

THE WATERFRONT SHELL COVE



THE WATERFRONT
SHELL COVE

SHELLHARBOUR MARINA
AND WATERFRONT DINING
PRECINCT NOW OPEN



ARTIST'S IMPRESSION

A luxury coastal
LIFESTYLE AWAITS

Wake up on The Waterfront, where everything you need is right on your doorstep. Nestled in one of the most beautiful regions of Australia, The Waterfront at Shell Cove is luxury coastal living at its finest and is on track to becoming one of New South Wales' top lifestyle destinations.

Here, the sea breeze is part of life, from the marina to the boardwalk; and you're never more than a short stroll away from an array of amenities, including our own Town Centre, which buzzes with shops and dining options.

Whether walking the pristine beaches of the South Coast, spending time with the family or socialising with friends, The Waterfront delivers coastal living at its finest. It's a unique opportunity to live right by the harbour; a relaxed beachside lifestyle like no other.

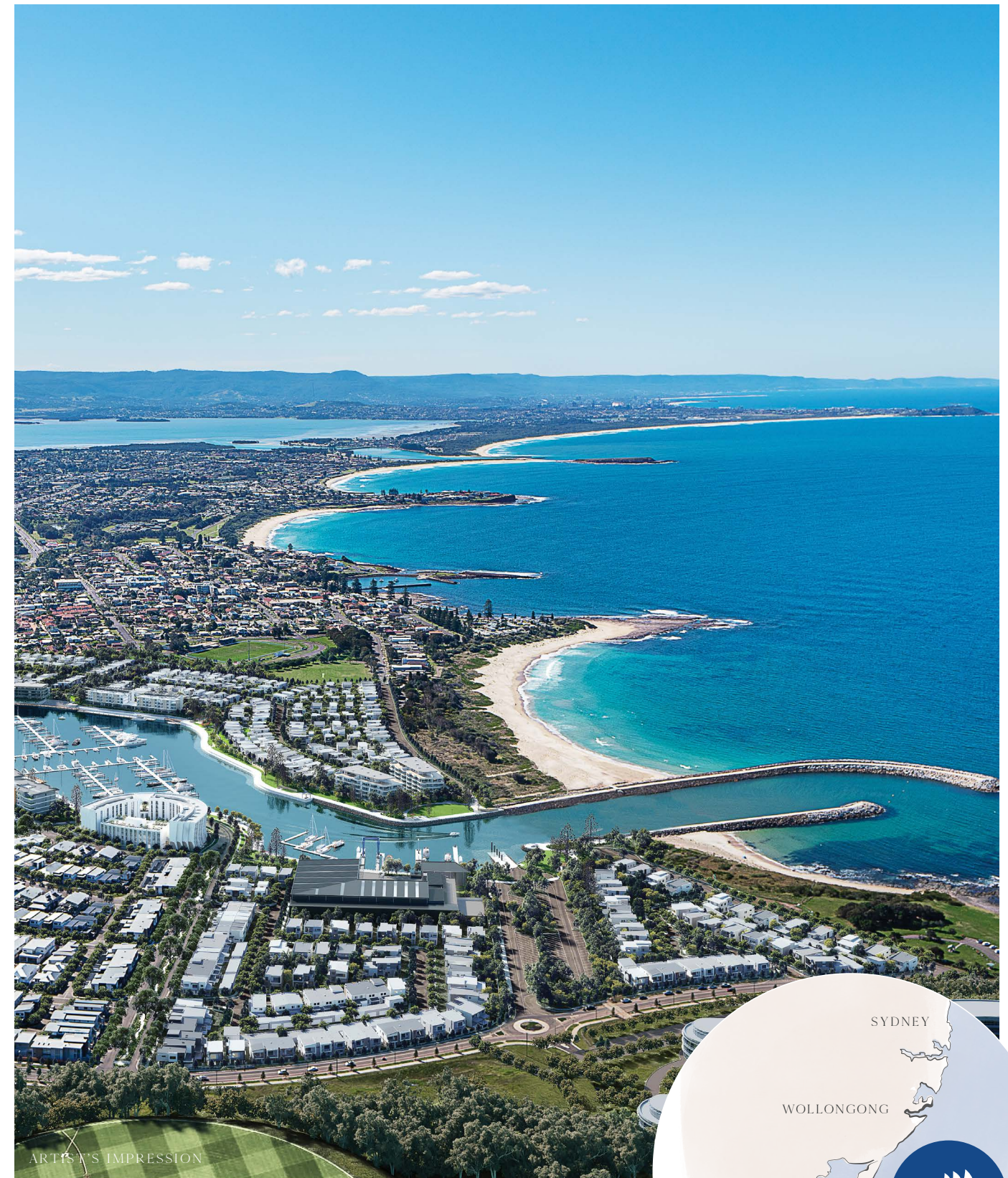


IT'S *closer* THAN YOU THINK

Just 90km from Sydney's southern suburbs on the NSW South Coast, a new luxurious way of life awaits. Discover the perfect balance of tranquility and vibrancy at The Waterfront, Shell Cove.

Easy access to Wollongong, the Southern Highlands, Sydney and Canberra makes The Waterfront the perfect getaway. It's also easily accessible by car, train and plane with the nearby Shellharbour Airport offering direct flights from Melbourne and Brisbane.

The Waterfront's connection to key capital cities feels all the more miraculous when you take a stroll down one of our pristine, sprawling South Coast beaches. Our unique position truly offers the best of both worlds.



A NEW LUXURIOUS WAY OF LIFE AWAITS





LIVE THE *coastal life*

Positioned around the world-class Shellharbour Marina, you're close to all the conveniences of an established and vibrant community, while surrounded by the pristine beaches that make the South Coast one of Australia's true paradises.

Enjoy an abundance of lush parkland, beautifully landscaped against the backdrop of the ocean. Stroll along the boardwalk to the vibrant Town Centre, with its array of harbourside dining options, or simply relax with a sunset drink at the Waterfront Tavern. You're never more than a few steps away from something to see or do.



