

The Club



CHARTING NEW WATERS

From outdoor adventures to gentle wellness programs, retirement is a journey, not a destination.

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Charting New Waters

From outdoor adventures to gentle wellness programs,
retirement is a journey, not a destination.

At the heart of our organisation is a simple philosophy: retirement should be defined by choice, freedom, and opportunity.

As a family owned business, we understand the importance of creating communities where people feel valued, respected, and empowered to live life on their own terms. Our residents are not simply choosing a place to live; they are choosing a lifestyle that supports their independence, wellbeing, and aspirations for the future.

Over many years, we have developed and refined a proven management model that provides a strong foundation for everything we do. Through experienced leadership, ongoing staff development, continuous process improvement, and a commitment to excellence, we ensure our communities remain vibrant, welcoming, and responsive to the evolving needs of residents.

This dedication allows us to continually invest in state-of-the-art facilities, engaging programs, and meaningful experiences that enrich daily life. Whether it is enjoying outdoor adventures, participating in social activities, pursuing new interests, or embracing gentle wellness programs, our residents have the freedom to choose the lifestyle that best suits them.

What excites me most is seeing the opportunities available to our residents to continue to grow. Retirement today is about far more than slowing down. It is about embracing new experiences, fostering connections, maintaining wellbeing, and discovering new possibilities.

As we look to the future, our commitment remains unchanged: to provide exceptional communities where residents can live confidently, comfortably, and with the freedom to make every day their own.

Because retirement is not a destination, it is a journey, and we are proud to be part of it. ■



Stewart Gull

Stewart Gull | Founder and Chairman
Country Club Living

We are one of regional Australia's leading developers of master planned communities and CCL is proud of our current and growing portfolio of ten retirement village communities, including:

Bellbrook Gardens Country Club

(Bacchus Marsh VIC),

Bendigo Domain Country Club (Bendigo VIC),

Bellarine Lakes Country Club (Geelong VIC),

Hemsley Park Country Club (Ballarat VIC),

Marmong Waters Country Club

(Booragul – NSW)

Meadow Gardens Country Club (Ballarat VIC),

Melba Vale Country Club (Coolaroo VIC),

Noosa Domain Country Club (Noosa QLD) and

Rosebank Country Club (Ballarat VIC).

New Country Club:

Bendigo Fields Country Club

(Strathfieldsaye – Bendigo)

Your Journey To A New Lifestyle

Our new Country Club, Bendigo Fields, will offer all the conveniences that our residents enjoy at our existing Country Clubs and more.

We are also excited to present our new Platinum range, featuring quality two and three bedroom free standing home designs plus state of the art facilities and a private golf course.

BENDIGO FIELDS
COUNTRY CLUB



Bendigo Fields Country Club is located in the peaceful, yet highly sought township of Strathfieldsaye, Victoria - only 15 minutes from the Bendigo CBD.

bendigofields.com.au
or freecall 1800 467 227





A Golden Moment Shared

Residents of Bellarine Lakes welcomed Olympic gold medallist Jakara Anthony for a memorable visit, shared with family and community alike.



The Bellarine Lakes Country Club community has proudly joined in celebrating one of Australia's greatest sporting achievements, with local Winter Olympic champion Jakara Anthony continuing to inspire people across the region and beyond.

Fresh from making history at the 2026 Winter Olympics in Milan-Cortina, Jakara became the first Australian Winter Olympian to win two Olympic gold medals, successfully defending her moguls title after her breakthrough victory at the 2022 Beijing Games. Her extraordinary accomplishment has cemented her place among Australia's sporting greats and brought immense pride to the Geelong and Bellarine communities she proudly calls home.

Adding to this remarkable chapter, Jakara was recently awarded the inaugural Geelong Medal, recognising not only her sporting excellence but also the inspiration she provides to aspiring athletes and the wider community.

Family Pride

For her grandparents, Sharyn and Ted, residents of Bellarine Lakes, sharing this journey has been a source of enormous pride. They have been deeply touched by the support, encouragement, and excitement shown by fellow residents and staff as they followed Jakara's Olympic success.

"The support we've received from the Bellarine Lakes community has been incredible," they said. "Everyone has shared in the excitement and celebrated Jakara's success as though she were part of their own family. It has made these special moments even more meaningful."

Community Cheers

The Bellarine Lakes community has enthusiastically followed Jakara's achievements, celebrating her victories and embracing the sense of pride she has brought to the region. Her success serves as a powerful reminder of what can be achieved through dedication, perseverance, and the unwavering support of family and community.

As Jakara looks ahead to her next challenges and adventures, the Bellarine Lakes community will continue cheering her on every step of the way. Her journey is not only one of sporting excellence but also a story of family, resilience, and community pride.

On behalf of everyone at Bellarine Lakes Country Club, congratulations to Jakara, Sharyn, Ted, and the entire Anthony family on this extraordinary achievement. Your success has brought joy, inspiration, and a golden sense of pride to us all. ■



“Everyone has shared in the excitement and celebrated Jakara's success”



1. Proud Grand Parents Ted and Sharyn with Jakara.
2. Jakara in action.
3. back row: Joy, Lynne, Sharyn (holding 2026 Gold medal), Daphne, Tanya Prebble (Village Manager) and Mary. Front row: Jakara (holding 2022 Gold medal) and Christine



Swing Into Something Social

Serving Up Fitness & Fun



1.

At Bellarine Lakes Country Club, a lively new energy is welcomed into the community, as residents embrace the fast growing sport of pickleball. Friendly competition is flourishing, with players enthusiastically taking part in their own internal tournaments and social matches.

Across Australia, pickleball has surged in popularity, with thousands of new players discovering the game and high stakes tournaments beginning to capture national attention. Its appeal is easy to understand as pickleball is accessible, low-impact,

and inherently social, bringing together players of all ages and skill levels on the court.

The addition of a dedicated court at Bellarine Lakes has only strengthened this momentum. It not only provides residents with a fantastic space to hone their skills, but also connects them to the broader Geelong pickleball community. Just as importantly, it creates a welcoming environment where experienced players can share their knowledge and inspire newcomers to join in on one of the country's most exciting sporting trends. ■

“Pickleball has truly become part of our lifestyle at Bellarine Lakes. It keeps us active, sharpens our skills, and creates wonderful opportunities to connect with new friends both on and off the court.”



