



**LEGEND**

- Stage 2 - New Homes
- Stage 1
- Existing sites

Artist impression only. Subject to change. The Company gives no warranty or makes any representations about the accuracy of the information or representations made. Future residential development is subject to relevant approvals. The information is provided solely as general information and the final product may differ from what is displayed.



Artist impression only. Subject to change. The Company gives no warranty or makes any representations about the accuracy of the information or representations made. Future residential development is subject to relevant approvals. The information is provided solely as general information and the final product may differ from what is displayed.

# Active Lifestyle Estates & Holidays Albury

Ingenia's vision for this rundown former caravan park is an integrated mixed use community comprising over 110 affordable over 50's homes and a revitalised tourism park catering to Albury's strong drive-thru and group based short-term accommodation market.

In September 2015, Ingenia received final Council approval for 113 long-term sites and 62 short-term sites. To date, 12 new homes have been delivered and 13 sold or settled with prices ranging from \$169,000 to \$230,000. Homes include two beds plus two beds with study.

A new architect designed community facility is currently being constructed and installed and once completed in April 2016 is expected to significantly improve sales velocity at this community.



ACTIVE LIFESTYLE ESTATES  
Albury

**HIBISCUS**  
3 bedrooms - 1.5 bathroom

For Realtime property only

**HIBISCUS FEATURES**

- 3 bedrooms
- Modern kitchen with quality appliances
- Covered entry
- Garage roller door
- Separate living and dining
- Large covered entertaining deck
- Two way ensuite bathroom
- Additional water closet
- Reverse cycle heating and cooling
- Ceiling fan to master bedroom
- Walk in robe to master bedroom
- Fully landscaped

INTERNAL LIVING AREA	103.8m <sup>2</sup>
EXTERNAL LIVING AREA	19.9m <sup>2</sup>
CARPORT	34.0m <sup>2</sup>
<b>TOTAL</b>	<b>147.7m<sup>2</sup></b>

The information is provided purely as general information and does not constitute an offer of any product or service. The features, fittings and finishes shown are illustrative only and may vary without notice. The information is provided for general information only and is not intended to be used as a basis for any decision. The information is provided for general information only and is not intended to be used as a basis for any decision.

ACTIVE LIFESTYLE ESTATES ALBURY, 508 Wagga Road, Lavington NSW 2641  
Tel 0459 955 122 | email albury@activelifestyleestates.com.au

PRODUCED BY INGENIA COMMUNITIES GROUP

# Active Lifestyle Estates Chambers Pines

**Chambers Pines is one of Ingenia's key growth projects and is forecast to be a key driver of new home sales over the next five years.**

Chambers Pines comprises both an affordable over 50's residential home community and an all ages rental village with many value levers.

Since acquisition in March 2015, Ingenia has sold or settled 9 homes and presently has 16 homes on order. New homes are priced from \$225,000 to \$250,000. In addition, the opportunity to add up to 22 additional rental units has been identified. To date, 8 new rental units have been completed and surplus cabins from development sites have been relocated to improve the rental stock.

In November 2015, the Group received Council approval to construct 256 additional homes on land currently occupied by a nine hole golf course. Upon completion, this will make Chambers Pines one of the largest land lease communities in South East Queensland.



ACTIVE LIFESTYLE ESTATES  
Chambers Pines
TYPE 1A  
2 bedrooms - 1.5 bathrooms

\* For Bestmatch purposes only.

**TYPE 1A FEATURES**

- Enjoy a brand new home with modern finishes
- Open plan living space
- Modern entertainer's kitchen
- Separate laundry
- 2 bedrooms
- 1 bathroom
- Single carport with roller door and remote control
- Covered entertainment deck
- Built-in-robos in all bedrooms
- Air conditioning to living areas
- Ceiling fans to bedrooms and living areas
- Separate toilet

