lends itself to outdoor dining pretty much all year round. That's why our village has amenities located in peaceful spots where you and your guests can relax and cook up the steak and prawns while the grandkids happily play on the grass.

Recreational areas and pet friendly walking paths

Keep active or just stretch the legs with numerous walking paths surrounding and throughout the village. Relax and take in the open spaces, breath the fresh air. Walk the dog, play fetch and socialise with other residents sharing this open environment.

Bowling Green

Our village houses a club standard bowling green with spectator facilities. You can join in and participate as much or as little as you like. After you join the village, get started by attending one of the practice sessions and try it for yourself. Lawn bowls is easy to learn, you might be surprised at your natural talent.

Welcome to
your new home



A boutique development with 40 Villas you'll feel like part of the family in this close-knit community. Our villages are built for the ultimate over 55s lifestyle.

We provide modern, affordable 2 and 3 bedroom residences in a village designed for comfort and security. With the freedom of space that comes with independent living, you'll also become part of a caring and supportive community. All without the worry of maintaining a property, leaving you more time to truly enjoy this chapter of life.

Our Cumberland Gardens Village is just minutes from Newcastle beaches and the shores of Lake Macquarie, with numerous golf clubs, award-winning restaurants, and stunning nature reserves nearby.

VILLAGE FEATURES

Choose to be as active or relaxed as you like with our state-of-the-art community centre facilities, such as an indoor heated pool, purpose equipped gym, media room and bowling green on site.

- Beautiful walking paths and large landscaped grounds
- Well-connected to a major transport hub and use of the village bus
- BBQs and recreational areas
- Companion pets welcome, as per village rules
- Secure village with CCTV monitoring
- All Villas are fitted with front and rear security doors and security screens on all windows

Image renders are an artist impression. Individual styling may vary.

Open plan living



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Villa Features

The choice is yours – 9 different floor plans to choose from with stylish features to suit all.

Our Villas set a new standard in village living and are inspired by contemporary design to suit the retirement lifestyle. Perfectly designed for an easy care, low maintenance lifestyle our Villas feature modern fixtures and fittings, neutral colour pallets and superior finishes.

| GENERAL | KITCHEN |
|---|--|
| <ul style="list-style-type: none">• 2 & 3 Bedroom Villas• Single bathroom or additional ensuite options• Spacious open plan living• Window furnishings such as security screens and stylish roller blinds• TV and telephone outlets in living and main bedrooms | <ul style="list-style-type: none">• Stone benchtops• Stainless steel appliances• Breakfast bar• Floor to ceiling storage• Glass feature splashback |
| FLOOR COVERINGS | PATIO |
| <ul style="list-style-type: none">• Ceramic tiles throughout Villa living areas• Carpet in bedroom/s• Fully enclosed | <ul style="list-style-type: none">• All Villas feature a fully enclosed rear patio with sliding glass and security doors• Foldaway clothesline |



Offering two and three bedroom residences and nine floor plans to choose from, you'll find a home that suits your personality, needs and budget.

