

▪ VILLA ESTATE ▪
Bungendore



LUTON
projects

WELCOME

65 FORSTER ST
BUNGENDORE

Villa Estate is a unique development specifically designed with the needs and requirements of over 55's in mind.

Located in Forster Street in Bungendore, you will be able to enjoy all of the benefits offered by living in a community oriented village while being only a stone's throw away from major amenities offered in nearby Canberra and Queanbeyan.

Are you looking forward to your future?



Artistic Impression



THE DEVELOPMENT

The most important aspect of this new development is that each dwelling will consist of its own freehold community land title. There are no exit fees (also known as the 'Deferred Management Fee') so when you decide to sell your home, regardless of how long you have owned it for, you keep all of your capital gain.

A community title management board will be appointed to manage any of the shared aspects of the development so your surroundings will always be maintained and well groomed.

SECURITY

Our emphasis is to ensure you are living in a comfortable and secure environment that will allow you to enjoy your independence while living in a community atmosphere with like-minded people. To achieve this we are creating an entirely secure gated development where only you and other residents control who enters the development. Each Villa will also be fitted with a home security system to give you and your loved ones 24 hour peace of mind.

RESIDENTS CLUB HOUSE

A club house will be built where all residents can meet and enjoy social activities. You can also book the club house in advance for small functions such as family birthday celebrations and the like. The club house will include a lounge area, fully functional kitchen, a medical consultation room and disabled toilets.

For your convenience the Bungendore Medical Centre will conduct regular on-site general medical consultations and pre-winter flu shots.

RESIDENT RUBBISH REMOVAL AND POSTAL SERVICES

Each Villa will be provided with its own rubbish collection bin and mail box just like in any other residential neighborhood. This way you'll only have a short walk to the end of your driveway to collect your mail and put out the bin.



TRANSPORT

QCITY BUS SERVICE

The Qcity bus service (route 850) operates from timetabled locations and then travels as requested within the Bungendore area. The Queanbeyan bus service will also take you to the major shopping hubs in Canberra.

TRAIN SERVICES

NSW Train-Link runs comfortable services to all regions of New South Wales and interstate, as well as Intercity services between Sydney, Canberra and Newcastle, the Lower Hunter, the Central Coast, the Blue Mountains, Lithgow, Southern Highlands and the Illawarra. With the local train station only being a short distance from home you can easily do some shopping in Queanbeyan or Canberra and even take a train ride to Goulburn, Bowral or Sydney and your return trip will drop you back nice and close to home.

HEALTH CARE

BUNGENDORE MEDICAL CENTRE

The Bungendore Medical Centre is located close by in the Bungendore village where the friendly and helpful staff will assist you with your medical requirements.

The many services offered by Bungendore Medical:

- All primary health care
- Menopause
- Children's Health
- Aged Care
- Diabetes
- Weight Management
- Skin cancer checks/minor procedures
- Immunisations: childhood, adult and travel
- Blood tests and health checks
- Women's Health
- Men's Health
- Mental Health
- Counselling
- Dermatology
- Post-partum care



PHARMACY

Your friendly local Bungendore Priceline pharmacist will offer you advice and talk through any of your health concerns. From their friendly staff to fully trained cosmeticians. Priceline aim to give you the best advice and recommendations, great prices and the latest products. Open 7 Days a week.

Other Bungendore Health, Wellbeing and aged Services include:

- Bungendore Chiropractic
- Balance 'n Heal
- Aust. Unity Home Services
- Scope Home Access
- Bungendore Bridge Club
- Heaven Acts (Young Living)
- Bungendore Physiotherapy
- Carer Support & Respite
- My Aged Care Services
- Bungendore Quilters
- The Sage Hut Wizard
- Balance Coaching
- Meals on Wheels
- Valmar Community Transport
- The Disability Trust

