

Harbourside Shoal Bay

The village with the lot

harbourside
PORT STEPHENS

Harbourside Shoal Bay and Bernie Thompson Park deliver all you need to live your best life.

Directly across the road from beautiful Shoal Bay Beach, these peaceful communities embrace a laid-back lifestyle surrounded by nature. Gentle waves and fresh ocean breezes invite residents to unwind and connect with one another.

Harbourside Shoal Bay features 104 beautifully designed villas, including 98 spacious two-bedroom villas and 6 one-bedroom self-care options, while Harbourside Bernie Thompson Park includes 50 additional villas. Together, these communities are home to over 230 residents who enjoy an active lifestyle and friendships among neighbours.

Location:

- Local medical centre just 5 minutes away
- Directly across the road from the beautiful Shoal Bay Beach
- The local bus stop is directly stop is directly in front of the village
- Easy access 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 service)

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.

- ✓ **Open-Plan Living** – creating a warm and inviting atmosphere, perfect for entertaining or relaxing
- ✓ **Convenient Laundry Solution** – fold-down clothesline, making laundry days a little easier
- ✓ **Kitchen** – enjoy cooking in a sleek modern kitchen.
- ✓ **Proudly Pet Friendly** – we encourage residents to bring their furry friends along. (Conditions apply)
- ✓ **Stylish Bathroom** – with handheld shower hose, shower rail and soft-closing toilet seats
- ✓ **Expand Your Space** – residents have the option to install a sunroom
- ✓ **Year-Round Comfort** – reverse-cycle air-conditioning
- ✓ **Peace of Mind** – 24-hour emergency call service (external provider/additional costs apply)
- ✓ **Enhanced Security Features** – security doors, lockable windows, & sensor lighting
- ✓ **NBN Ready** – stay connected with high-speed NBN access available





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



Harbourside Shoal Bay Pricing

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

Shoal Bay & Bernie Thompson Park Villas

- 89A Shoal Bay Road & 6-8 Government Road, Shoal Bay

Villa type	Ingoing Contributions	*Entry Fee Non-Refundable	Refund on Exit
One Bedroom	$395,000	$190,000	$190,000
Two bedroom	$425,000	$215,000	$210,000

What is a Non-Refundable Donation Model?

In this model, part of your ingoing contribution is non-refundable. This allows you to enter retirement living at a lower upfront cost, with a simple and transparent structure when you leave.

- A portion of your ingoing contribution is non-refundable
- The remaining balance is refunded to you when you leave
- There are no time-based or increasing exit fees

* 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

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