1. David, Carolyn, Kaye, Terry and Kevin
2. New pickleball court - Close to all resort style facilities



2.

Supporting positive healthy ageing

Vibrant Lifestyle Choices & Resident Activities for Everyone



Dr John Ward is a Geriatrician and Co-Founder of the Hunter Ageing alliance that advocates for the needs of older Australians and in 2024 was awarded NSW Senior Australian of the year.

John visited a large group of residents in March for a morning tea and presentation which inspired and reaffirmed the healthy lifestyle opportunities at Marmong Waters Country Club.

A great informative day was had by all!

1. Dr John Ward – NSW 2024 Senior Australian of the year
2. Lee in pool 3. Dr John addressing Marmong Waters residents
4. Neil and Donna talking to Dr John





“Healthy ageing is shaped as much by community and connection as it is by medical care.”

— Dr John Ward



John advocates for older Australians and the importance of social determinants of health, such as social connection, exercise and accessible environments. All of which is a key objective of Country Club Living retirement villages.

Vibrant Lifestyle Choices & Resident Activities for Everyone

Residents enjoy a wide variety of activities, with something to suit every interest and ability. From tai chi, aqua aerobics, cycling to bingo, book club, chair yoga, craft sessions, and happy hours. The choice is theirs to do as much or as little as they like.

There is also a popular snooker competition, along with “Brush Strokes” art sessions where participants range from beginners to passionate long-term artists. These weekly gatherings provide an opportunity to share skills, connect with others, and enjoy a relaxed catch up over morning tea.

Country Club Living remains committed to continuously enhancing and expanding lifestyle options, ensuring residents can make the most of every day at Marmong Waters Country Club. ■



1. Lorraine, Gordon, Robyn, David & Reah at the Bar.

2. Gordon driving Deirdre, Margaret, David, Fran and Robyn as passengers.





Glitz, Glamour & Good Times

at Meadow Gardens' Melbourne Cup Luncheon

Residents of Meadow Gardens Country Club were perfectly dressed and ready to celebrate as Melbourne Cup fever swept through the village. The festivities unfolded in the beautifully styled community centre. Laughter filled the room as residents soaked up the festive atmosphere and indulged in a magnificent luncheon spread.

Village Managers Simon and Tanya were delighted with the success of the day, sharing that both residents and staff had a fantastic Melbourne Cup celebration. They added that the event was a standout on the social calendar and are already

looking forward to delivering another exciting year of Spring Carnival events in 2026.

One of the most anticipated moments of the luncheon was the announcement of the Lady and Gentleman of the Day. With such an impressive display of style and flair, choosing finalists proved no easy task. In the end, residents were thrilled to applaud Jim as Gentleman of the Day (pictured below), alongside Roma, who was crowned Lady of the Day (pictured on right). A fitting highlight to a truly memorable Melbourne Cup celebration. ■





1. Jack, Chris, Bob, Harold, Mike and Jim (Gentleman of the Day) 2. Roma (Lady of the Day) and Wilma 3. Merryl and Bob 4. Tanya and Simon (Village Managers)

“Melbourne Cup at Meadow Gardens is always a highlight, but this year truly captured the spirit of the day — elegance, laughter, and a wonderful sense of community”



1. Dianne and Jack 2. Jim and Margot 3. Lynne, Dawn, Alida, Wilma, Sue, Betty, Maggie, Jan, Roma, Margot and Roslyn 4. Dawn and Harold





Keeping Active on the Green

From bowls to croquet, Rosebank's new green is inspiring connection and active living

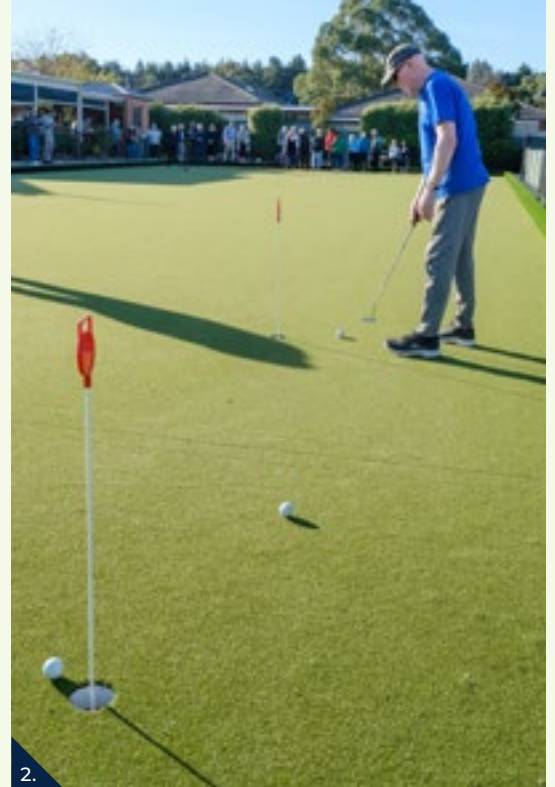
The newly resurfaced and repurposed bowling green at Rosebank Country Club was officially launched in May, with residents embracing the exciting new space and all it has to offer.

The upgraded green now provides a versatile outdoor recreation area for bowls, croquet and putting practice, creating even more opportunities for residents to stay active, social and engaged.

Croquet Gains Momentum

Croquet is quickly becoming a favourite pastime among Rosebank residents, joining bowls and golf as popular activities that cater to all skill levels and interests. Whether enjoying a casual game with friends or developing competitive skills, residents are discovering the many benefits of these enjoyable outdoor pursuits.

1. Opening day of the new Bowling Green.
2. Ken refining putting skills. 3. Barry



“A versatile green for bowls, croquet and golf”



3.

Barry Continues His Passion for Bowls in Ballarat

Barry and his wife, Dorethea, made the move to Ballarat and more recently Rosebank Country Club, bringing them closer to essential services and healthcare facilities following many busy and rewarding years in the management of the Yarram Country Club.