LOCAL DENTIST

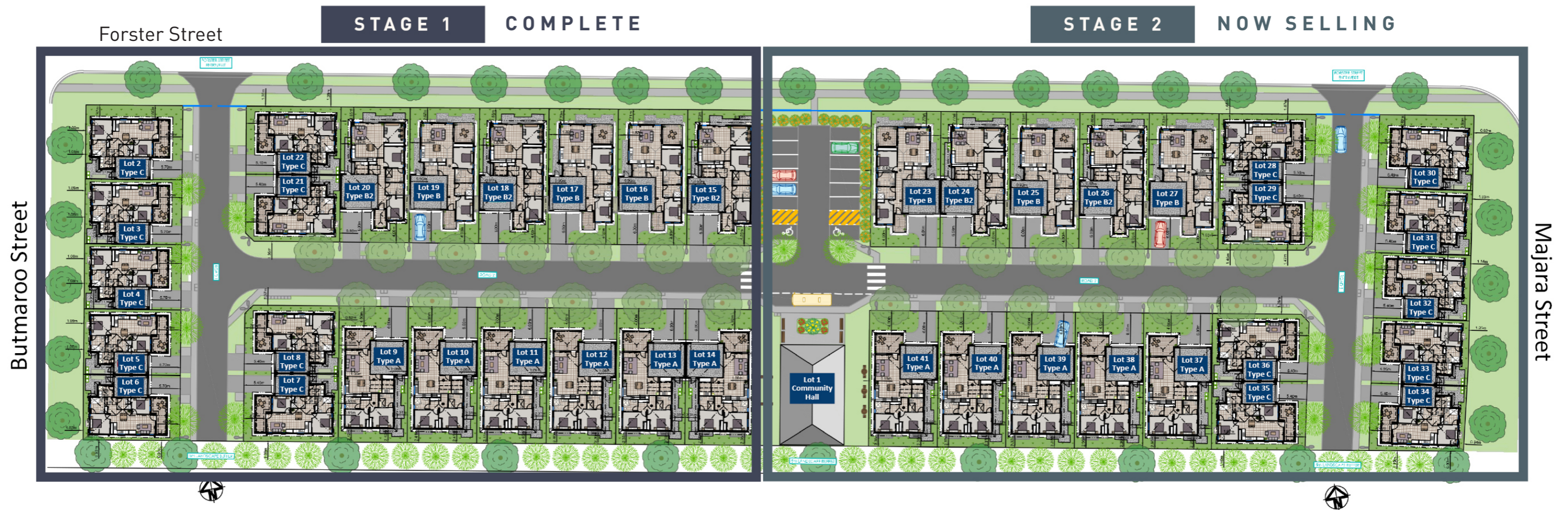
The Bungendore Dental Surgery provides quality dentistry for people of all ages. They offer a wide range of dental services including preventive, cosmetic, restorative and reconstructive dentistry. Their office is dedicated to providing high quality dental care in their state of the art dental office.

NEW AMBULANCE STATION

Designed with input from local paramedics, the purpose-built Bungendore NSW Ambulance station at 31 King Street will deliver a better working environment for paramedics tailored to the needs of the local community. Once completed, the Bungendore NSW Ambulance station will include:

- Internal parking for up to three emergency ambulances
- Administration and offices - Staff amenities
- Relief accommodation
- Delivery and loading bay - Logistics and storage areas
- Staff parking

MASTER SITE PLAN



Disclaimer: Floor plans may not be to scale, are indicative only and are subject to the intending purchaser's own advice and enquiries. All plans are subject to Development Application Approval. The area of each unit is calculated to the outside of external walls and centre of common walls in accordance with ACTPLA Gross Floor Area guidelines. All areas are in square meters (m²). Buyers responsibility is to verify and ensure that the drawings and information obtained in this document is the latest version. We reserve the right to change the drawings and any information contained in this document.



Bungendore Woodworks Gallery



Café Woodworks Bungendore



Queanbeyan River and bridge

BUNGENDORE COUNTRY LIVING, CITY BENEFITS

Shopping in Bungendore is a unique experience. Bungendore is a historic town with numerous specialty and gift shops as well as historic stone, brick and timber buildings. Bungendore has become a popular destination with people from Canberra both as a stopover point on their way to the coast and as a day tripper destination with quality eateries, wineries and lots of opportunities for shopping.

- Local Super IGA Supermarket
- Affleck Winery
- I Wool Knit
- The Big Green Cup Café
- Village Antiques
- Lake George Winery
- Bungendore Cellars
- Le Tres Bon French Restaurant
- Gossips Hair Salon
- Bungendore Rural Services
- Bungendore Vetinary Clinic
- Deniston Cottage Antiques
- Café Woodworks Bungendore
- Bungendore Country Butchery
- Wild Rose Organics
- The George Bar & Dining
- Bungendore Village Leather
- Lambert Vineyard
- Antica Trading (Antiques)
- Royal Hotel & Restaurant
- Gunna Doo Bakery
- R&R's Diner
- The Carrington Hotel & Restaurant
- Bungendore Fine Art
- Pie Place
- Woodworks Gallery
- Koonaburra Vineyard
- Station Shops Fashion
- Lake George Hotel
- Gumnut Gallery
- Lark Hill Winery
- Caltex Service Station
- A.C. Pet & Aquarium
- BSpoke Bicycles

CANBERRA AND QUEANBEYAN

With Bungendore sitting on Canberra's doorstep you can take pleasure in all that Canberra has to offer. Go shopping in one of the many town centres, play golf on some of the best courses in the country, visit the art gallery, have a nice restaurant meal and maybe even catch a show at the Canberra theatre.

Queanbeyan is conveniently situated only 15-20 minutes' drive from Bungendore where there is an abundance of boutique shops, cafes, clubs and restaurants. Other Queanbeyan amenities include the newly retro-fitted Hospital, Woolworths, Coles, Aldi, Kmart, the Riverside Plaza, Queanbeyan Leagues Club, Golf course and much more.



