

# Amberlee

Living – Your Seachange amongst the Trees



## PLAN YOUR RETIREMENT

Your Seachange amongst the  
Trees.

306 Jetty Rd, Rosebud 3939  
[www.amberleeliving.com.au](http://www.amberleeliving.com.au)  
(03) 5982 2122  
[stay@amberlee.com.au](mailto:stay@amberlee.com.au)

# THINGS TO CONSIDER

**O**pportunity for forward thinkers and planners

**L**imited opportunity -we have a few sites that would suit a retirement Plan

**P**urchase a seachange home and commute on freeways from Rosebud.

**S**eachange before you retire and benefit. Talk to your accountant or financial adviser.

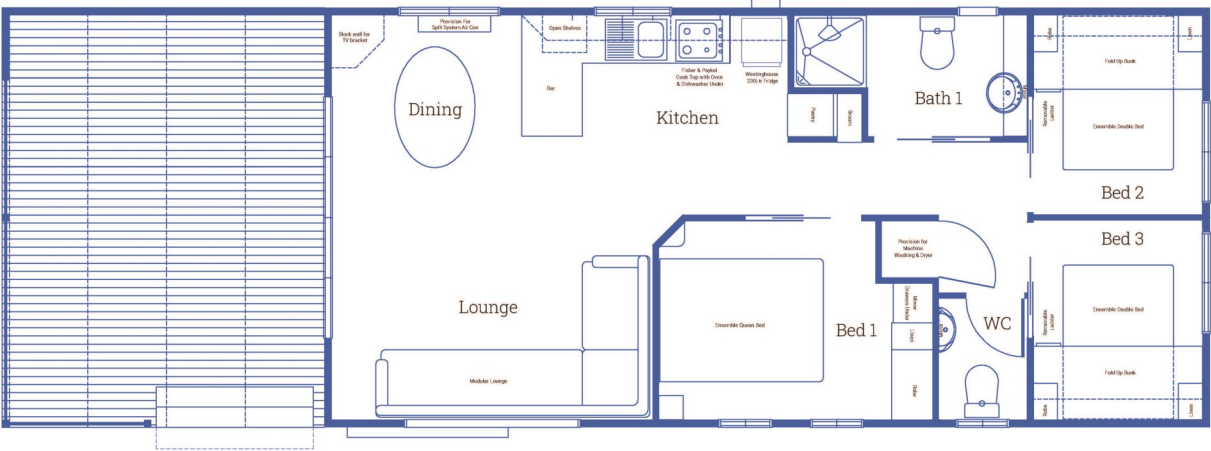
**S**ell your city house put \$600,000 as a one off into Super bumps that to a great figure, be sure to receive financial advice first.

**M**aybe you also have funds left over for a boat; being so close to the bay or funds to travel overseas

**C**an even plan a van for escaping the Melbourne winter once you have retired.

**M**aybe retire earlier after you have bumped up our Super

**W**e have a couple of sites where your touring van or boat can fit on your site, if you get in early enough to get a site with extra space for those types of items.

