

# Water's Edge

WARNERS BAY

# The serene lifestyle you've been waiting for.

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These expansive residences allow you to  
appreciate Warners Bay in style.

Water's Edge offers seven storeys of quality  
construction and fine craftsmanship with your choice  
of one, two or three bedroom luxury homes.

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# A new perspective for Warners Bay

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## ARCHITECTURE AND DESIGN EVOKE A SENSE OF STYLE AND SANCTUARY IN EASTERN LAKE MACQUARIE

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Wake up to a picturesque view every day. These designer residences have been created to evoke a sense of sanctuary. The first of their kind for Warner's Bay, see Lake Macquarie from an entirely new viewpoint.

Water's Edge will bring a touch of elegance to Warners Bay. Spacious and modern with attention to detail, these residences are designed for the astute resident. These expansive homes front King Street and The Esplanade, only steps from the water, village shops and restaurants.

The lush, tropical interior courtyard will be sculpted by Australia's leading landscape architects, Terras. Large palms and coastal trees surround the infinity pool, gym and entertaining area, creating a resort style oasis.

With spacious one, two and three-bedroom residences available, select the one for your ideal life. Enjoy the luxury of an easy-care home without compromising on space and amenity. Relish your time relaxing by a glorious water view, or on your sundrenched, poolside balcony.





# A new life awaits

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## YOUR NEIGHBOURHOOD BY THE WATER

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Embrace a relaxing life with stylish, easy living. Offering entrancing views, abundant space, quality finishes and a prominent location, it's the perfect way to live each day.





# The perfect placement

LET A MORNING STROLL  
ALONG THE SHORELINE SET  
YOUR MOOD EACH DAY

Warners Bay is nestled on the north east side of stunning Lake Macquarie. The vast salt water lake sets the scene for a rich and varied waterfront lifestyle. It's the chance to be part of a close-knit, friendly community and take pleasure in a variety of clubs and lifestyle pursuits. Located close to Newcastle and the Hunter Valley, live a quintessential water front lifestyle with a cosmopolitan twist.





# Discover unexpected delights

EXPLORE THE LAKE MACQUARIE REGION AT YOUR LEISURE

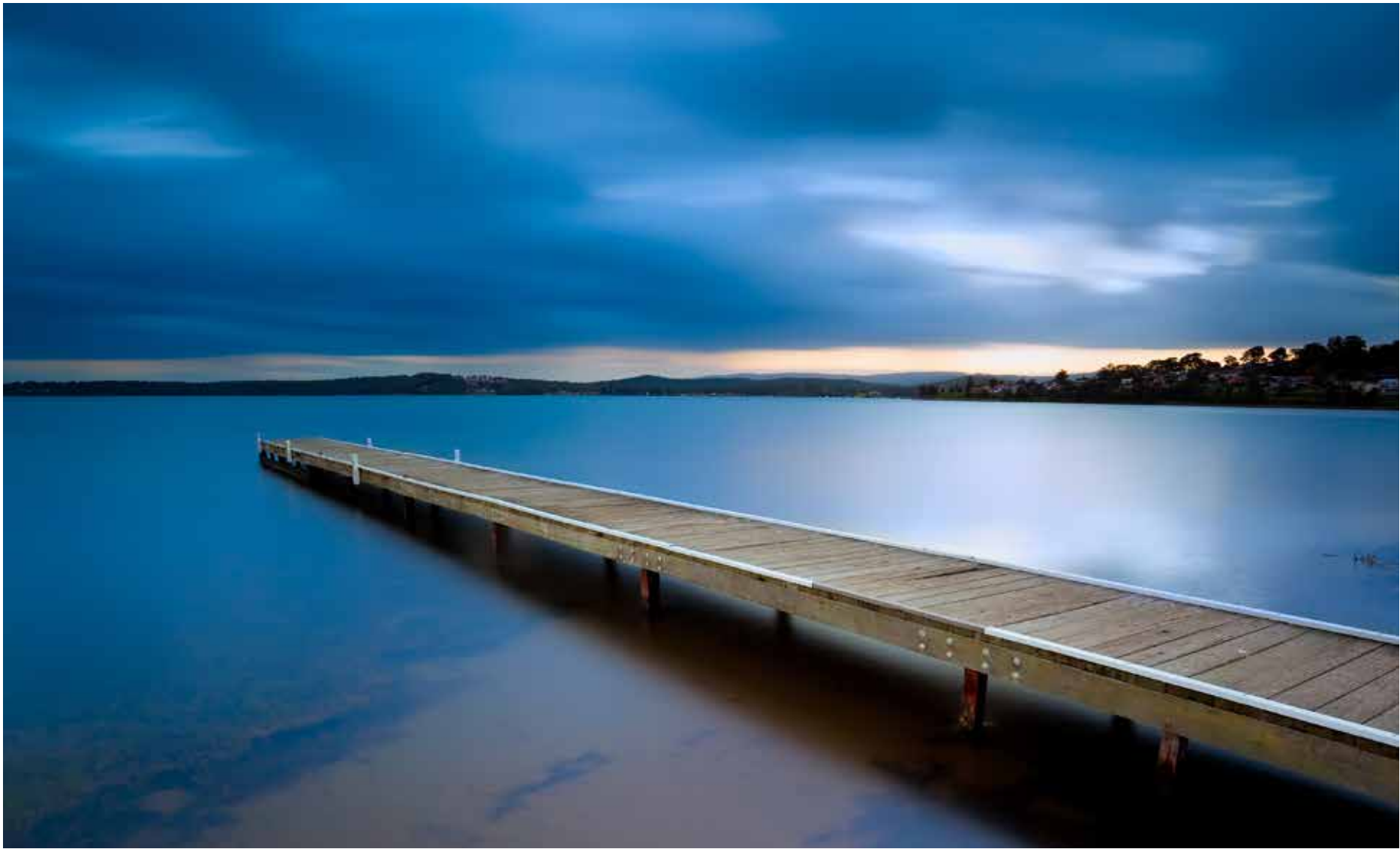
There is so much to see, from the endless coastline of glorious beaches, to the beautiful national parks with well-maintained walking trails. Lake Macquarie has plenty of picturesque places to discover.