Site Map



Comfortable and secure

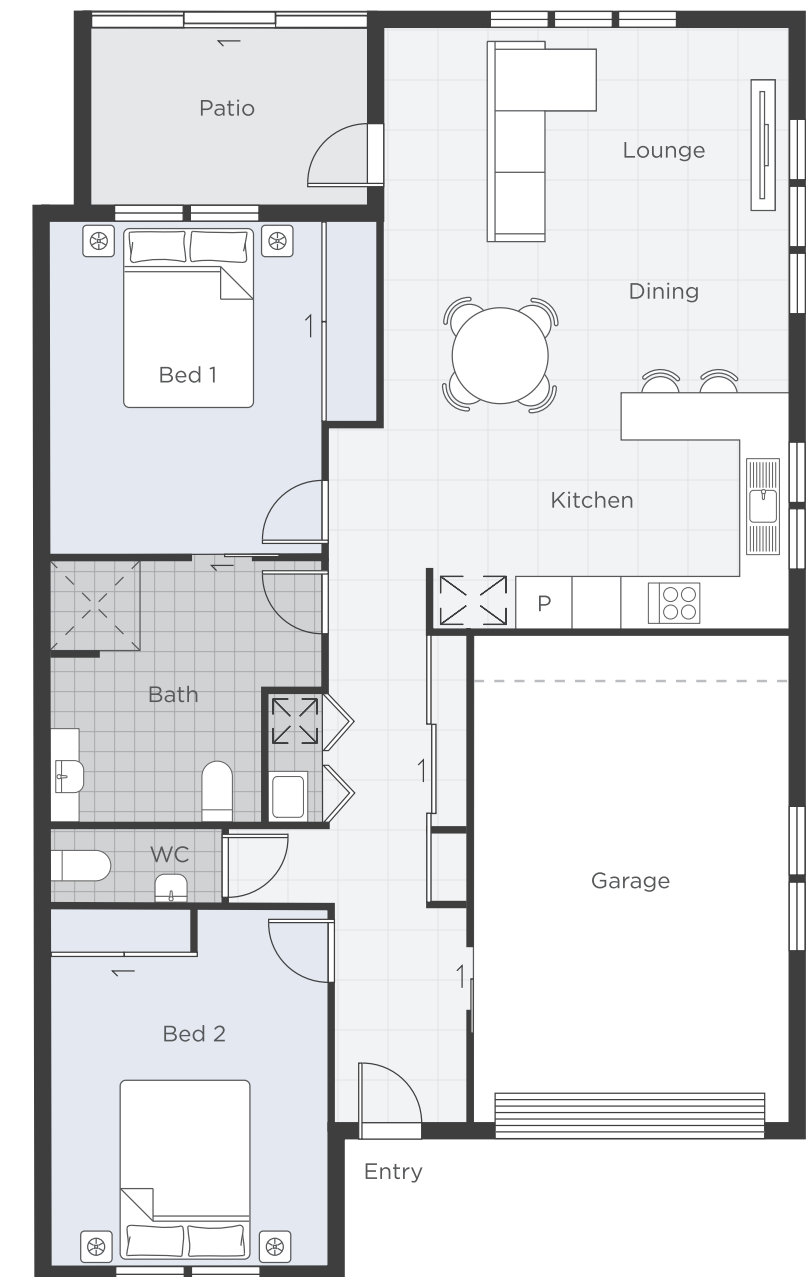
SECURITY FEATURES

- Video intercom located at Villa entry
- Key operated security locks on all windows
- Hard wired smoke detector
- Security screen doors front and rear
- Village CCTV monitoring

HEATING AND COOLING

- Reverse cycle air conditioner to lounge/dining & kitchen
- Ceiling fans to bedroom/s

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BATHROOM

- Frameless shower screen
- Porcelain cistern and vanity
- In ceiling heat/light/fan system
- Accessible features
- 26L premium external gas hot water system

GARAGE

- Single & double car garages*
- Fully automatic roller door
- Non-slip chip coating to floor
- All garages feature a full length storage shelf

**All 2 bedroom Villas have single car garage and all 3 bedroom Villas have double car garage.*

Why choose Cumberland Villages

Cumberland Villages create over 55s communities which are affordable, secure and flexible allowing you to enjoy life to its fullest.



Security & Personal Care

All external doors are fitted with high quality security screen doors. All windows are fitted with key operated window locks and security screens. Hard-wired smoke detectors are also fitted within all Villas and common areas.

An emergency call system for emergencies requiring fire, ambulance or police attendance can be provided on a user pays basis.



User Friendly

Light switches and power points have been positioned in residences with accessibility in mind. The Villas feature 1500mm wide hallways and 920mm wide doorways to allow for use of mobility aids where/when needed.

Other features include air conditioning and remote controlled garage doors. In addition, the Villas have been wired to allow for connection of broadband internet access and Foxtel's Pay-TV service.



Environmentally Friendly

Cumberland Villages are committed to energy control initiatives. Providing efficiencies where possible, whilst minimising energy consumption. Street illumination utilise energy efficient lighting, along with solar panels to heat our indoor pool.

Our community features in-ground storm water detention tanks to allow the capture and use of recycled storm-water run-off throughout the village for toilet flushing.



Management

Our in-house Villages Manager, Tony Pali, has extensive experience in over 55s lifestyle offerings. He also manages our two sister sites, Cumberland Glen and Cumberland Grove. Tony is on hand to manage maintenance, financial and property-related operations across the villages.



Cumberland Villages offer a series of boutique over 55s lifestyle developments.

Our villages are built for the ultimate over 55s lifestyle. Combining residential and recreational facilities that complement relaxed, retirement living.

Don't be surprised if you form new friendships when you become part of such a welcoming, safe, close-knit community.

Within a Cumberland Village you can experience beautifully maintained village surrounds, quality homes and superb facilities, while enjoying life's little pleasures.



cumberlandgardens.com.au

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