His passion for lawn bowls has continued through his involvement with Sebas Bowling Club, where he has served as President for the past three years. Barry stepped down from the role in mid-2026, leaving behind a strong legacy of leadership and community engagement.

“The proximity of Rosebank Country Club to Sebas Bowling Club is ideal, and I love being able to play bowls all year round,” Barry said. “The club offers both indoor and outdoor undercover bowling facilities, providing opportunities for members to enjoy the sport in every season.”

Despite stepping back from the presidency, Barry remains actively involved in the club, coordinating Saturday social bowls and managing the monthly roster. He is also looking forward to making the most of the new bowling green at Rosebank Country Club in the warmer months. ■

A Splash of Community Spirit

A feel-good fundraiser makes waves at Hemsley Park.



Hemsley Park Country Club was buzzing with excitement as Village Manager Peter Morris stepped in to replace last year's competitor, Rob, and take on returning champion "Sandy" in a swim challenge supporting the Fiona Elsey Cancer Research Institute (FECRI).

More than 100 residents gathered poolside to cheer on the pair as they raced through backstroke, breaststroke and freestyle in a friendly but spirited contest.

Thanks to the efforts of Peter and Sandy, and the incredible generosity of the Hemsley Park community, an impressive \$2,700 was raised for cancer research.

A fun event, a great cause, and another wonderful example of community spirit in action. ■

1. Village Manager Peter Morris, Residents Sandy and Rob.
2. Evie, Sam, Peter, Sandy and Rob.



2.



Where Boats Build Bonds

Celebrating camaraderie and competition at Bellbrook Gardens.



1.

At Bellbrook Gardens Country Club, retirement is anything but slowing down.

Boats, Bonds and Friendly Rivalry

Residents Daniel, John, David and Barry share a passion for model boat building, creating not only beautifully crafted remote control boats, but also strong friendships and a much loved annual tradition.

Recently, the group showcased their boats to residents at Meadow Gardens Country Club, sailing them across one of the village's landscaped ponds. Pictured on the Poulton Bridge, the men represent the strong community spirit that has grown through the hobby.

The group began post-COVID when popular resident Martin built three boats to introduce others to the craft. What started as a small project quickly evolved into a popular pastime filled with teamwork, learning and plenty of friendly rivalry ahead of the annual "Boat Race Day".

Built from materials including timber, foam and 3D-printed components, each boat is unique.

Remarkably, all participants were beginners, with some even creating their own remote control systems.

Residents work from home garages or the village's well-equipped hobby workshops, featuring tools ranging from industrial lathes to drills and hand tools. The shared space encourages creativity, collaboration and connection.

Crafting a Lasting Legacy

Martin, who courageously battled Parkinson's Disease, sadly passed away after winning the inaugural regatta. In his honour, an annual trophy now celebrates his contribution and legacy within the community. ■

**"Keeping creative
keeps us motivated."**

David who turns 90 in October

1. Bellbrook Gardens residents David, Daniel, John and Barry pictured at Meadow Gardens. 2. David.



2.

The Australia Day Regatta

The Australia Day Regatta has now become one of the standout celebrations at Bellbrook Gardens Country Club.

The festivities begin with a classic sausage sizzle and a lively thong-throwing competition on the bowling green, before residents move on to another crowd favourite, remote-control car racing.

Let the Games Begin

With enthusiastic competitors eager to “smash ‘em up” on the track and race to victory, the event delivers plenty of laughter and entertainment.

More than just friendly competition, these activities encourage creativity, hand-eye coordination, problem-solving and cognitive engagement, while reminding everyone of the importance of staying active, connected and joyful at every age.

More Than a Game

The boat regatta completes the day, with the inaugural annual trophy presentations to follow. Fun and banter that proceeds for the remainder of the day and into the evening! ■

📷 Daniel, John and John.

BOAT REGATTA WINNERS! COULD YOU BE NEXT?

Residents at Bellbrook Gardens Country Club are now inviting fellow Country Club Living communities to join the fun and compete in future regattas. A chance to showcase creativity, enjoy some friendly rivalry and perhaps even earn a place on the coveted annual trophy.



**“Retirement just got a
little more competitive
— watch out!”**



Brushstrokes of Inspiration

Community Workshop Experience

Rufus Wilson provided an inspiring watercolour workshop at Melbavale Country Club earlier in the year. Rufus has been painting since he was 8 years old. His paintings include a variety of subjects including portraiture, seascapes, landscapes, streetscapes, animals, birds, flowers and human figures.

About the Artist

Rufus is a passionate artist who paints in a variety of mediums, constantly experimenting with different techniques and effects to achieve his creative vision. His dedication to exploring new styles has contributed to a distinctive and evolving body of work.

His artworks have been sold both overseas and throughout Australia. In addition, his creative expertise extends into the advertising and graphic

design industries, where his work has been featured in major advertising campaigns and used by corporate organisations across the country.

Community Workshop Experience

This wealth of experience was recently shared with residents of Melba Vale Country Club, who were thrilled to learn watercolour techniques under Rufus's guidance. Through the session, participants not only developed new skills but also had the opportunity to create their very own unique artwork piece. ■

“Learning new skills with great friends makes every moment more meaningful and every new challenge a joy to embrace.”

📷 1. Artist Rufus Wilson 2. Residents utilising undercover BBQ area.





Lisa Eason, Country Club Living Lifestyle and Activities Co-ordinator, enjoys providing new and varied challenges and inspiration to all of our Country Clubs. Pictured with resident Ceilia, Lisa enjoys the hands on approach and feedback from the residents.

Residents Step Into the Spotlight

Bendigo Domain celebrates style and confidence



1.

1. Resident Models - Jan, Anje, Lou, Jeanette, Marg, Judith
2. Jan 3. Lou - Event Organiser 4. Showcasing Fellahamilton

“It was so exciting to see our residents model these beautiful clothes right here at home.”

More than 80 residents gathered with excitement to attend the Fellahamilton fashion show at Bendigo Domain Country Club, an event held just steps from home. The highlight of the day was seeing fellow residents confidently take to the runway, showcasing the beautiful pieces on display.

