



THE WATERFRONT
SHELL COVE

Embrace the real adventure of living.

Begin every day with something new, no two days ever have to be the same at The Waterfront, Shell Cove.









Artist impression

Live where the sea meets the shore.

Welcome to The Waterfront.

Nestled in one of the most beautiful regions of Australia, The Waterfront, Shell Cove is located on the idyllic NSW South Coast and offers an unbeatable coastal lifestyle in a unique beachside community.

Conveniently located just over one hours drive from Sydney's southern suburbs with easy access to Wollongong, the Southern Highlands and Sydney's CBD, here you can enjoy a waterfront lifestyle in a stunning natural environment with an array of amenity on your doorstep.

Or travel one kilometre along the coast and you will find the historic Shellharbour Village, with its extensive range of shops, restaurants, cafes, schools and a post office. A little further afield, but still only 5 kilometres away, Shellharbour City Centre boasts both public and private hospitals, medical centres, a TAFE, a broad selection of primary and high schools and a major regional shopping centre. Stockland Shellharbour shopping centre is the largest in the Illawarra region, with Myer, Woolworths, Coles, Target, Kmart, JB Hi-Fi and over 250 speciality stores and services.

This plan is an artist impression, is not to scale and should be used as a guide only. The facilities and amenities are indicative only, subject to council approval and subject to change without notice. Purchasers must rely on their own enquiries and the Contract for Sale.

A healthy active lifestyle surrounded by nature.



"It's going to be a lovely environment to be in – it's a really special little niche they have created down there."

*John and Marilyn
Waterfront Residents*





A unique and vibrant harbourside community.



Set within beautiful natural surrounds between the Pacific Ocean and the dramatic Illawarra escarpment, The Waterfront, Shell Cove is within walking distance to Shellharbour South beach and the ocean.



A lifestyle like no other with everything you need on your doorstep.

- Over 60 hectares of public open space, offering magnificent beaches, cycling, surfing, fishing and golf.
- Killalea State Park has over 250 hectares of natural parkland with a network of cycleways and two renowned beaches – Killalea Beach 'The Farm' and Minnamurra Beach 'Mystics'.
- Bass Point boasts a further 72 hectares of pristine coastal reserve with incredible lookouts, bushwalks, wetlands and Bushrangers Bay - a stunning snorkelling and diving spot.
- Shellharbour Junction train station is just a short drive and local bus services will operate from The Waterfront Town Centre.
- Shell Cove Public School, three pre-schools and the Shell Cove Family Health Medical Centre are also all within walking distance of The Waterfront.

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|---------------------|--|-------------------------------------|
| Public boat ramp | Cycle and walkway | The Links Shell Cove golf course |
| Shellharbour Marina | Medical Centre | Shellharbour Junction train station |
| Retirement village | Local Preschool, Public School and College | |

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Harbourside living at its very best.



Artist impression

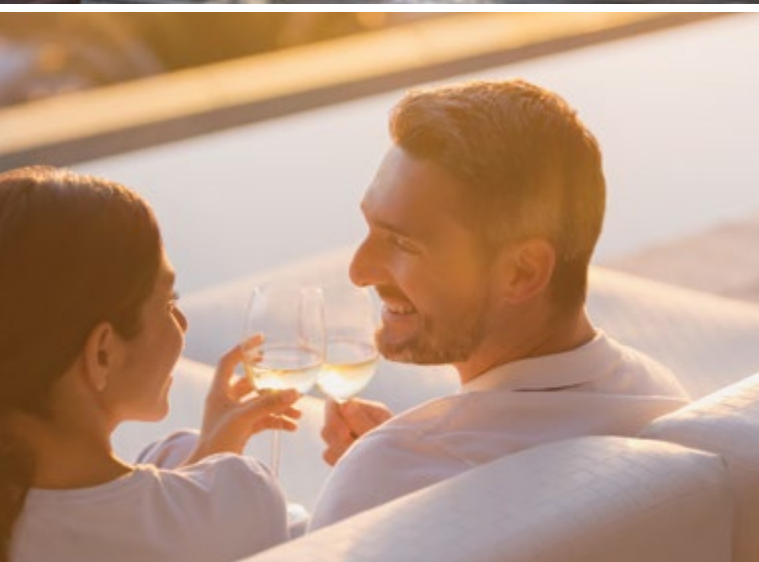


"When you drive into Shell Cove itself, it actually feels like you're going to another world."