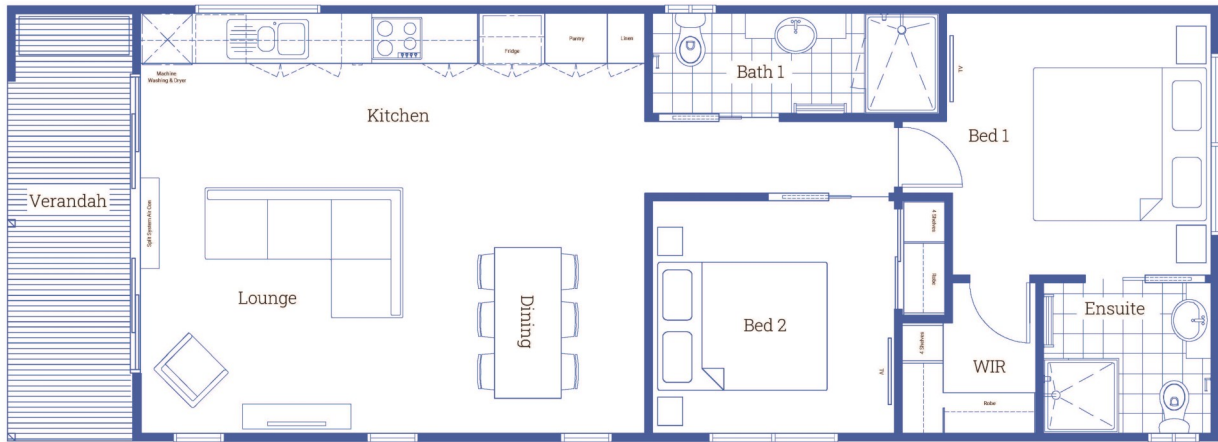


**Kookaburra**

**3 BEDROOM 1½ BATH FROM \$350,000**

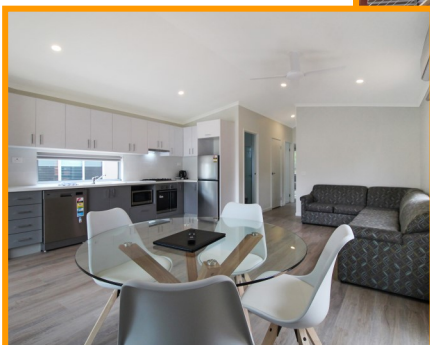


- 2 
- 1½ 
- 3 



**Fairy Wren**

**2 BEDROOM 2 BATH FROM \$320,000**



# OPPORTUNITY

**Are there many sites?**

**T**here are a limited number once gone there will be no more.

**Why have they become available?**

**T**his is a small change of direction for a well respected Holiday property, which has come about because of requests from holiday makers for many years.

**Can I keep my Boat or Caravan next to my home?**

**I**n some cases YES! If you are quick enough and pick up a launch site, these are available.

**Can I have a Dog?**

**Y**es we are even establishing an on leash walking trail around Amberlee grounds and have future plans for a dog park.

**Can visitors stay over?**

**Y**es the site is rented to a maximum of 2 Residents, though your family, friends and grandchildren can stay over at no cost. You will find Amberlee is a great place to mind grandchildren. Grandchildren are great unless they are bored. You will find sitting watching them on the trampolines very therapeutic.

**Can I choose my own Home Design and Layout?**

**W**e build and install your lifestyle home in our park. You will be able to have consultation with both Amberlee and preferred builder in relation to design and layout of your home to suit your needs and requirements. Customising homes could effect the overall cost of the home.