The proximity to the water, whether the gentle wash of the marina or the rolling waves of the nearby beaches, creates calmness and contentedness; traits you often find in people who live in coastal areas. What else would you expect when you can start every day with a sunrise surf and be home in time for breakfast?



Expect weekends filled with activity and adventure, with parks, coastal walks, lookouts and playgrounds all around; places which will become meeting points for the community, where you can enjoy the very best of this sun-drenched coastal life together.



*Harbourside
living*

BY THE
BEACH



SHELLHARBOUR MARINA
AND WATERFRONT DINING
PRECINCT NOW OPEN

ARTIST'S IMPRESSION



BETTER BY *design*

The Waterfront at Shell Cove brings a new level of architecture and design sophistication to the South Coast. Every detail has been considered and crafted to make the most of its prime position, next to one of the most beautiful stretches of coastline in New South Wales.

From luxury apartments and brand-new homes to land lots upon which you can design the home of your dreams, there's something for everyone at The Waterfront. The one thing in common is that everything, from the buildings themselves to the community spaces, has been designed to enhance a better life.

“WE’VE COLLABORATED WITH INDUSTRY LEADING ARCHITECTS TO BRING A QUALITY OF DESIGN AND LIFESTYLE THAT HAS NOT BEEN SEEN HERE IN THE SOUTH COAST.”

- GEORGE MASSOUD, DESIGN DIRECTOR



An aerial photograph capturing a stunning sunset over a coastal bay. The sun is low on the horizon, casting a brilliant orange and yellow glow across the sky and reflecting off the water's surface. A long wooden pier extends from the shore into the bay. The foreground is dominated by dense, dark green forest, while the middle ground shows a mix of sandy areas, rocky outcrops, and a small beach. The overall atmosphere is serene and picturesque.

WHERE THE BEST OF
the South Coast
IS ON YOUR DOORSTEP

Nestled in one of the most beautiful regions of Australia, The Waterfront offers an unrivalled active coastal lifestyle with magnificent beaches, surfing and fishing, marine reserves, bushland, wetlands and state parkland.