Fellahamilton is renowned for clothing that blends timeless elegance with contemporary everyday style. Their collections cater to women who value quality, sophistication, and comfort, offering everything from jackets and coats to wardrobe essentials and sleepwear.

The catwalk came alive with style, poise, humour, and elegance as resident models brought each look

to life. Guests enjoyed the unique opportunity to see the garments up close on familiar faces, and many took the chance to try on a wide selection of clothing and accessories.

For those keen to explore the full range, Lou (resident) organised a Bendigo Domain Country Club bus trip to the central Bendigo store the following day, giving residents the chance to shop to their hearts' content.

Fellahamilton also provided gift bags and brochures for attendees, along with a special raffle featuring a selection of lovely prizes, adding an extra touch of excitement to an already memorable day. ■



2.



3.



4.



1.

Keys to Healthy Ageing



4 keys to healthy ageing



The truth about full fat dairy, red wine & more



How to achieve your healthy weight & waist



The secret to strong bones & better balance



Stress, sleep & brain health



Optimal nutrition for ageing well

Healthy Habits for Life at Bendigo Domain

It's Never Too Late to Live Well

At Equip4Life sessions at Bendigo Domain, vibrant groups of retirees are coming together to explore practical, empowering ways to support their health and wellbeing. Surrounded by colourful, nourishing food, participants recently explored how to use the Health Star Rating system to make informed choices when selecting packaged foods, along with tips for stocking smart pantry staples that make balanced meals and snacks easy and enjoyable.

Nourishing Food and Meaningful Connection

The session also highlighted the importance of social eating, sharing meals to strengthen connection and enhance enjoyment, while introducing mindful eating strategies to help participants tune into hunger and fullness cues.

Discussions around balanced eating and smart snacking, reinforced that all foods can fit within a healthy lifestyle when approached with awareness and variety.

**“I never really understood
the Health Star Rating
before, but now I actually
look for it when I shop. It’s
made choosing much easier”**

Supporting Wellbeing Beyond the Plate

Beyond food, the group explored how stress and sleep influence energy, appetite, and overall wellbeing. Practical strategies for improving sleep quality and managing everyday stress were shared in a supportive, engaging environment. Importantly, participants discussed managing lapses with self-compassion, recognising that setbacks are a normal part of change.

Equip4Life continues to inspire confidence, connection, and vitality, proving it's never too late to build healthy habits for life. ■



1. Residents – Bronwyn, Vicky, Murray, Marg, Louise, Bill, Henry and Mary 2. Henry, Louise and Bill.

Navigating the Commonwealth Home Care System

A sincere thank you to our Noosa Domain resident, Bob who generously shared both his knowledge and humour during recent presentations on navigating the Commonwealth Home Care system.

Understanding the Home Care Process

Bob spoke about the Commonwealth's in-home support programs and how they may affect many of us, either now or in the future. He explained that accessing Commonwealth funded home care generally involves registering with the government, completing a needs assessment, and choosing a local provider to manage subsidised services. These programs are designed to help older Australians remain safe, independent, and comfortable in their own homes.

Practical Insights from Lived Experience

The presentation began with a short but very funny video that many could relate to, particularly in the years since COVID. It featured a gentleman attempting to buy food and a drink with a simple five-dollar note, only to discover that payment could only be made using a smartphone and QR code. As older members of society, residents all appreciate the humour and perhaps the frustration of navigating today's increasingly digital world.

Bob then provided a practical overview of the process from a user's perspective. He explained how to find the relevant information, complete the necessary forms, and access the support services available to help people get started with home care.



1. Resident presenter – Bob.
2. Bob presenting in the Noosa Domain Theatre room.
3. Residents enjoying knowledge and humour.



**“In a world that’s
changing fast, a little
shared knowledge goes
a long way”**

COUNTRY CLUB MANAGERS

Key to Country Club Living success



Creating an exceptional retirement community requires careful planning, quality facilities, and, most importantly, dedicated people. The continued success of Country Club Living communities is a testament to the expertise, commitment, and professionalism of our Village Managers, whose leadership helps create vibrant, welcoming environments where residents can truly thrive.

COUNTRY CLUB MANAGERS: THE HEART OF HEMSLEY PARK

At Hemsley Park Country Club in Ballarat, Village Managers Peter Morris and Carolynn John bring a unique combination of experience, compassion, and community spirit to their roles.

Their journey together began in 2011 when Carolynn walked through the door of a local venue in Gisborne, and in 2012 they were married and have not looked back. In 2017 they set up a popular local wine bar, Wine O'Clock. The wine bar became more than just a business; it was a community hub where they hosted live music, entertained locals, and built strong social connections.

Their shared passion for people, music, and community has been shaped by diverse careers spanning hospitality, financial services, sales, disability support, and in-home care. These experiences have provided the ideal foundation for their roles as Village Managers.

When the COVID-19 pandemic brought significant challenges to the hospitality industry and ultimately led to the closure of the wine bar, Peter and Carolynn saw an opportunity to begin a new chapter with Country Club Living.

"We recognised that many of the skills we had developed throughout our careers aligned perfectly with village management," Carolynn explains. "What we didn't anticipate was just how rewarding it would be to become part of such a wonderful community."

NO TWO DAYS ARE THE SAME FOR THE PAIR; THAT'S WHAT THEY ENJOY MOST.

"There is not one day that is the same as the next," says Carolynn. "We have built meaningful relationships not only with our residents but also with their families. Ensuring our residents' wellbeing and lifestyle choices remain at the forefront of everything we do is incredibly important to us."

The appreciation they receive from residents and families is both humbling and rewarding.

"From thank-you cards to simple words of gratitude, these gestures reaffirm the genuine connections we have built and the commitment we bring to our roles every day."

Creating opportunities for residents to enjoy an active and fulfilling lifestyle is a key focus for Peter and Carolynn. Throughout the year, residents enjoy a wide variety of activities and events, including birthday celebrations, shopping excursions, visits to local attractions, live music performances, restaurant outings, social gatherings, and much more.

Working alongside Lifestyle and Activities Coordinator Lisa Eason, they continually seek new and engaging opportunities for residents to learn, connect, and stay active.

