

Harbourside Salamander Bay



Adjacent to Wanda Beach & bordered by tranquil bushland, Harbourside Salamander Bay offers a selection of 81 two-bedroom villas & 64 spacious apartments.

Discover a vibrant and welcoming community where modern living meets natural beauty. Harbourside offers a range of thoughtfully designed homes, including spacious two-bedroom and two-bedroom + study apartments, a select few three-bedroom apartments, as well as beautifully appointed two-bedroom and two-bedroom + study villas. Many apartments feature breathtaking ocean or bushland views, creating a serene and picturesque setting. More than just a place to live, Harbourside provides a fulfilling lifestyle with premium amenities, peaceful surroundings, and a strong sense of community. Your perfect sanctuary by the bay awaits!

Location:

- Adjacent to Wanda Beach and backing on to bushland
- Easy access to the local bus stops
- Within walking distance of Salamander Bay Square. This shopping centre has a variety of shops, including a supermarket, cafes, dentist, doctors' surgery and more, making it a convenient destination for local residents
- Easy access via a local bus service to the Soldiers Point and Nelson Bay Bowling Clubs, the picturesque Nelson Bay Golf Club, the Horizons Golf Club, and the Hawks Nest Golf Club (via ferry)

Key Features: Our villas are designed with comfort, convenience, and style in mind. Each home is crafted to offer a quality lifestyle in a welcoming, functional environment.

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| ✓ Open-Plan Living - creating a warm and inviting atmosphere, perfect for entertaining or relaxing | ✓ Outdoor Living - Private patio ideal for alfresco dining and relaxation |
| ✓ Optional Study Space - many of our villas and apartments offer the option of a study space | ✓ Year-Round Comfort - reverse-cycle air-conditioning |
| ✓ Kitchen - enjoy cooking in a sleek modern kitchen. | ✓ Peace of Mind - 24-hour emergency call service (external provider/additional costs apply) |
| ✓ Proudly Pet Friendly - we encourage residents to bring their furry friends along. (Conditions apply) | ✓ Enhanced Security Features - security doors, lockable windows, & sensor lighting |
| ✓ Stylish Bathroom - with a hand held shower hose, shower rail and soft-closing toilets. | ✓ Garage - our villas include a convenient single garage with direct access from inside the villa. |



Contact us today and book a personal tour (02) 4984 1811
Or visit our website harboursideportstephens.com.au for further information.



Harbourside Salamander Bay Pricing

At Harbourside Salamander Bay, we offer one straightforward pricing model. We've outlined the details below to help you understand how it works.

Salamander Bay – Villas & Apartments

60 Diemars Road & 240 Soldiers Point Road, Salamander Bay

– Deferred Management Fee

Ingoing Contributions	Entry Fee Non-Refundable* 10%	Year 1 15%	Year 2 5%	Year 3 5%	Total 35%	Refund on Exit
\$575,000	57,500	86,250	28,750	28,750	\$201,250	\$373,750
\$590,000	59,000	88,500	29,500	29,500	\$206,500	\$383,500
\$600,000	60,000	90,000	30,000	30,000	\$210,000	\$390,000
\$650,000	65,000	97,500	32,500	32,500	\$227,500	\$422,500
\$675,000	67,500	101,250	33,750	33,750	\$236,250	\$438,750
\$700,000	70,000	105,000	35,000	35,000	\$245,000	\$455,000

Villas

- \$650,000 (two bedroom villas)
- \$675,000 (two bedroom villas with double garage)

Apartments

- Prices range from \$575,000 to \$650,000 with two bedroom plus study priced at \$700,000.

What is a Deferred Management Fee (DMF)?

A Deferred Management Fee (DMF) is a fee that is calculated based on how long you stay in your home. It allows you to enter retirement living at a lower upfront cost, with part of the fee deferred until you leave.

- A fee calculated based on how long you stay
- Capped at 35% over 3 years
- After 3 years, no further DMF accrues
- Your remaining balance is returned when you leave

* The entry fee is non-refundable after 90-day settling in period

* Prices are subject to change

We're here to help

If you have any questions about pricing or would like to talk through your options, our team is here to support you.

Harbourside Port Stephens
Retirement Living

Call our friendly team on
(02) 4984 1811

or visit harboursideportstephens.com.au



ISSUED: Oct 2026