BASS POINT RESERVE



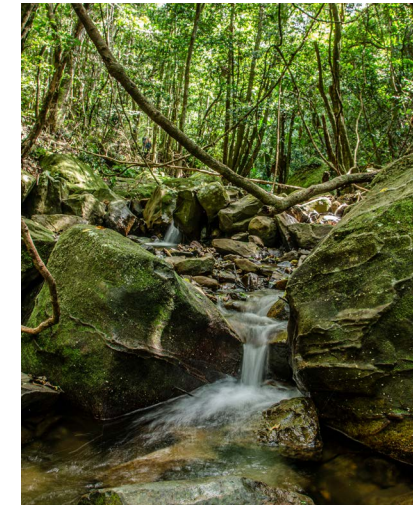
ACTIVITIES

If you didn't already know, the South Coast is a recreational heaven. Paddle out to the many surfing spots; take whale watching and dolphin tours or just pop in for a swim or snorkel; tee off at one of the four nearby golf courses; go bush with hundreds of nearby trails, camping spots, waterfalls and mountain bike trails. Nature, and all it has to offer, truly is on your doorstep.



ARTS AND CULTURE

Beautiful places attract creative people, and the South Coast is no exception. The emerging but already thriving local arts scene offers galleries, arts and craft shops, theatres and local museums aplenty. The Waterfront is also part of Dharawal Country so you need not go far to experience some of the rich history, talent and stories that make this such an incredible and unique place to call home.



MACQUARIE PASS



CULINARY DELIGHTS

The South Coast has developed an impeccable reputation for its ever-evolving food scene with your choice of coast or country – from seafood, fresh produce, game and dairy, there is no better region for embracing 'farm-to-fork' experiences. Not to mention the region's many award winning wineries, breweries, distilleries and farmers markets held throughout the year. You'll never run out of ways to treat yourself.

NATURAL BEAUTY

Nearby is Killalea State Park with over 250 hectares of natural parkland, rainforest areas and surfing reserves. While Bass Point, revered for its diverse marine habitat, boasts a further 72 hectares of stunning coastal reserve with lookouts, bushwalks and several snorkeling and diving spots. In every direction is a natural haven just waiting to be explored.

KILLALEA BEACH



THE LINKS SHELL COVE GOLF COURSE

Space

TO
BREATHE



BASS POINT RESERVE

It's all happening at THE WATERFRONT

THE BEATING HEART OF OUR COMMUNITY



The Waterfront, Shell Cove

At the centre of The Waterfront is our Town Centre and harbour foreshore, the beating heart of our community. This vibrant spot offers a plethora of amenities and activities, all connected by a network of walkways. Whether doing your weekly shop or taking time out to relax, you'll find everything you're looking for right here.



ARTIST'S IMPRESSION

SOMETHING *for everyone*

At The Waterfront, no two days need ever be the same. With a vibrant array of things to see and do, you won't find this level of amenity anywhere else on the South Coast. Here everything is within easy walking distance, set against the picturesque backdrop of the marina and beyond, the ocean.



The Waterfront, Shell Cove

HARBOURSIDE WALKWAYS

Threading through the harbour foreshore and along the ocean, the boardwalk and promenade will take you to everything the community has to offer. Dotted with exercise spots, lookouts, playgrounds and an interactive play trail, you can even walk directly to the ocean. No matter how many times you walk the boardwalk, you'll find something new to see or do.

WINE & DINE

The nearby Waterfront Dining Precinct presents a sophisticated array of cafés and restaurants, with The Waterfront Tavern as its centrepiece. There are endless alfresco-dining choices, making it easy to find the perfect place to relax and take in the water views.

COMMUNITY CENTRE & LIBRARY

Discover a well equipped future Library, Community and Visitor Information Centre that will be a true hub for the local community and creative activity. Here you will find a library, gallery multi-purpose spaces and meeting rooms perfect for working, studying or group activities including yoga and mothers' groups.

TOWN CENTRE

Leave the car behind and head to the perfect place to socialise, shop and dine with friends and family all within walking distance of your home. Here you'll find all the essentials you need from a large Woolworths supermarket and BWS to a bakery, cafés, vet, pharmacist, barber, dentist, ice-creamery, specialty shops and more.