"We love introducing new activities and experiences that broaden our residents' interests and create opportunities for friendship, learning, and enjoyment," says Carolynn.

This is a sample of potential scheduled activities for Mon – Fri.

There is so much more on offer including bus trips, luncheons and special events from festive celebrations, Australia Day and Melbourne Cup – to name a few

Typical Resident Activities Calendar

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Water Aerobics 9:00 am Pool	Line Dancing 10:00 am	Hairdresser & Beauty Services by appointment	Podiatrist Keisha (1st week) Caitlin (3rd week)	Shopping Trip 10:00 am	Craft Group 1:30
Yoga 10:30 am	Craft Group 1:30 pm	Gym – Gentle Exercise 8:45 am Gym	Social Billiards 1:30 pm	Gym Session with Brett 10am	Social Billiards/Pool 1:30 pm
Cards 500 1:30 pm Community Centre	Social Billiards/Pool 1:30 pm	Tai-Chi 9:30 am	Coffee Club 3:00 pm	Seated Exercises 11:30 am	
Morning Tea 10:00 am	Mah-Jong 2:00 pm	Bus Trip 9:45 am	Table Tennis 4:00 pm	Social Lawn Bowls & Croquet 11:00 am	
Committee Meetings HPSC (6th @ 11:00 am) HPRC (13th @ 10:00 am)	Table Tennis 4:00 pm	Ladies' Morning Tea 11:00 am	Bus Trip 10:45 am	Happy Hour 5:00pm	
	Book Club 4:30 pm	Committee AGM 11:00 am	Bingo 10am		
		Movie 2:00 pm Theatre Room	Fresh Fish Van 2:10 pm		
		Happy Hour 4:30 pm			
					Sunday
					No regular activities listed in the calendar



CHAIR EXERCISE , FUNCTIONAL CIRCUIT TRAINING, AND FALLS PREVENTION PROGRAMS.

A recent addition to the Hemsley Park calendar has been a range of health and wellbeing programs, including chair exercise classes, functional circuit training, and falls prevention programs.

Led by Nicole Watt, a personal trainer and experienced nurse with a background in health and wellbeing, and Brett Whitcher, a personal trainer with more than ten years' experience in functional movement, the classes are designed to improve strength, balance, mobility, and confidence.

The programs have already delivered impressive results.

"Our residents are seeing fantastic results—moving better, feeling stronger, and gaining confidence each week."

For several years, Penelope has successfully led a popular program of Yoga, Gentle Exercise and Tai Chi classes in the gym. These sessions continue to be highly valued by residents, providing opportunities for gentle exercise, relaxation, and wellbeing, and remain a much-loved part of our activity calendar

By focusing on functional movement and falls prevention, the classes help residents maintain their independence while supporting long-term health and wellbeing.

Community involvement extends beyond the village gates. Peter and Carolynn strongly believe in contributing to the wider Ballarat community and encouraging residents to participate wherever possible.

Peter recently took part in a community "Swim Off" fundraiser supporting the Fiona Elsey Cancer Research Institute (FECRI). The event not only raised valuable funds for cancer research but also brought residents together in support of an important cause.



"The fundraising was important, but seeing residents and the broader community come together and have fun was just as rewarding," Peter says.

For Peter and Carolyn, village management is about much more than overseeing day-to-day operations. It is about creating a genuine sense of belonging, fostering meaningful relationships, and helping residents enjoy a rich, connected, and fulfilling lifestyle.

The Hemsley Park gardeners take great pride in maintaining and creating resort style landscapes that the residents warmly welcome and enjoy.

Their passion, warmth, and commitment continue to make Hemsley Park Country Club a place residents are proud to call home. ■



1. Judy, Carolyn, Peter and Joan. 2. Sandy and Peter.



HEALTH AND WELLBEING

Introduction

At CCL, retirement living is all about choice and supporting residents to live well through every stage of life. Our wellbeing seminars are tailored to meet the evolving physical and mental health needs of our community, delivered by trusted health professionals and co-ordinated by Lisa Eason – our Lifestyle and Activities Coordinator.



WELLBEING & COMMUNITY

Our Country Clubs are committed to supporting residents' overall wellbeing through a range of engaging and empowering programs, workshops, and information sessions. These include:

Physical Health & Wellbeing

Qualified health professionals, including dietitians and exercise physiologists, deliver practical sessions that encourage healthy habits, improved nutrition, increased movement, strength building, and stress management. These programs focus on helping residents feel healthier, more energised, and confident in everyday life.

Emotional Wellbeing

Supportive sessions on grief, life transitions, and resilience provide a safe space for residents to connect, share experiences, and build emotional strength.

Looking & Feeling Fabulous

From beauty and self-care workshops to other uplifting activities, residents enjoy opportunities to boost confidence, connect with others, and celebrate their individuality.

Building Digital Confidence

Through our partnership with Be Connected, residents can access free digital skills training led by experienced mentors, helping them stay connected, informed, and safe online.

Connecting to Services

Regular information sessions help residents navigate aged care services, including My Aged Care, carer support programs, dementia services, and other community resources.

Community Engagement

A strong sense of community is at the heart of village life. Residents enjoy social events, inter-village activities, and partnerships with local community clubs and organisations. ■



1. Bendigo Domain Residents Bronwyn and Murray.
2. Doris, Resident Mary and Lisa.





MEET OUR LIFESTYLE CONSULTANTS

Each Country Club has their own Lifestyle Consultant to assist with new enquiries and provide sales updates on all new and fully refurbished “as new” homes.

Meet the team that is headed by Scott Waldron, our Head of Sales and Marketing.

Mary McKinnon

Senior Sales Manager and Lifestyle Consultant

*Hemsley Park, Meadow Gardens and
Rosebank Country Clubs*

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What a fabulous year we have seen across all our wonderful Ballarat Country Clubs, with increased enquiry for all locations, and many new residents taking up occupation this year.

Continuing on from last year, we are seeing increased interest from all age groups, particularly younger people planning ahead for retirement and seeking “lock up and leave” living so they can continue to travel. More mature residents are looking for added security and companionship, allowing them to enjoy an active lifestyle while providing peace of mind for themselves and their families.