LUXURY VILLA

THE DELUXE



LUXURY VILLA THE DELUXE

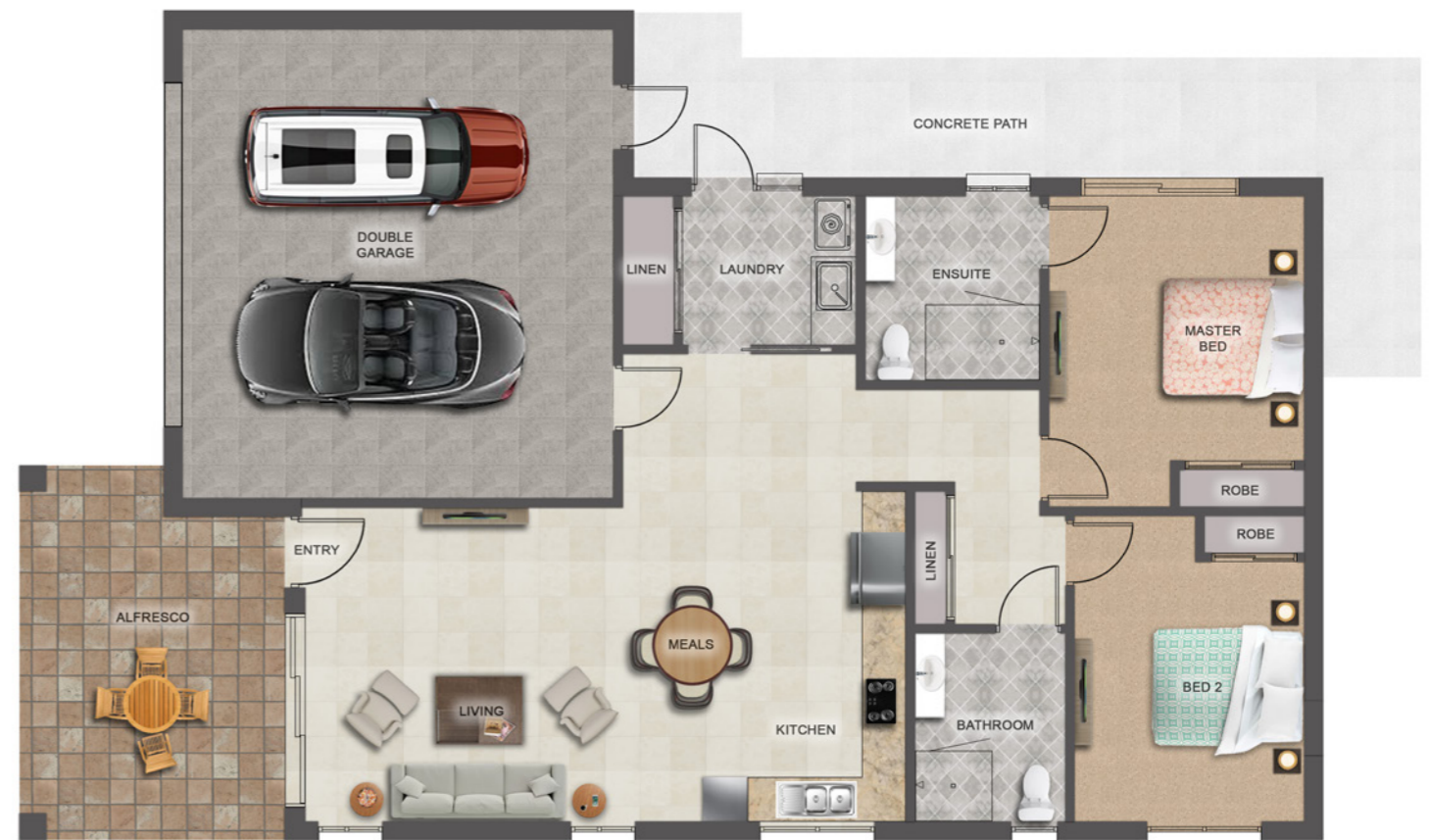
Size: 171.8m²

2 Bedrooms

2 Bathrooms

Double Lock Up Garage (6.5m wide)

Large Outdoor Alfresco



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LUXURY VILLA

THE GRANDE



Artistic Impression

LUXURY VILLA
THE GRANDE

Size: 179.79m2

2 Bedrooms

2 Bathrooms

Double Lock Up Garage (6.5m wide)

Large Outdoor Alfresco



LUXURY VILLA
THE GRANDE II

Size: 179.79m2

2 Bedrooms + Study

2 Bathrooms

Double Lock Up Garage (6.5m wide)



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LUXURY VILLA

THE ELITE



LUXURY VILLA THE ELITE

Size: 129.75m²

2 Bedrooms

2 Bathrooms

Single Lock Up Garage (3.5m wide)

Large Outdoor Alfresco



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