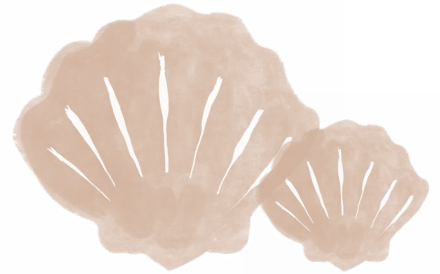
FOR THE FAMILY

Right at the harbourside, you'll find the foreshore kid's beach. Toddle down a few steps to a sandy stretch, perfect for wading in the water and building sandcastles. Right behind, a future lush park with a playground; the perfect meeting spot for family and friends. Why not enjoy some fish and chips on the grass?

THE WATERFRONT HOTEL

When guests come to town or for an escape of your own, the future resort-style hotel is one of the best, and when you experience it, you'll understand why. With harbourfront views, a day spa, large pool, gym, function rooms and restaurant and bar this level of luxury just hasn't been seen before on the South Coast*.

*Subject to DA Approval.



THE WATERFRONT TAVERN

The Waterfront, Shell Cove

THE WATERFRONT

it's all here



-  WATERFRONT DINING PRECINCT
-  THE WATERFRONT TAVERN
-  LUXURY HARBOURSIDE ACCOMMODATION OR THE WATERFRONT HOTEL
-  SPECIALITY SHOPS & SERVICES
-  LIBRARY, COMMUNITY & VISITOR INFORMATION CENTRE
-  270 BERTH SHELLHARBOUR MARINA
-  FUTURE MARINA SERVICES CENTRE
-  PARKS & PLAYGROUNDS
-  BOARDWALK & PROMENADE
-  CHARTER BOAT OPERATIONS
-  KID'S BEACH

At The Waterfront, no two days never need be the same. Let the kids roam free on the kid's beach, harbourside parks and adventure playgrounds. Hit the rolling waves with charter boat tours, public boat ramp and boating facilities. Or just enjoy the coastal lifestyle with our outdoor exercise areas, speciality shops and services.



Sail AWAY

The Shellharbour Marina at The Waterfront is your gateway to the Pacific Ocean. The marina includes 270 wet berths and future world-class boating marine facilities, experience the luxury of stepping out of your front door and having your boat ready to set sail at your leisure.

- 270 wet marina berths and dry stack storage
- Boat haul out and hard stand
- Ship chandlers and boat maintenance workshop
- Fueling, maintenance and service facilities
- Sewerage pump out
- Public boat ramp with trailer parking
- Direct access to the Pacific Ocean

Weekend VIBES EVERY DAY



RED SANDS BEACH

The Waterfront at Shell Cove offers the South Coast's new premier lifestyle destination; an idyllic getaway where vibrancy meets tranquillity, against the backdrop of the Pacific Ocean.

Feel the stresses of the week melt away with a sunset drink at the Waterfront Tavern or take to the waves of the pristine local beaches. Whether you want to wind down or energise, a getaway to The Waterfront will hit the spot, every time.

The Waterfront makes the perfect base for a South Coast escape. The South Coast is fast becoming a popular lifestyle destination because it has so much to offer. Explore the many trails through Macquarie Pass National Park and discover rare littoral rainforests

and waterfalls. Relax on white sandy beaches along the stunning coastline or snorkel at Bushrangers Bay Aquatic Reserve teeming with marine life. Experience award winning wine and food at local cellar doors from Silos to Crooked River there are plenty to visit.