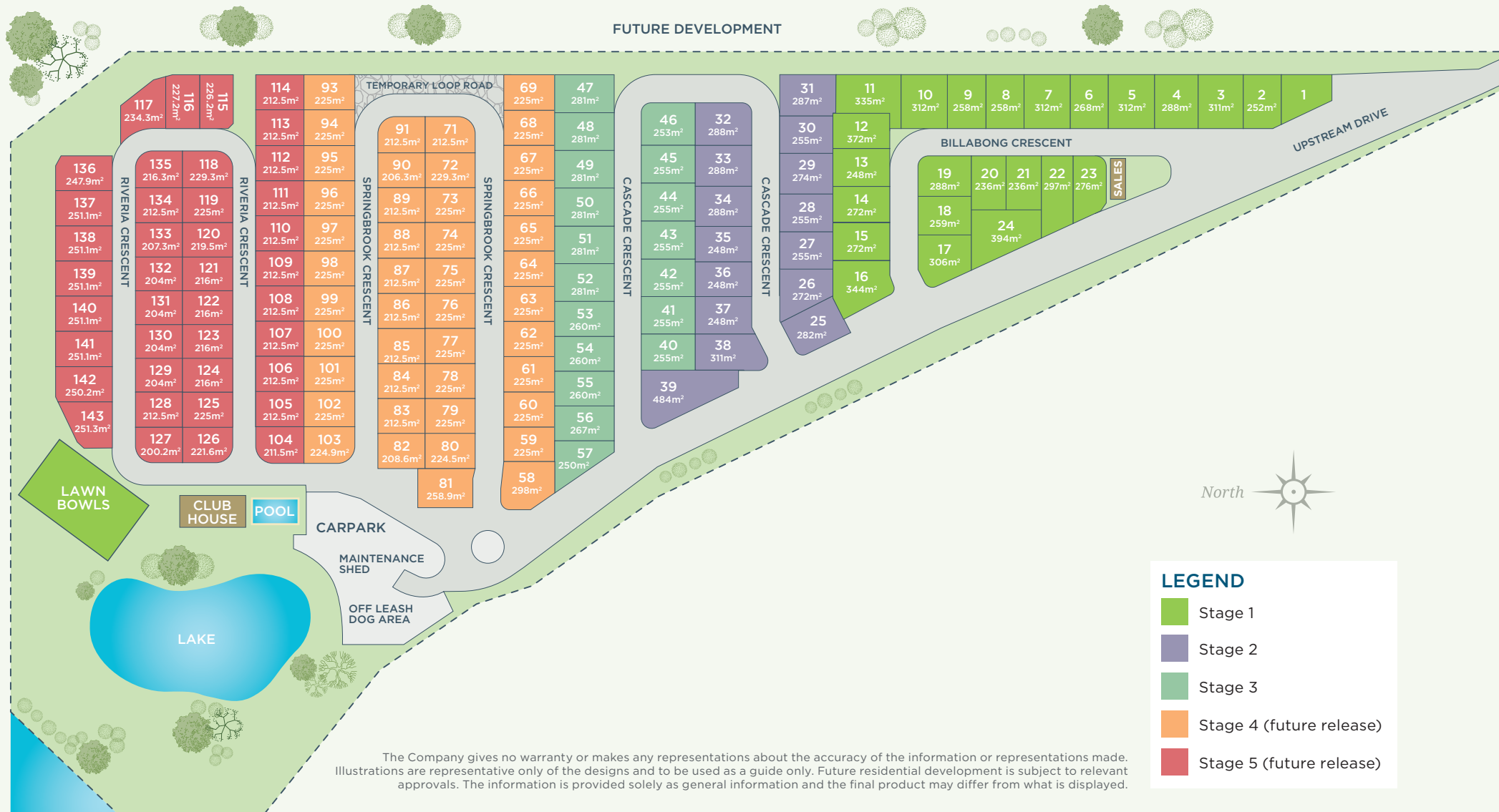
INTERNAL LIVING AREA	74.80m <sup>2</sup>
EXTERNAL LIVING AREA	14.05m <sup>2</sup>
CARPORIT	21.00m <sup>2</sup>
<b>TOTAL</b>	<b>109.85m<sup>2</sup></b>

\* Site 1A has an open carport, no roller door or remote.  
The information provided is for general information only. The final product may differ from what is displayed. The fixtures, fittings and finishes displayed may include non-standard inclusions which may become unavailable and are subject to change. Therefore the display may differ from the final product.

ACTIVE LIFESTYLE ESTATE CHAMBERS PINES 2 Koppick Road, Chambers Flat QLD 4135  
Tel 3903 0674 | Email chamberspines@active lifestyleestates.com.au | www.active lifestyleestates.com.au



Artist impression only. Subject to change. The Company gives no warranty or makes any representations about the accuracy of the information or representations made. Future residential development is subject to relevant approvals. The information is provided solely as general information and the final product may differ from what is displayed.



# Active Lifestyle Estates Bethania

**Bethania is one of Ingenia's key growth projects and is forecast to be a key driver of new home sales over the next five years.**

Ingenia acquired the community in July 2015. On acquisition the community included 54 completed homes and approval for additional homes. Since acquisition, Ingenia has also contracted to acquire a 7.1 hectare site immediately adjacent to Bethania which subject to Council approval would enable an additional 115 affordable over 50's homes to be built.

Site civil works have recently been completed for the next 86 homes. Home prices are from \$315,000.

Upon completion, Bethania will comprise 250 homes and will be one of Ingenia's largest residential communities.



# Active Lifestyle Estates & Holidays Hunter Valley

Located on the doorstep of the Hunter Valley vineyards the Estate offers an affordable and secure community for downsizers wanting to create a home base.

Ingenia's vision for this former caravan park is to create an integrated mixed use community comprising over 64 affordable over 50's homes and a revitalised tourism park catering to the Hunter Valley's strong short term accommodation market.

In December 2015, an application was lodged with Council for 64 permanent sites and 55 short-term sites. In January 2016, a Development Application was lodged seeking approval to build a new community facility and entry statement.

To date, 4 new homes have been delivered to site of which 3 have been sold or settled at prices ranging from \$230,000 to \$255,000.

Upon completion, and subject to Council approval, Hunter Valley will comprise 64 homes and a modern park catering to the growing wine tourism market.



**ACTIVE LIFESTYLE ESTATES**  
Chambers Pines

**TYPE 1A**  
2 bedrooms - 1.5 bathrooms

For information purposes only

**TYPE 1A FEATURES**

- Enjoy a brand new home with modern finishes
- Open plan living space
- Modern entertainer's kitchen
- Separate laundry
- 2 bedrooms
- 1 bathroom
- Single carport with roller door and remote control\*
- Covered entertainment deck
- Built-in robes in all bedrooms
- Air conditioning to living areas
- Ceiling fans to bedrooms and living areas
- Separate toilet

INTERNAL LIVING AREA	74.80m <sup>2</sup>
EXTERNAL LIVING AREA	14.05m <sup>2</sup>
CARPORT	21.00m <sup>2</sup>
<b>TOTAL</b>	<b>109.85m<sup>2</sup></b>

\*Not fit for an open carport, no roller door or remote.

The information provided is for general information and the final product may differ from what is displayed. The fixtures, fittings and finishes displayed may include non-standard inclusions which may become unavailable and are subject to change, therefore the display may differ from the final product.

**ACTIVE LIFESTYLE ESTATES CHAMBERS PINES** 2 Koppick Road, Chambers Flat QLD 4133  
Tel 3803 0674 | Email chamberspines@activelifestyleestates.com.au | www.activelifestyleestates.com.au