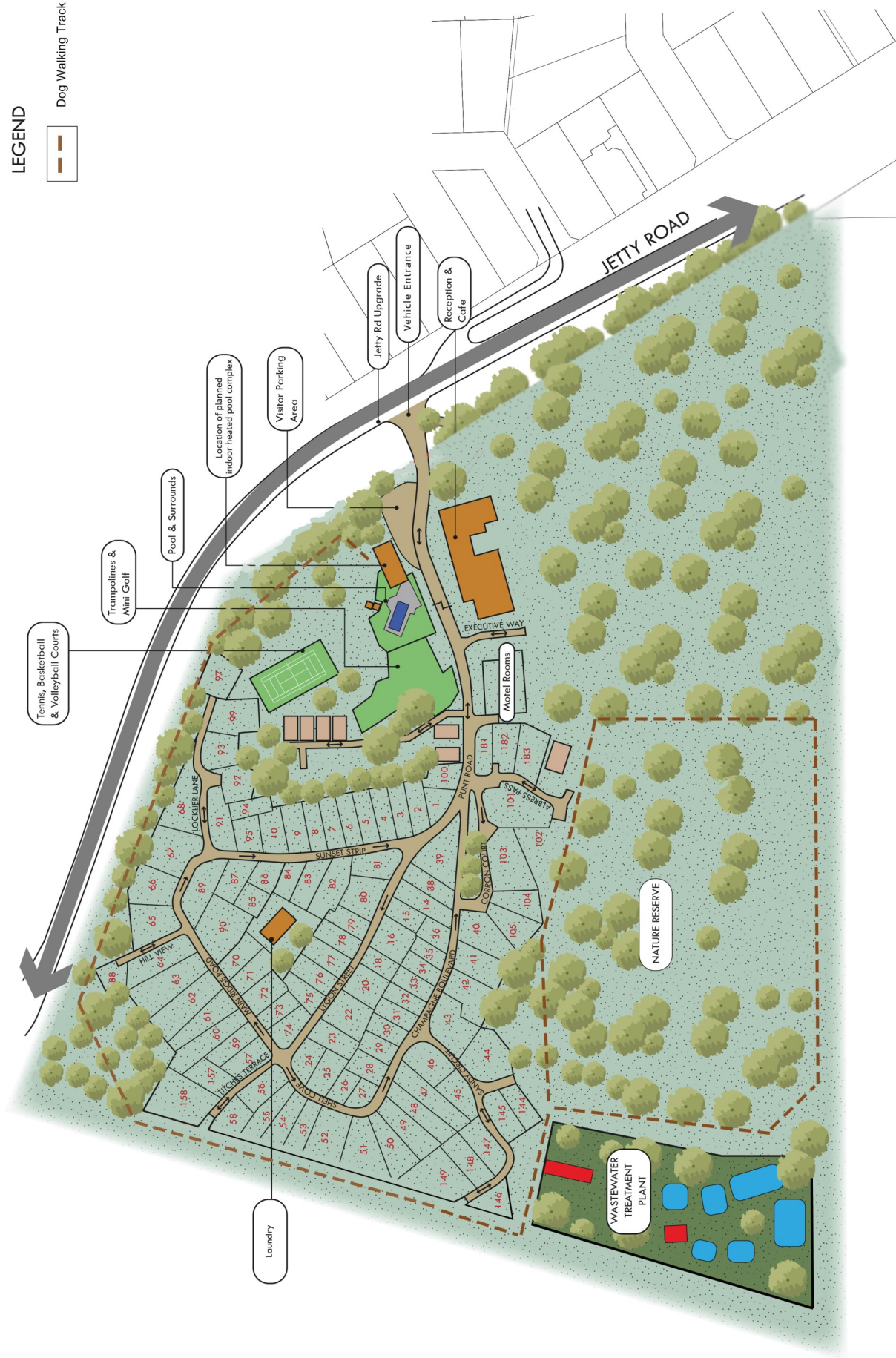
**Can I choose my own Paint, Tiles etc?**

**O**nce you have agreed on a design and layout we will take you to the manufacturer to choose Paint, Tiles, Benches, Cupboards etc. You even have a choice of fabrics and fixtures. All of these could effect your overall price.

**LEGEND**



Dog Walking Track





## DOG WALKING TRACK

We know many people consider pets to be there 'family' so we want you to feel like your family can live with you.

We have created a walking track around the outside boundaries of the park, that will allow you to walk your dog on a leash and enjoy your 'seachange amongst the trees' environment.