ENERGISE & SOCIALISE

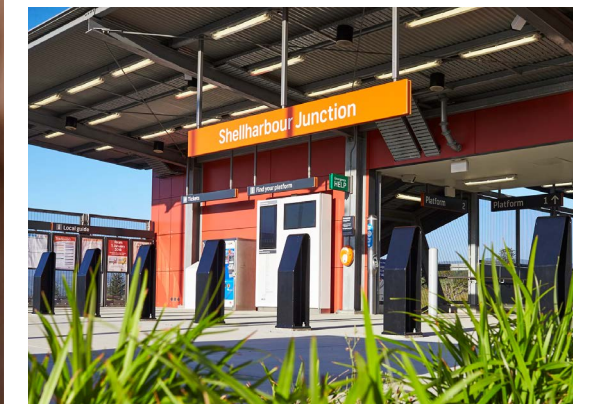
From food and wine festivals to music festivals and markets, there's always something on, drawing people from miles around. Down at the marina, you can sail away, to whale watch or enjoy deep-sea fishing. Back on land, there's even more on offer award winning wineries, farmers markets, national surf reserves, bush walks, galleries and museums. Become part of this thriving coastal community for as little or as long as you choose.

Live life more connected at The Waterfront, where an easy, laid-back lifestyle awaits. Imagine living in an open, walkable neighbourhood, connected to everything you need.

Plus, just 5km away is the Shellharbour City Centre, home to a shopping centre, cinemas and retail shops. Here, you'll find public and private hospitals, medical centres, a broad selection of primary and high schools as well as a TAFE.

In addition, Shellharbour Junction train station is just a short drive with local buses operating from the Shell Cove Town Centre. Plus, Shellharbour Airport offers direct flights to Melbourne and Brisbane.

Everything is within easy reach of this beachside community, all just 90km from Southern Sydney.



Stay well
CONNECTED



BLISS ICE-CREAMERY AT THE WATERFRONT

YOUR LOCAL

- Shellharbour Junction Train Station 3km
- Shellharbour Airport 9km
- Stockland Shellharbour Shopping Centre 5km
- Shellharbour TAFE 5.5km
- Shellharbour Hospital 5km
- The Links Shell Cove Golf Course 2km
- Shell Cove Public School 1.5km
- Corpus Christi Catholic High School 6km
- Wollongong University 24km



MOVE INTO A *greater space*

The Waterfront offers your choice of brand new off-the-plan homes that are beautifully designed with both lifestyle and functionality in mind. 2 to 5 bedroom homes offer something for every lifestyle and life-stage, whether you're buying your first home, upgrading, or downsizing there's a home for you at The Waterfront.

All homes feature open-plan kitchens and living spaces which seamlessly flow out onto covered alfresco areas and beautifully landscaped gardens. Bathrooms have been designed in a stylish, contemporary coastal style. Most master bedrooms boast walk-in robes, ensuites and private balconies.

Everything has been created with sustainability in mind. Each home offers water, energy and money-saving features such as private rainwater tanks, 5-star WELs bathroom tapware, energy-efficient appliances and high-performance windows which hold warmth during winter and repeal heat during summer.





ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

BUILD THE *home of your dreams*

Whether downsizing or looking for more space for your growing family, The Waterfront offers land lots to suit every lifestyle, ranging in size and frontages.

Perfectly situated within walking distance of the world-class Shellharbour Marina and Town Centre, you can design and build a home perfectly tailored to suit your family. Choose your ideal land lot and live by the beach in this unique harbourside community.



Resort-style APARTMENT LIVING

Setting a new benchmark in luxury living on the South Coast, The Waterfront offers a range of 1, 2 and 3 bedroom harbourside apartments, all created by award-winning architects to the highest standards of design quality. Add marina and beach views, plus proximity to our vast range of local amenities, and you've got the ultimate in resort-style living.

Soaked in warm natural light, apartments offer seamless indoor-outdoor living that's ideal for entertaining, or the perfect retreat. Then, if you can bring yourself to leave, everything you could ever need is just outside your front door.



Join a vibrant COMMUNITY

From family fun days and movie nights under the stars, you'll struggle to find a more active and welcoming community than the one at The Waterfront.

Whether it's taking part in a sunrise yoga class, having a surf lesson or even growing your own vegetables in the community garden, life as part of The Waterfront

community is whatever you want to make it. It really is rare to find a close-knit community like this.

You're not just buying a home at The Waterfront; you're buying into a vibrant, growing community that you'll become a part of. Living at The Waterfront truly is a once in a lifetime opportunity.