Many of our new residents have made comments that they were making the move now as the residential market is very buoyant with good prices and quick sale results.

Country Club residents can do as much or as little as they like, whilst also benefiting from security, companionship and low maintenance living.

Hemsley Park Country Club is located within an easy stroll to the CBD, is situated among beautifully landscaped gardens and lakes and allows for easy walks with friends and pets, bike riding, or even resting on a park bench with a book in hand.

We currently have two and three bedroom villas available. A lovely display home gives you a true impression of all that you can bring, when you make the move. The display demonstrates, that ‘downsizing’ doesn’t necessarily mean you have to leave everything behind.

Meadow Gardens Country Club is located close to the ever expanding Delacombe Town Centre and is a warm and welcoming village. We have beautiful display homes to visit, and we welcome you and your family to explore what our villages can offer you. Whether you are looking for new friendships, interests or just low maintenance, or secure living, you can find a new exciting lifestyle at Meadow Gardens Country Club.

Rosebank Country Club is situated in a private and picturesque location in Sebastopol, offering a boutique and serene garden environment for all to enjoy. Residents love their village and lifestyle options. For the keen gardener, hobbyist or social butterfly, Rosebank Country Club has it all. The community extends a warm welcome to those who want to explore their new opportunities and view wonderful display homes. ■



HEMSLEY PARK
COUNTRY CLUB



29 Stawell Street South, (**Ballarat**) VIC 3350
Free call 1800 450 656 hemsleypark.com.au



MEADOW GARDENS
COUNTRY CLUB



18 Cooinda Drive, Delacombe (**Ballarat**) VIC 3356
Free call 1800 450 656 meadowgardens.com.au



ROSEBANK
COUNTRY CLUB



19a Charlotte Street, Sebastopol (**Ballarat**) VIC 3356
Free call 1800 450 656 rosebankcountryclub.com.au

How to Join Our Wonderful Communities in Ballarat

To become a part of our vibrant, fully established communities in Ballarat, it is essential to have your name placed on the priority contact list for when a resale villa becomes available. By doing so, you will be contacted before any villas are listed on the open market, ensuring you have the first opportunity to secure your new home.

BELLARINE LAKES
COUNTRY CLUB



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web: bellarinelakes.com.au



LISA DUKE

Lifestyle Consultant

Geelong

1. A friendly, welcoming, and positive community.
2. High quality homes set within beautifully maintained surrounds.
3. Exceptional Country Club facilities.

A strong community culture can't be bought. It's created by the people who live there. At Bellarine Lakes, residents are friendly, supportive, and active, fostering a genuine sense of connection throughout the village. From the moment visitors arrive, they feel the warmth and positivity of a place where people truly enjoy living.

Our homes are thoughtfully designed and built to a high standard, offering comfort, quality, and peace of mind, so you can truly feel at home.

When prospective residents enquire about Bellarine Lakes, three things consistently stand out:

📷 Jim, Marg, David and Julie enjoying their Championship Golf Course in their backyard.





For over 11 years, Bellarine Lakes has set the benchmark for premium lifestyle living across Geelong and the Bellarine Peninsula. Residents enjoy a first-class Country Club lifestyle, including a private championship golf course, a luxurious Community Centre, and a Hamptons-style clubhouse. Amenities also include heated indoor and outdoor pools, a gym, tennis and pickleball courts, golf, croquet, a bowling green, pétanque, and walking tracks, providing a rich and active lifestyle.

With the village now complete and no further villas to be built, a new sense of calm and exclusivity has settled across the community. With only a handful of brand new villas remaining, along with a limited selection of resale opportunities, now is the ideal time to secure your place and enjoy the lifestyle you deserve.

Please contact Lisa to arrange a private inspection and experience Bellarine Lakes Country Club for yourself. ■

BELLBROOK GARDENS
COUNTRY CLUB



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DENISE SNIEGOWSKI

Lifestyle Consultant

Bacchus Marsh

Welcome to Bellbrook Gardens Country Club, where your ideal retirement lifestyle begins.

Perfectly positioned close to town amenities and within an hours' drive to Melbourne, Melbourne Airport, and major regional centres.

Set within a secure and welcoming neighbourhood, you'll enjoy the opportunity to connect with like-minded residents while taking advantage of resort-style facilities designed for comfort, wellbeing and

enjoyment. Low maintenance living is a key feature, with a choice of five thoughtfully designed villa options.

Whether you're seeking a spacious home featuring three bedrooms, two bathrooms, a study and a double garage, or prefer to downsize to a two bedroom, two bathroom and a single garage villa, there's a home to suit every preference. All villas are stand-alone residences, each offering a private rear garden and an alfresco area.

At the heart of the village is our magnificent Clubhouse, a vibrant hub that brings residents together. Regular events and activities foster connection, companionship, and lasting friendships. Residents can also enjoy a range of premium facilities, including the indoor swimming pool, gymnasium, workshop, BBQ area and community gardens, all contributing to the active and social lifestyle on offer at Bellbrook Gardens Country Club.

For more information or to arrange a tour of our stunning village, please contact Denise and discover the home you've been waiting for. ■

 Five minute drive to central Bacchus Marsh



MARMONG WATERS
COUNTRY CLUB



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MARK MCCLUSKEY

Lifestyle Consultant

Marmong Waters

It's been an exciting year of transformation at Marmong Waters Country Club. The new bowling green is a standout, used almost daily for laughs, drinks, and great memories.

Our beautifully refurbished community centre also offers stylish new lounge and dining areas and is a resident's favourite. Offering an array of resort style amenities including an indoor heated swimming pool, gymnasium, cinema room, club bar, library, fully equipped catering kitchen, hair dressing salon and so much more.

"Wander Down Wednesday" is a crowd favourite in the community centre for drinks and snacks. The outdoor seating, fans, and heaters, ensure comfort all year round. Our modern billiard tables are also getting daily use.

In March this year we finalised construction on Stage 8, with 14 new homes now fully complete. Eager residents are currently selling or have sold their home and are moving in and calling Marmong Waters their new home.

