



Your life's on course





Coastal living embraces pristine natural surroundings.

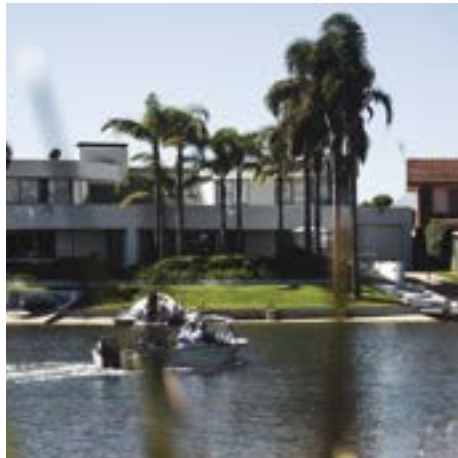
Welcome to Sussex Inlet Golf Village.

A prestigious new masterplanned community
being developed at Sussex Inlet on the South Coast of NSW.

The masterplan has been sensitively integrated into
the existing landscape of the Sussex Inlet Golf Course.
The community's location nestled amongst existing bushland,
waterways and beaches provides an endless range of
healthy lifestyle activities that can be enjoyed by all ages.

It is destined to become a benchmark for
active healthy living.





On completion, Sussex Inlet Golf Village will be home to 700 residences with a diverse offering including villas, town homes, conventional free standing homes and large semi rural lots, with waterfront and golf course frontage locations to choose from.

Offered in lots from 450 – 700sqm, all homes are set in a natural and enhanced coastal location with over 50% of the site reserved to protect and preserve the local bushland and wildlife.



Iconic coastal location

Sussex Inlet Golf Village is situated just 2.8 hours south of Sydney, 1.3 hours from Wollongong and just over 2.5 hours from Canberra.

A renowned holiday destination with a laid back lifestyle, it is located on a narrow, meandering stretch of water known as “The Inlet” that connects the Pacific Ocean to the lagoon, St Georges Basin.

The township is a highly sought-after water activities-based destination with great fishing and protected boating, with Sussex Inlet Surf Life Saving Club overlooking a patrolled beach for surfing and swimming.



Live life at a stroll

The Sussex Inlet Golf Village is only a short 5-minute drive to the Sussex Inlet Shopping Village with facilities including • A Public school • Aquatic Centre • Police & Rural Fire Station • Supermarket • Banking • RSL Club • Bowling Club • Rotary & Lion Clubs • Various sporting clubs • Churches • Bakery • Post Office • Medical Centre • Hardware • Cafés • Restaurants • Pharmacy • Vet • Optometrist • Cinema and of course, the local hotel.

Sussex Inlet is in a central location with easy access to a number of larger towns including the city of Wollongong, Nowra, Ulladulla and Batemans Bay. It is also a short drive to the tourist haven of Jervis Bay, said to have the 'whitest beach sand in the world' and the eclectic village of Milton.