*Laurie and Helen
Waterfront Residents*








The Waterfront Town Centre will be the place to socialise, shop, dine and play with friends and family. Alive with energy and excitement, this vibrant hub will come to life with the smells of delicious food, fresh produce and the sights and sounds of a lively harbourside community and waterfront tavern.



The Waterfront Masterplan: Something for everyone.

This exceptional masterplan sets a new benchmark for residential development in Australia, with a selection of land lots, off-the-plan homes and apartments all located close to the future Shellharbour Marina and Town Centre.





RESIDENTIAL:

-  The Waterfront residential (detached housing and medium density)
-  Established residential
-  Mixed use development
-  Apartments
-  Retirement village



TOWN CENTRE:

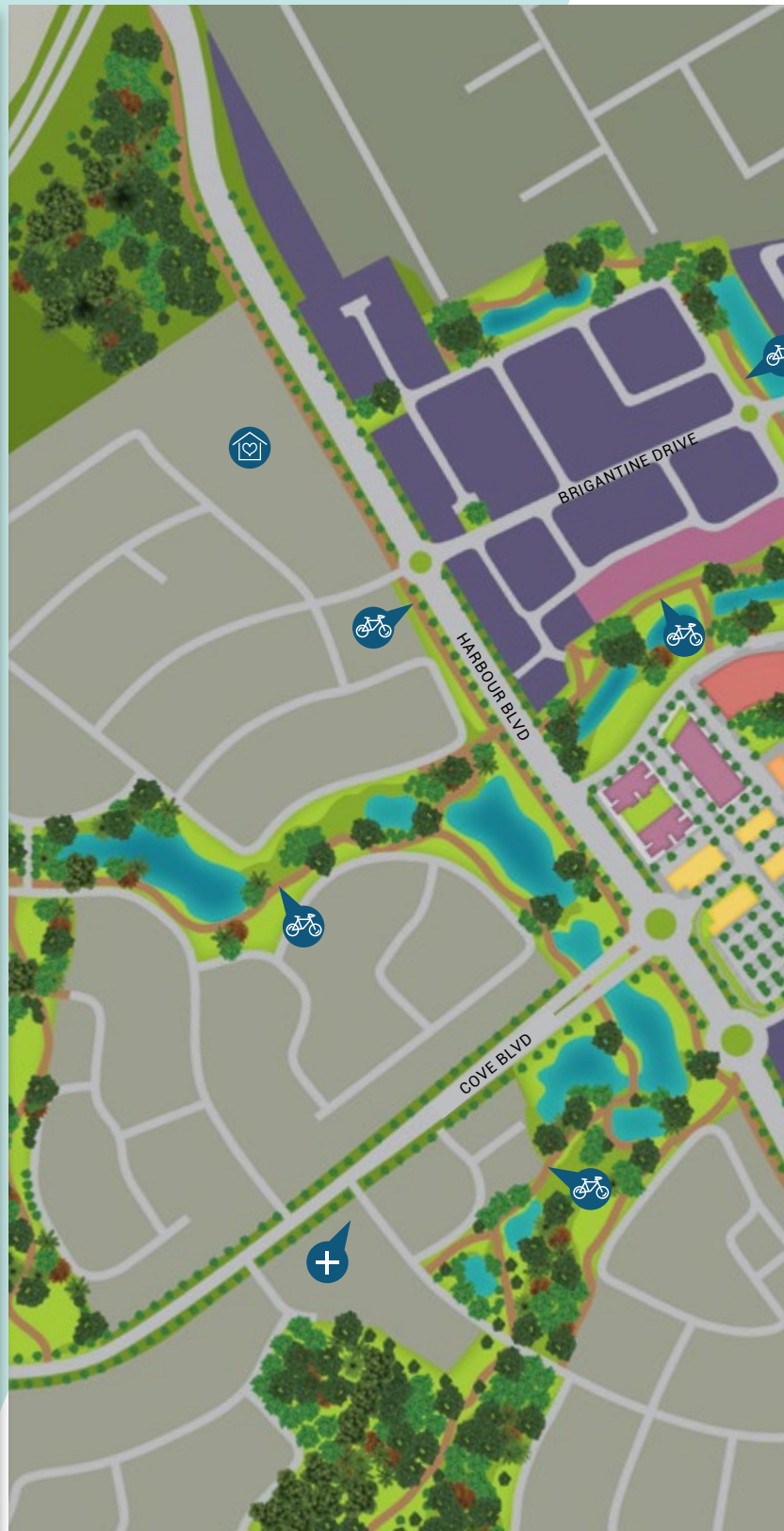
-  Woolworths and fresh food shops
-  Retail and specialty shops
-  Community centre and library
-  Harbourside dining – cafes and restaurants with apartments above
-  Waterfront tavern and bistro
-  Hotel