The release of our next stage has received an overwhelming response, with 16 out of 18 new home designs already secured by enthusiastic buyers. These homes are set to be built over the next 18 months, a testament to the strong demand and appeal for a new lifestyle at Marmong Waters.

Marmong Waters Country Club is perfectly positioned just a short stroll from the stunning Lake Macquarie and is only a 20 minute drive to some of the region's best beaches. The location also offers easy access to shopping centres, hospitals, and medical services in Toronto, Glendale, Warners Bay, Charlestown, Kotara, just to name a few. ■



MELBA VALE
COUNTRY CLUB 

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GREGORY NICHOLLS

Village Manager

Coolaroo

Melba Vale Country Club has completed a fifth and final stage of construction and continues to have strong interest with only 2 villas available for sale at time of writing.

Each villa offers two spacious bedrooms and living areas together with generous and versatile backyards. Melba Vale now boasts a community of eighty two villas.

There are many exciting features in our quality secure villas. These features include stone bench tops, quality kitchen appliances, spacious open plan living plus a second living / study or third bedroom, built in robes to bedrooms, two-way ensuites, gas ducted heating and split system air conditioning, ducted vacuuming, secure internal access direct from garage, and all have private rear gardens.

As a smaller village we pride ourselves on a strong boutique feel with friendly and welcoming residents. Whether residents are participating in a variety of events organised by our social committee or enjoying aspects from the likes of our community centre, bar, library, theatre room, bowling green or gym, there are always opportunities to take advantage of our ever-improving facilities. ■



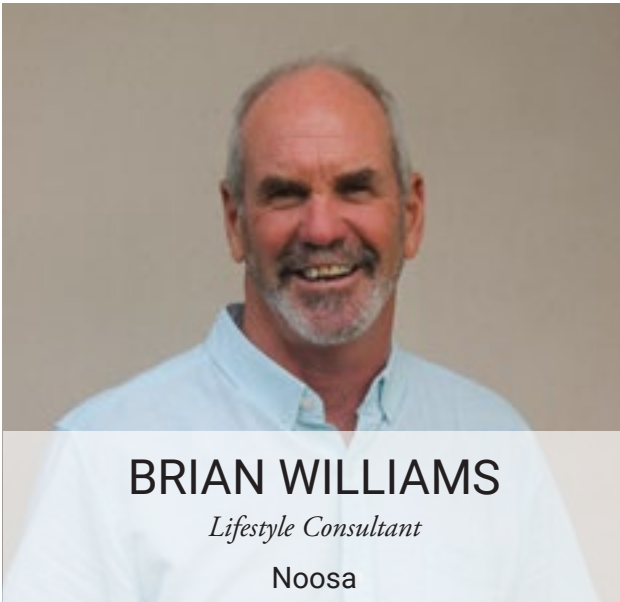
NOOSA DOMAIN
COUNTRY CLUB



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BRIAN WILLIAMS

Lifestyle Consultant

Noosa

More than just a place to live, Noosa Domain offers peace of mind, connection, and the freedom to enjoy retirement your way. Combining independence with a warm and welcoming community, this vibrant lifestyle destination has been thoughtfully designed for comfort, convenience, and enjoyment.

Residents can choose from five beautifully designed villa floorplans and spacious two and

three bedroom apartments with generous courtyards or balconies, offering exceptional value in the highly sought after Noosa market.

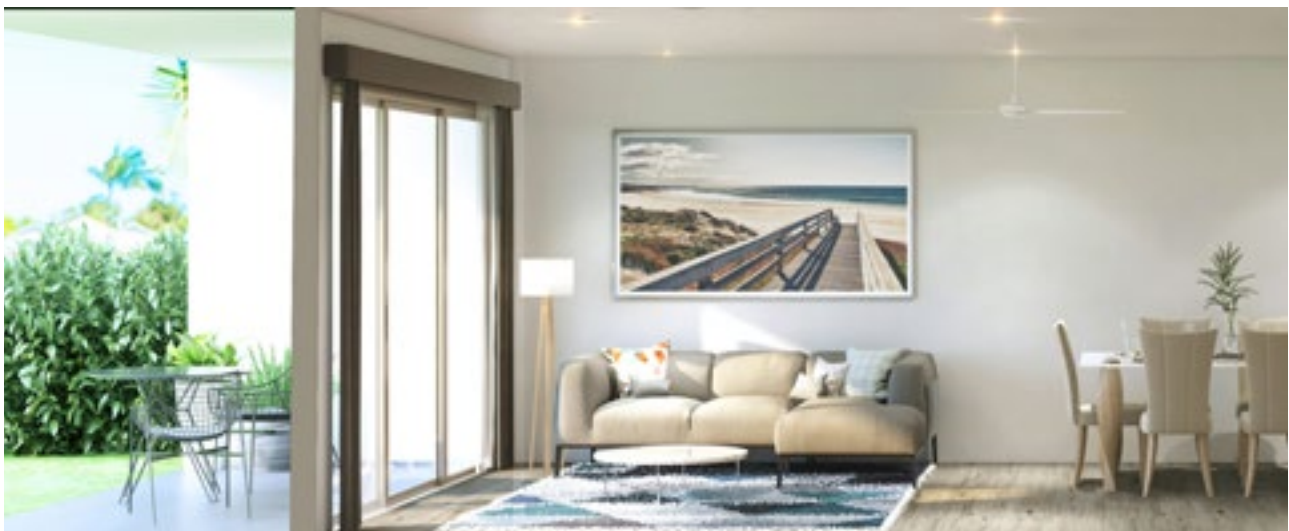
Demand is strong, with villas and apartments often secured within days of becoming available.

Life at Noosa Domain is enriched by outstanding resort style facilities, including two temperature controlled swimming pools for year round swimming and exercise. The pet-friendly village also features villas with generous enclosed backyards, ensuring furry companions feel just as at home.

Perfectly positioned near Noosa Civic Shopping Centre, residents enjoy easy access to shopping, dining, medical services, and everyday essentials, while iconic Hastings Street and Noosa Main Beach are only a short drive away.