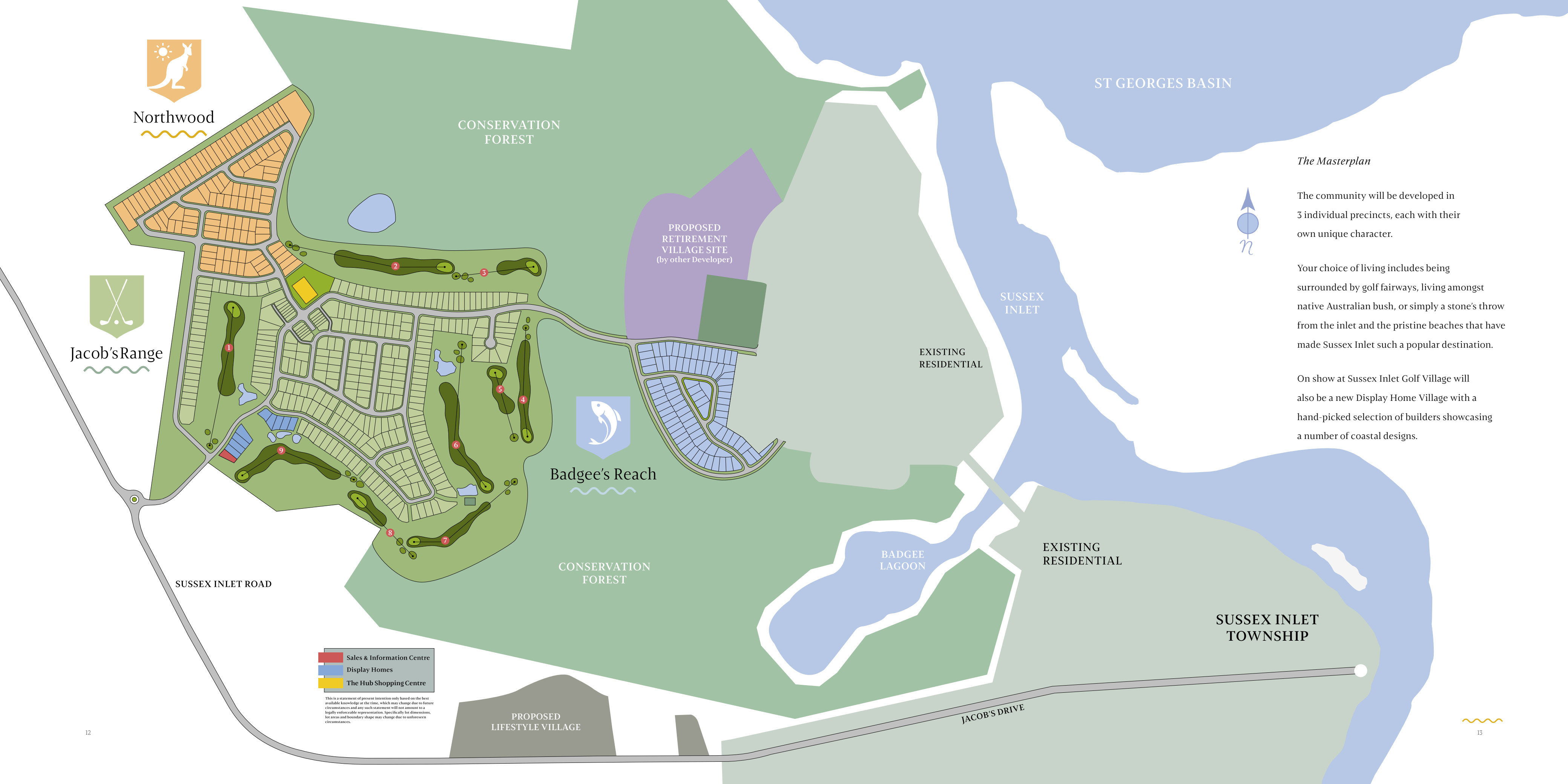
Living with nature

The Sussex Inlet Golf Village Masterplan integrates a large part of the development into the Sussex Inlet Golf Course, currently offering 9 holes and set in amongst native bushland and trees.

With a classic Australian golf course already in place, you will have plenty of time to perfect your game and say hello to the abundance of local wildlife amongst the beautiful native botanicals.

Don't be surprised to see a kangaroo or three hopping across the fairways or simply lounging around the greens observing your putting skills.