# Amberlee



Call us (03) 5982 2122



**Emergency Assembly Point**



**Fire Plug**



**Fire Water Tank**



**Fire Extinguisher (Games Room)**



**Fire Hose and  
Fire Extinguisher**

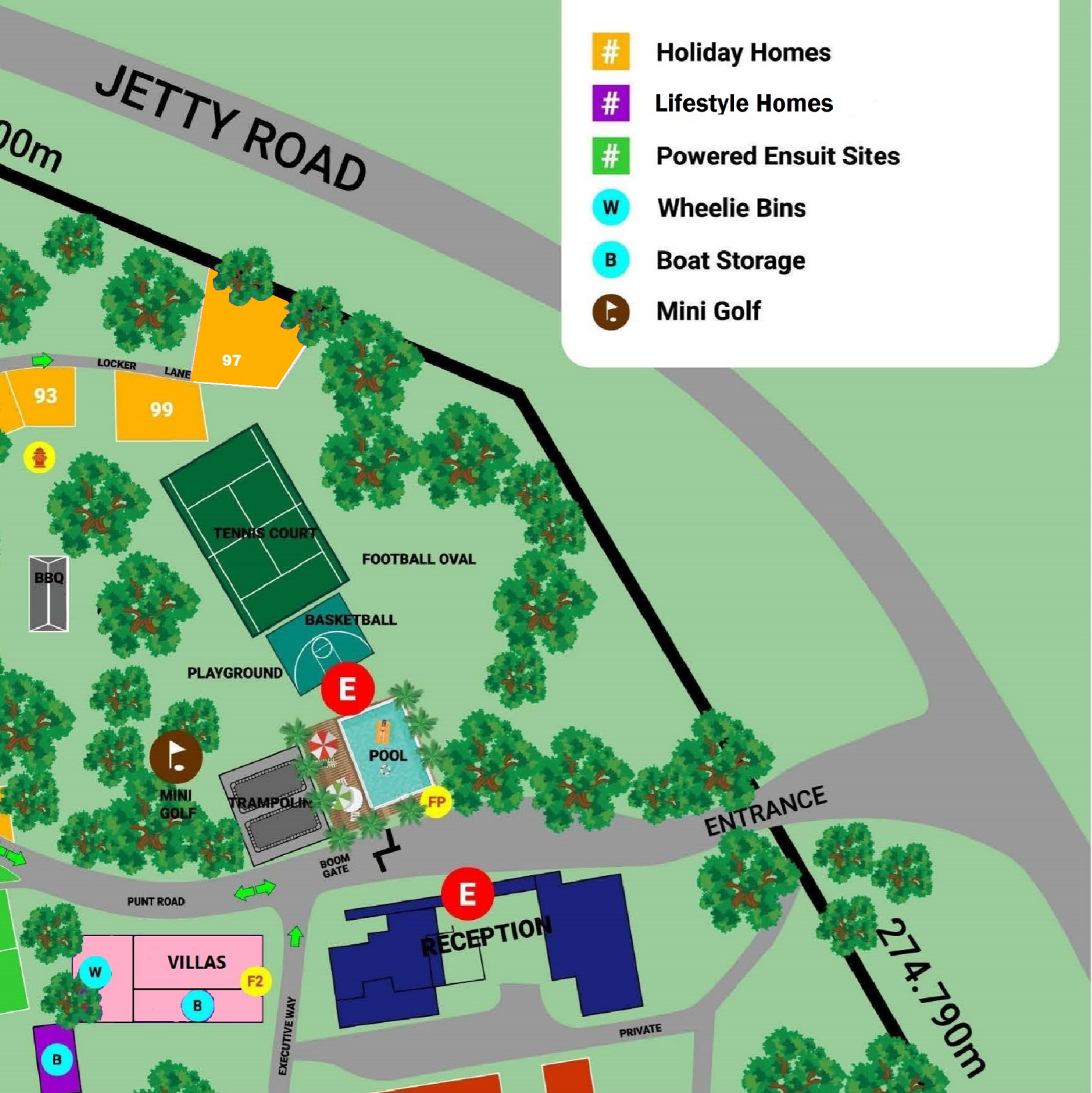


**Fire Extinguisher (Villas)**



# LEGEND

- # Holiday Homes
- # Lifestyle Homes
- # Powered Ensuit Sites
- W Wheelie Bins
- B Boat Storage
- 🏌️ Mini Golf



Fire Extinguishers and Fire Hoses for use whilst waiting for CFA/MFB to attend.

Fire Plugs for CFA/MFB for sucker or pumper to use.