To learn more, join the wait list or arrange a private inspection, contact Lifestyle Consultant Brian Williams and discover why so many are choosing to call Noosa Domain home. ■

 Noosa Domain 2 bedroom apartment living area



BENDIGO DOMAIN
COUNTRY CLUB



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SAM STALEY

Lifestyle Consultant

Bendigo

Bendigo Domain Country Club has enjoyed another successful year, continuing to grow as a vibrant and welcoming community.

The social committee has been busy organising a range of events, including the Ice Bucket Challenge, which raised funds for Motor Neurone Disease (MND), as well as

celebrations for St Patrick's Day, Melbourne Cup Day, and other special occasions throughout the year. Their dedication helps create enjoyable opportunities for residents to connect and have fun.

Over the past 12 months, we have welcomed many new residents who have quickly become part of the community thanks to the warm hospitality of existing residents. While joining a new community can be daunting, our residents take pride in helping newcomers feel at home.

Although construction of our new villas has been completed, we remain committed to continually improving the village. Our gardening team works tirelessly to maintain and enhance the beautiful grounds, while the new multipurpose centre has become a popular gathering place, particularly during the warmer months. The community centre has also seen an increase in activities, providing even more opportunities for social engagement. ■





THANK YOU BILL WILLIAMS

I would like to thank the Bendigo community for the support and friendships I have enjoyed during my time with Country Club Living. I am also pleased to introduce your new Lifestyle Consultant, Sam Staley, who brings extensive experience in helping people identify their lifestyle needs and future goals. Sam is looking forward to meeting both current and future residents.

Country Club Living would like to take this opportunity to thank Bill for his many years of service and valuable experience he brought to the role. We wish him all the very best for his adventurous retirement ahead.



BENDIGO FIELDS
COUNTRY CLUB



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SAM STALEY

Lifestyle Consultant

Bendigo



Bendigo Fields Country Club is coming into a very exciting phase of its development. We recently had an open weekend, whereby we had 300 plus people look at our fantastic properties and enjoy a golf buggy tour to inspect the progress on the golf club and sports bar area.

These projects will add a fantastic addition to our growing village. We now have 17 homes built, including new displays to view.

We have welcomed our first residents and we currently have our displays open for inspection and our temporary club house is up and running with a warm, inviting feel. Residents can meet there for a chat and coffee, a game of pool or just do a puzzle or two.

We will continue to work on rolling out our facilities which include 9-hole golf course as well as a bowling green, pickle ball court and our fantastic swimming pool and wellness centre.

This will become a wonderful village to call home, and at this stage we look forward to welcoming more new residents on this exciting journey in the near future. If you have family or friends seeking this wonderful lifestyle, we invite you to come and discover it for yourself.

Country Club Living, would like to again, thank Bill for his many years of service and valuable experience he brought to the role and wish him all the very best for his retirement

Please contact Sam today to join the priority wait list or to arrange a private tour. ■



Bendigo Fields Country Club — Strathfieldsaye



The Moonah Freedom – Built and Ready to Move In

Available now – move straight into this beautifully designed home.

The Moonah Freedom is the most flexible design in our double garage home range.

A popular choice for busy retirees, featuring:

- Two spacious bedrooms
- Versatile multi-purpose room with bi-fold doors, ideal as: guest bedroom or second living area.
- Two modern bathrooms
- Separate office space, perfect for working from home or managing everyday tasks.
- A formal entry hall provides added privacy and a welcoming first impression.
- Spacious kitchen with an oversized walk-in pantry.
- Master bedroom includes a generous walk-in robe and private ensuite.
- Open-plan living flows seamlessly to a covered outdoor alfresco, perfect for year-round entertaining.
- Double garage





🏠 Platinum Range Inclusions:

Double glazed windows
Solar panels
Minimum 7 star energy rating
Free standing homes
Large front portico – suitable for golf buggy
Fly screens to all opening windows
Security screen to external opening doors
Smeg cooking appliances and dishwasher
60mm stone bench tops with waterfall bench tops in kitchen
Induction cook tops

Split system refrigerated ducted heating & cooling
All showers are oversized
Double vanity in all ensuites
Recessed niches in all showers
Ceiling fans to all bedroom, lounge areas and alfresco area
Fully landscaped yards
Exposed aggregate driveways
All garages have built in storage & epoxy flooring
Rear alfresco with decking
3 interior designed colour palettes to choose from



BENDIGO FIELDS
COUNTRY CLUB



RELAXATION LOUNGES



LIBRARY



INDOOR LAP POOL



DINING AREA



THEATRE



HYDROTHERAPY POOL



CLUB BAR



CRAFT ROOM



EXERCISE FACILITIES



BILLIARDS



HAIRDRESSING SALON



BOWLING GREEN



PRIVATE 9 HOLE
GOLF COURSE



BBQ AREA



COUNTRY CLUB BUS



SPORTS BAR & LOUNGE



HOBBY WORKSHOP



PET FRIENDLY POLICY



PICKLE BALL COURT



COMMUNITY VEGETABLE
GARDENS



24HR EMERGENCY
CALL SYSTEM



CROQUET GREEN



CARAVAN STORAGE



ON-SITE – LIVE IN
MANAGERS

*Facilities may vary pending location

Your Retirement Haven Awaits

Locations covering the East Coast of Australia



1800 445 350

countryclubliving.com.au

COUNTRY CLUB
L I V I N G





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COUNTRY CLUB

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COUNTRY CLUB

Bellbrook Gardens Country Club
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(**Bacchus Marsh**) VIC 3340
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COUNTRY CLUB

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COUNTRY CLUB

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NEW LUXURY RETIREMENT VILLAGE LAUNCHED IN BENDIGO

Our new Country Club will offer all the conveniences that our residents enjoy at our existing Country Clubs and more. We are excited to present our new Platinum range, featuring quality 2 and 3 bedroom free standing home designs, state of the art facilities and a private golf course.



BENDIGO FIELDS
COUNTRY CLUB



Bendigo Fields Country Club is located on a peaceful, yet convenient site in the highly sought township of Strathfieldsaye, Victoria - only 15 minutes from the Bendigo CBD.

bendigofields.com.au
or freecall 1800 467 227

COUNTRY CLUB
L I V I N G

COUNTRYCLUBLIVING.COM.AU