With several larger shopping centres within an easy commute, you'll have variety in shopping, restaurants and entertainment too. Enjoy every advantage of a water lakeside lifestyle at your pace.



For a change of scene, take a country drive and immerse yourself in the Hunter Valley. Indulge in home grown delicacies and sample some of Australia's finest wines whenever you please.





# Your ideal lifestyle

LOCATED ON THE ESPLANADE,  
THE WATER IS YOUR FRONT YARD

Mere steps from the water, this prominent location will offer the ideal coastal lifestyle. You can cycle or stroll along the lake's shoreline, or simply watch the sun set over the water. Enjoy the excellent opportunities for recreational fishing and grow accustomed to a fresh catch for dinner.



Indulge in your choice of cycling, golf, lawn bowls or take to the water with kayaking, paddle boarding, or boating. The local shopping village, just 300 meters away offers a variety of stores, bringing a balance of convenience and adventure.





## LIVE A RELAXED LIFE WITH EVERY CONVENIENCE ON OFFER

As Newcastle is just 25 minutes away, a variety of restaurants, shops, galleries and events are nearby. Spend day trips sampling fine wines and gastronomic delights at the Hunter Valley, or immerse yourself in the bustle of Sydney, a 2 hour drive away. Warners Bay offers a coastal lifestyle rich with variety.



### SHOPPING

- 01 Warners Bay Village Shopping Centre | 300 metres
- 02 Warners Bay Homemaker Centre | 2.2 kilometres



### CAFÉS & RESTAURANTS

With an abundance of dining experiences, there is no shortage of choice. Listed below are a small selection of the offering in Warners Bay and the surrounding region.

- 03 Brown Sugar Restaurant | 50 metres
- 04 Travinos | 100 metres
- 05 Sephardim | 100 metres
- 06 Hippo Espresso | 140 metres
- 07 The Grand Pavilion | 200 metres
- 08 Fukusui Japanese Restaurant | 1.5 kilometres



### FACILITIES

- 09 Cagney Tennis Academy | 3 kilometres
- 10 Charlestown Golf Club | 4 kilometres
- 11 Speers Point Sailing Club | 5.7 kilometres
- 12 Lake Macquarie City Art Gallery | 7.4 kilometres



### MEDICAL

- 13 Warners Bay Medical Centre | 400 metres
- 14 Warners Bay Private Hospital | 2 kilometres



### PARKS

- 15 The Foreshore | 40 metres
- 16 Thomas H Halton Park | 3.7 kilometres



### EDUCATION

- 17 St Mary's Primary School | 600 metres
- 18 Warners Bay Primary School | 650 metres
- 19 Warners Bay High School | 1.3 kilometres
- 20 Biddabah Public School | 2 kilometres







# Stylish & Serene

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## THESE BEAUTIFUL APARTMENTS ARE DESIGNED FOR CONTEMPORARY LIVING

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Bask in the sun from the comfort of your spacious balcony. Designed by award winning Stewart Architecture, Water's Edge brings an element of distinction to Eastern Lake Macquarie.