COMMUNITY:

-  Cycle and walkways
-  Kid's beach
-  Medical centre
-  Foreshore park and adventure playground

HARBOUR/MARINA:

-  **Public boat ramp**
 - Two lane boat ramp
 - Car and trailer parking
-  **Commercial boating facilities**
 - Boat haul out and hardstand
 - Ship chandlers and boat maintenance workshop
 - Fuelling and sewerage facilities





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Welcome to The Waterfront's heart and soul.



The jewel in the crown of The Waterfront’s foreshore precinct will be a world class 270 berth marina, your exclusive gateway to an enviable harbourside lifestyle and the freedom of the open ocean, where whale watching, dolphin spotting, deep sea fishing, sailing and cruising can all become a part of your new coastal lifestyle.



The Waterfront's Town Centre foreshore dining precinct's many cafes and restaurants will be ideal for sunset dinner and drinks, or simply having a Sunday coffee over the water while taking in the marina and ocean views.

Harbourside boardwalks and promenades surround the entire circumference of the marina, ideal for an early morning jog or evening stroll. Along the foreshore you'll find a kid's beach and an expansive harbourside park with plenty of open green space and shade.

The Town Centre will also incorporate a state of the art library and community centre, offering study areas and meeting rooms for community groups as well as a wide range of activities for everyone including zumba, yoga, story time and meditation.

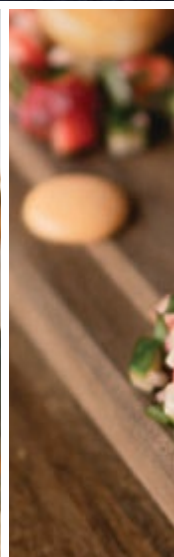


Once in a lifetime opportunity.

The Waterfront, Shell Cove is shaped by an intelligent, unique design and an unwavering commitment to excellence.

Whether you're downsizing or looking for more space for your growing family, The Waterfront offers land lots, homes and apartments to suit every lifestyle, all perfectly situated within walking distance of the future Shellharbour Marina and Town Centre.

Choose your ideal land lot or select an off-the-plan architecturally designed home or apartment and experience a quality build and finish. All homes and apartments at The Waterfront have been thoughtfully created and balance stunning aesthetics with functional living. Elements of Shell Cove's natural landscape are reflected in every contemporary building façade, while each floor plan has been designed to maximise space and light.



"We are living outdoors much more since we moved here. The sea breezes are great and we are using our alfresco dining area a lot. It's the best way to live."

*Ken and Barbara Cadogan
Waterfront Residents*





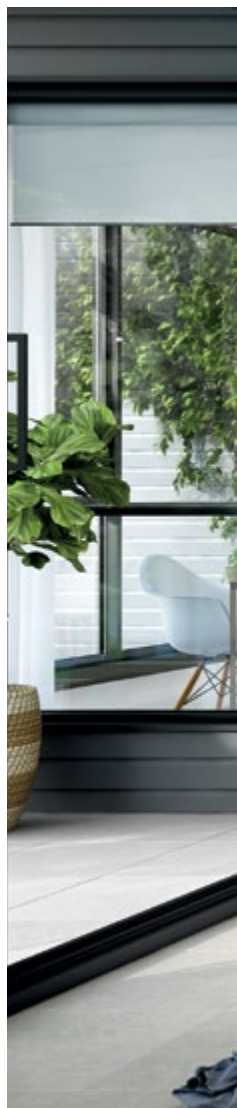
Artist impression



Artist impression



Land lots and homes for every lifestyle.