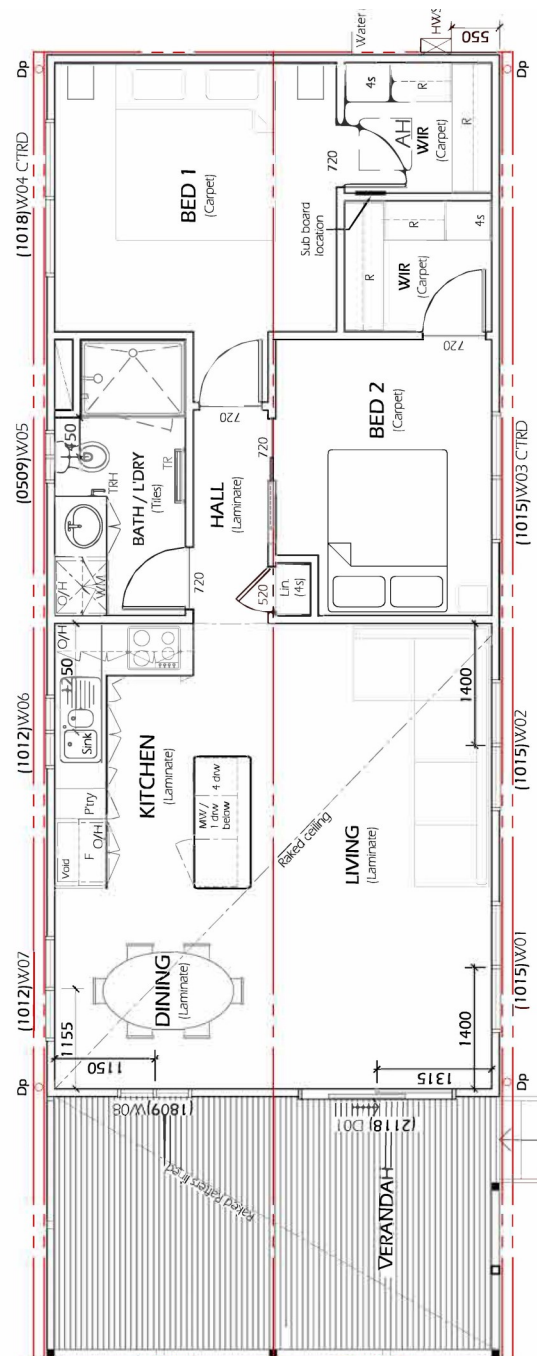
Emergency Vehicle Entry break glass in Extinguisher Box at entrance to cafe near boom gates.



## 2 BEDROOM 1 BATH FROM \$310,000

### HOME FEATURES:

- ◇ 2 Bedrooms
- ◇ 1 Full Bathroom
- ◇ Laundry Cupboard
- ◇ Full Kitchen
- ◇ Living/Dining
- ◇ Double Glazed Windows
- ◇ Ceiling Fans in Master and Lounge
- ◇ TV Points in all bedrooms and Lounge
- ◇ Insulation in Walls/Roof and Under Floor
- ◇ Skirted to the ground to stop drafts
- ◇ Deck Area





## 3 BEDROOM 2 BATH FROM \$380,000



### HOME FEATURES:

- ◇ **3 Bedrooms**
- ◇ **2 Bathrooms**
- ◇ **Laundry Cupboard**
- ◇ **Full Kitchen**
- ◇ **Living/Dining**
- ◇ **Double Glazed Windows**
- ◇ **Ceiling Fans in Master and Lounge**
- ◇ **TV Points in all bedrooms and Lounge**
- ◇ **Insulation in Walls/Roof and Under Floor**
- ◇ **Skirted to the ground to stop drafts**
- ◇ **Deck Area**

# CAN WE

# NEGOTIATE?

## Can we negotiate?

**Y**es, these days there is usually some wriggle room in anything for sale.

**E**stablished homes, negotiation is usually about price. New homes, have involved very interesting negotiations, depending on the outcome the purchaser is after.

