

MERIMBULA



LAKE VILLAGE

## WELCOME TO MERIMBULA LAKE VILLAGE

Imagine your 50s, 60s and beyond taking long walks on pristine beaches, playing the odd game of bowls or golf with friends or enjoying your days boating, fishing and enjoying the great outdoors...It's not a pipedream - this coveted coastal lifestyle is entirely within your reach!

Our over-50s community at Merimbula Lake Village, nestled on the picturesque far South Coast, could be just the place you've been looking to put down roots. Boasting a mix of residential and holiday accommodation, the Village sits overlooking the sparkling waters of Merimbula Lake just minutes from Pambula and Merimbula townships. Surrounded by million-dollar views and the serenity of nature, there are a myriad of things to do and see here. You'll quickly discover the unbeatable lifestyle the area has to offer.



## LOCATION

Enjoy the serenity and calm of the surrounding bushland, whilst having easy access to all necessary services. Merimbula Lake Village is located a few minutes drive from the coastal communities of Pambula, Merimbula and is just 30 minutes by car to Bega. From grocery stores, restaurants, local health services (including the new hospital in Bega) to the RSL, bowling and golf clubs. All of these things are right on your doorstep. It's an easy 3-hour drive to Canberra or just over an hour flying time to Sydney or Melbourne from the Merimbula Airport, which is ten minutes away. Flights to Melbourne and Sydney are twice daily.

- 5 minutes north of Pambula
- 15 minutes to Merimbula
- 20 minutes to Eden
- 30 minutes to Bega
- 3 hours to Canberra

## FACILITIES & SERVICES

Feel like you're on holiday 24/7. Enjoy tranquil surroundings and being one with nature. It's not uncommon to watch the local kangaroos grazing nearby whilst enjoying a morning coffee on your deck! Lounge by the pool in the summer months with a good book, explore the many pristine waterways, beaches, national parks and quaint coastal townships nearby. Spend your days doing the things you love to do, comfortable in the knowledge that all park maintenance and the upkeep of communal facilities is taken care of.

The perks of village life here include:

- Friendly village atmosphere
- Resort style pool
- Boat and jetski storage
- Pet Friendly



## OUR HOMES

Merimbula Lake Village has a limited selection of modern new homes coming soon, as well as the occasional pre-loved. Homebuyers of our new homes will be able to choose from a range of floor plans, facades, home sizes and price points, allowing you to choose a home that best suits your needs, style, and lifestyle.

### What does it cost?

The cost of homes depends on several factors such as size, location within the village and whether it is a new or pre-loved home. Your site fees will be outlined in your residential site agreement and include access to all village facilities and services. Centrelink offers rent assistance which acts as an effective subsidy on the amount payable.

## CONTACT US

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