Artist impression

More than a masterplanned development, The Waterfront is a thriving community offering a comfortable and relaxed, resort inspired lifestyle.

Innovative design compliments the spectacular environment to achieve the ultimate in coastal living. Architecturally designed homes offer a choice of premium and duplex land lots to build your dream home. Terraces and Townhomes are also available, including some with separate self contained studio lofts.

All homes include expansive open-plan kitchens, contemporary styled bathrooms, and are beautifully landscaped with covered outdoor areas created for true alfresco living.



Life in a stunning new apartment.



Apartment living at The Waterfront is where style meets convenience. Created with the perfect coastal lifestyle in mind, the apartments take advantage of coastal breezes and views.

Stunning views, superbly crafted finishes and sophisticated textures, with a strong attention to detail, all come together to create these impeccable apartments. While clever storage solutions make downsizing a breeze.

Flooded with natural light, the apartments offer seamless indoor-outdoor living ideal for entertaining. Or if you feel like going out, The Waterfront apartments are close to everything the harbour foreshore and marina have to offer.



Experience matters.



Central Park, NSW

Central Park belongs to a close-knit community of professionals, families, students, artists, designers and entrepreneurs. Chippendale itself is a mecca for art, design and culture, and is popular with young families, students, small business owners and fashionistas. Its cobbled laneways are peppered with stylish galleries, cafés and delicatessens, which are a major drawcard for locals who have flocked into the area over the past decade.



Hamilton Reach, QLD

Situated just 6kms from Brisbane's CBD, Hamilton Reach is set amidst 304 hectares of prime riverfront land with residents enjoying a low to medium density residential environment of contemporary 1, 2 and 3 bedroom apartments, terrace homes and river villas. Offering a convenient inner city location, residents have quick and easy access to a wide range of recreational, retail, dining and entertainment options.



Greenhills Beach, NSW

Greenhills Beach is located just 2km from Cronulla, and is one of Sydney's most sought after beach side suburbs. It is the perfect home for growing families, just walking distance from the beach. Greenhills Beach also offers 10 sports fields, 7km of cycleways and coastal walking tracks, rehabilitated wetlands and 91 hectares of open space, bushland, parks and reserves.



Port Coogee, WA

Port Coogee is one of Australia's largest coastal marina development projects on the coast of Cockburn Sound, south-west of Perth and south of Fremantle. Port Coogee will become home to more than 4,000 people with over 800 land lots, over 1100 apartments and capacity for a 300 berth marina featuring a retail and commercial precinct.



The Waterfront, Shell Cove offers you a unique and vibrant lifestyle in a truly exceptional masterplanned community, created especially for you by Frasers Property Australia and Shellharbour City Council.

Frasers Property Australia Pty Limited is one of Australia's leading diversified property groups and is the Australian division of Frasers Property Limited. The company has over 90 years' heritage in Australia with current activities covering the development of residential land, housing and apartments, commercial, retail and industrial properties, investment property ownership and management, and property management.

Shellharbour City Council leads by example in balancing the area's natural beauty with the needs of a growing community. Through its framework of a City of Vision, the Council is focused on achieving results for dynamic and sustainable developments for a modern society.

The information and images in this brochure are intended as a general introduction to The Waterfront, Shell Cove and do not form an offer, guarantee or contract. This material was prepared prior to the completion of the design and construction of the buildings featured. Whilst every care is taken to ensure that the content in this brochure is correct, this information is to be used as a guide only. Please note that changes may be made during the development process and figures, plans, dimensions, areas, specifications and landscaping may be changed without notice.

The computer generated images are artist impressions and are indicative only. All distances provided are approximate distances. Purchasers must rely on their own enquiries and the Contract for Sale.

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Visit our Sales & Information Centre
Call 13 38 38 or visit thewaterfrontshellcove.com.au

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