- **P**rice is the most sort after negotiation though sometimes price is already tight on new homes.
- **N**egotiations can happen on inclusions, such as outdoor kitchen or European laundry.
- **E**ven a carport on one occasion.
- **A** gravel permanent boat parking area with a concrete lock down.
- **A** payment plan has even been devised by one purchaser, over a 6 month period whilst they sold their family home.

***As you can see negotiations can take various directions.***

## What do I do next?

**S**peak to your financial advisors and solicitors

**S**peak to family

Then make an appointment with us to start your 'seachange amongst the trees'.

# F.A.Q's

**How do costs compare to owning a suburban Home?**

**C**ompared to a suburban home, Amberlee pick up a lot of the payments that an individual would pay directly owning a home.

**Costs of Land Rates in the area?**

**T**hat depends on the individual property, though one of our residents that sold there city residences to purchase a home in Amberlee was paying \$3,200 council rates, \$2,500 water rates & \$1,500 sewer rates. Those figures were based on Mount Martha.

**Cost of Stamp Duty?**

**N**O Stamp Duty for you when you purchasing at Amberlee — an new home could possibly be \$45,000 or more.

**Land Tax?**

**N**o Land tax for your home at Amberlee—land tax is payable on the second and all other properties you own, but not at Amberlee. That cost may be thousands of dollars annually, but not at Amberlee.

**Is the home likely to go up in value?**

**L**ike all real estate, it depends on the financial climate of the time. Also like real estate, if you own the unit for over 5 years you can be fairly sure it will go up in value.

**Are there payment options?**

**W**hen buying your home off the plan, payments are made on scheduled basis as the home progresses along the production line. This plan may be customised, however the usual schedule is 20% deposit, 10% upon colour selection, 20% at start of production, 20% once delivery date is confirmed, 20% upon onsite viewing and 10% upon final settlement. When purchasing an existing home a 10% deposit is made with the balance paid on or before the agreed settlement date.

**What contracts need to be signed?**

**W**hen purchasing off the plan, you will receive a planning contract for any changes that you wish to make to the standard plan. This is in addition to the sales contract, payment schedule, warranty information and Seachange residential agreement.

## IN THE PARK

**Pets**—We want this to be your family home, so all ‘family members’ are welcome weather two legs or four.

**Boats/Trailers**—We have a dedicated yard for boat, jet-ski, trailer storage.

**Caravans**—Now days it seems everyone owns a caravan, so we consider one your vehicle and we have specialised sites that have room for a caravan, or it can be storage in our dedicated storage yard.

**Facilities**—Outdoor Pool, Tennis Court, Outdoor Gym, Mini Golf, Playground, Trampolines, Licensed Cafe (*Indoor Pool , Spa, Sauna and Gym coming soon*)

## AROUND US

**M**ornington Peninsula is home to some of Australia's best wineries and vineyards, breweries and delectable restaurants.

**A**bundance of local attractions and facilities to ensure your lifestyle is unchanged, yet your location is.

**W**e are surrounded by world class golf courses and some of Victoria’s most scenic walking tracks and nature experiences.

**A**ll this just 1 hour from Melbourne.

# NOTES



## KAIZEN

A Japanese word with the inherent meaning of 'Continuous Improvement'.

With this philosophy, Amberlee is constantly building on our love for the family environment; bringing you consistently updated facilities and development.

You can see from these photos how far this has brought us since our beginning in 1982.

## OUR KEY PERSONNEL

### **Amber Neary-Johnson**

Manager, Sale Consultant

### **Ron Neary**

Founder, Sales Consultant

### **Corrine Davis**

Accounts Manager, Office Assistant

### **Lauren Crosbie**

Assistant Manager, Sales Consultant

### **Contact Us**

[stay@amberlee.com.au](mailto:stay@amberlee.com.au)