LIVE PROUD. LIVE PROUD. LIVE PROUD



CREATED ESPECIALLY FOR YOU BY SHELLHARBOUR CITY COUNCIL AND FRASERS PROPERTY AUSTRALIA

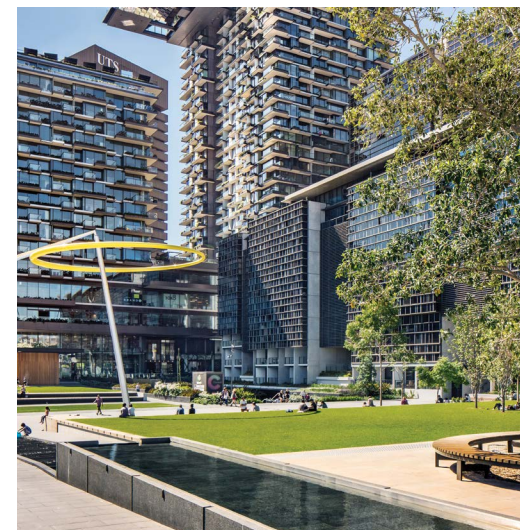
CREATING *proud communities* TOGETHER

There's one measure above all that tells us we've succeeded. We never ask to see it, but we observe it often: it's the smile of pride in what you've achieved. It's seen in the nod of a neighbour, the togetherness of friends, or the laughter of children at play. Small moments that become the measure of how well you've planned and saved and worked to make it all happen.

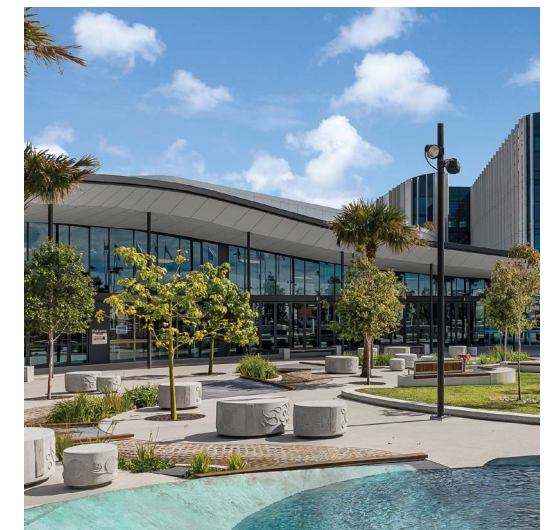
Live proud.



PORT COOGEE, NORTH COOGEE, WA



CENTRAL PARK, CHIPPENDALE, NSW



SHELLHARBOUR CIVIC CENTRE, NSW

FRASERS PROPERTY AUSTRALIA

Backed by one of the world's leading real-estate businesses with S\$37 billion of assets under management across five continents, Frasers Property Australia is global in scale, yet local at heart.


After almost a century of creating homes and places for tens of thousands of Australians, experience tells us that what matters the most is the simple joy of living in a place you're proud to call home.

SHELLHARBOUR CITY COUNCIL

Shellharbour City Council leads by example in balancing the area's natural beauty with the needs of a growing community. Through its framework of a City of Vision, the Council is focused on achieving results for dynamic and sustainable developments for a modern society.



THE WATERFRONT, SHELL COVE
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This material and its contents are provided for information purposes as a guide only, are intended to be a general introduction to The Waterfront, Shell Cove and do not constitute an offer or contract or any part thereof. Its contents (including plans, images and computer generated images of dwellings) are conceptual, indicative and approximate only, not to scale and are subject to change at any time without notice. If there are any discrepancies between this material and the strata plan (once it has been registered), the dimensions, areas and depictions in the registered strata plan will prevail. Frasers Property and Shellharbour City Council reserves the right to amend the finish and selections that constitute the external and internal fabric of the development due to unforeseen building constraints, product availability or for any other reason. Frasers Property does not make any express or implied representation or warranty that the information is accurate, complete or correct. Purchasers must make and rely on their own inquiries and the contract for sale. This material was prepared prior to the completion of design and construction of the buildings featured. An approved quarry operates between Shell Cove and Bass Point. March 2022.