Enjoy the luxury of your landscaped gardens, resort style gym and pool. On a sunny day, entertain your guests at the pool deck, under the established palms.

Inside the residences, the robust materials and high quality inclusions are efficient and timeless. Relax in the knowledge that upkeep will be simple. The neutral interior palette allows you to add colour and flair to make the apartment uniquely yours.

Live in comfort, year-round as cross ventilation allows air to flow through your home. Larger residences boast balconies on both sides to welcome in a gentle breeze.

At Water's Edge, come home to the ease of resort style living, every day.



# Expansive Living

At Water's Edge, the possibilities are endless. This is apartment living at its best. The spacious homes provide ample room to entertain and host visiting family and friends. Leave for holidays at a whim, knowing your residence is secure. Water's Edge offers flexibility and freedom to live as you choose.







# Considered Details

The superb selection of inclusions will stand the test of time.

The refined resort styling influences the residences inside and out. Begin every day in luxury in your resort style bathroom. Fine materials in a neutral palette create a sense of light and space, with a contemporary wall hung vanity and porcelain tiles.

The spacious kitchens are fitted with AEG appliances and plenty of storage. These high quality, reliable appliances make cooking a delight and entertaining easy.

All inclusions are practical in use, yet sleek and unobtrusive in the home.





Skypark Carpark, Canberra



Dockside Apartments, Canberra

# Our Team



[BLOC.COM.AU](https://bloc.com.au)

Bloc specialises in high-end residential, commercial, hotel and retail projects, across the ACT, NSW and Queensland. Across project delivery, planning, design and construction, Bloc have delivered \$1.5 billion worth of projects. They have established a reputation for consistent delivery and excellence in design management.

Bloc's extensive experience in residential design allows for construction and design management to fit to any environment and scope. Bloc's award winning team focus on their client's individual requirements and work with architects and developers to deliver beautiful residences that make a lasting impact on the architectural landscape. This allows Bloc to consistently produce buildings of the highest standard on budget and on time, every time.

## STEWART ARCHITECTURE

[STEWARTARCHITECTURE.COM.AU](https://stewartarchitecture.com.au)

Stewart Architecture's team innovate across the fields of urban design, architecture and interiors.

Now approaching their fourth decade in practice, and with a substantial body of built work, Stewart Architecture is committed to producing exceptional designs that are inventive and strategic: drawing on the skills and talents of their multi-disciplinary team.

Stewart Architecture's focus is on providing the best urban, social, cultural and environmental outcomes for their projects. Engaging in an in-depth process of research and design thinking for each and every project; site, context, scale and typology are considered to provide solutions that are creative, timeless and refined.

Specialising in the creation of beautiful living environments which integrate seamlessly within their community; Stewart Architecture's multi-award winning residential work is widely recognised for its commitment to design excellence.



# Get ready to live life to the full at Water's Edge



PRDNEWCASTLE.COM.AU

PRDnationwide is the leading residential brand in Newcastle and Lake Macquarie.

PRDnationwide are specialists in residential project marketing and all forms of residential sales, development site sales and leasing. PRD comes from a strong project marketing heritage of more than 40 years with PRD standing for Projects Research Development.

PRDnationwide is deeply connected with their community and not only do they have leading Agents and Property Managers within their business, they also pride themselves in representing the very best in examples of building and architecture. Water's Edge is just one of these examples.

- Recent Projects include:
- Civic Green – Newcastle
  - Broadcast House – Newcastle
  - Verve Residences – Newcastle
  - The Wren Apartments – Newcastle
  - Tattlerstalls Apartments on Watt – Newcastle
  - Darby Street Apartments – Cooks Hill
  - One Lake Residences – Warners Bay
  - Celcius Apartments – Toronto
- And dozens of other townhouse and unique prestige projects.





**A NEW PERSPECTIVE FOR WARNERS BAY**

**[WATERSEDEGB.COM.AU](http://WATERSEDEGB.COM.AU)**

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