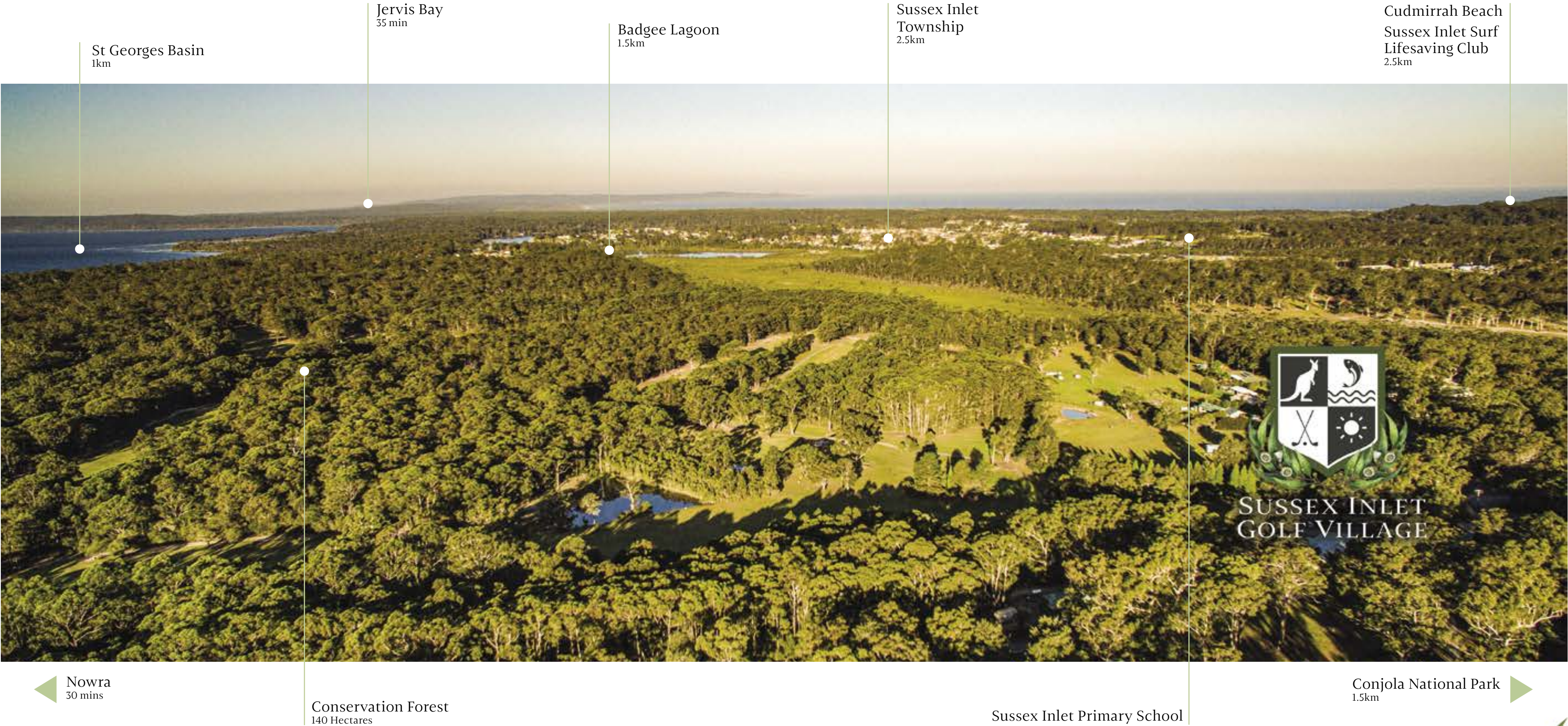


The Masterplan

The community will be developed in 3 individual precincts, each with their own unique character.

Your choice of living includes being surrounded by golf fairways, living amongst native Australian bush, or simply a stone's throw from the inlet and the pristine beaches that have made Sussex Inlet such a popular destination.

On show at Sussex Inlet Golf Village will also be a new Display Home Village with a hand-picked selection of builders showcasing a number of coastal designs.





It's all about the great outdoors

Few places can offer the combination of so many nature-based activities in a stunning, secluded atmosphere.

A variety of pristine beaches on your doorstep offer renowned surfing spots through to calm waters for easy swimming and plenty of great fishing spots.

With the expansive Conjola National Park next door, easy walking trails through tranquil bushland and uncrowded beaches await, with historical monuments to explore and learn along the way.

St Georges Basin, Swan Lake and the meandering Inlet itself provide great boating conditions with banks, bays and channels to explore and enjoy.

History

Sussex Inlet has a deep and interesting history that dates back thousand's of years. Prior to European occupation in 1797, the area around Sussex Inlet was occupied by the Dhurga Aborigines who called the basin behind the inlet, 'Bherwherree'.

Renowned for an abundant supply of fish it was home to a relatively large group of the Dhurga people. Many historical artefacts have been found in the local area.

The first Europeans to walk through the area were the survivors from the wreck of the 'Sydney Cove' who traversed the district in 1797. Nine of them died on the journey up the coast and only three reached Sydney alive.

In 1827 the surveyor, Thomas Florance, travelled to St Georges Basin and mapped Sussex Inlet.



In September 1850 the 'Barque Juniper' was shipwrecked near Cape St George. The area was subsequently named Wreck Bay.

The first European settler in the area was Jacob Ellmoos, a migrant from Denmark who arrived in Sydney in 1878 then sailed and fished his way down the coast. He arrived at Cape St George and set up camp there. During a fishing trip Jacob Ellmoos came across Sussex Inlet and was captivated by the good fishing and the beauty of the area.

The town has now become synonymous as a holiday and lifestyle destination, with many young families relocating to the area. It even has its own local golf course which was opened in 1956 by Clive and Jack Curtis and now serves as the centrepiece for the Sussex Inlet Golf Village.

Creating 'Inspiring Spaces'

The developers, Lucas Property Group and Sheargold, together, recognise that the people who will be attracted to live in this environment seek an active and relaxing lifestyle. That's why our key development philosophy is to create 'inspiring spaces'.

Our extensive market research has been used to refine our masterplan to make Sussex Inlet Golf Village the ultimate lifestyle destination.

Over the next year we will reveal exciting new development plans aimed at enhancing our resident's well-being. It underpins our drive to make Sussex Inlet Golf Village an outstanding place to live.





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