

Monterey

Camden Haven



If ever there was a time to get a new lease on life, that time is now. If ever there was a place to offer you that new lease on life, that place is Monterey.

Nestled in its stunning location on the mid-north coast of NSW, Monterey is a beautiful new lifestyle community giving you the freedom to live life your way. It's an exceptional way of living for people 55 plus.



Get a new lease on life at **Monterey**

A place alive with
possibilities



Start your next chapter here

Seemingly far away from it all yet connected to everything you need, Monterey is perfectly positioned in the town of Kendall.

Make the most of the year-round temperate climate and head to one of the fabulous beaches or nature reserves nearby for days of relaxation or exploration. Whether you're picnicking or bushwalking, you're spoiled for choice in this pristine, natural environment.

For those who like shopping and eating out, there are plenty of options to suit every taste not far from Monterey and you're just 30km from the big town action of Port Macquarie. Throw some wineries, golf, bowls and tennis clubs, plus a range of medical centres into the mix and life is very good indeed. For the day-to-day stuff, Kendall has a beautician, bottle shop, takeaway, post office, general store and a train station with services to Sydney and Brisbane.



Our location has it all

Where do you want to go, what do you want to do?
See all the possibilities in and around Monterey.

← Port Macquarie 30km

Shopping centre
Eateries
Clubs
Medical facilities
Airport ✈️
Beaches & recreation
Events & festivals
Hospital - public & private

Lake Cathie 15km

Nature reserve
Eateries
Beach
Local shops

Kendall 1km

Local shops
Showground
Train station 🚂
Cafe & club

Kew 3km

Hotel
Local shops
Service station
Cafes
Country club & golf course

Lakewood 6km

Woolworths supermarket
Medical centre
Chemist
Butcher
Bottle shop
Cafe

Laurieton 8km

Nature reserve
Eateries
Coles supermarket
Local shops
Restaurants & cafes
Cinema
Medical centre
Club
Boat ramp

Camden Haven 11km

Boat ramp
Local shops
Eateries
Beach

Dunbogan 10km

Beach
Local shops

Taree 53km →

Shopping centre
Eateries
Clubs
Medical facilities
Hospital - public & private
Aged care services & facilities
Train station 🚂



Time to live your
best life





Living without financial stress allows you to be free to enjoy a life filled with adventure, on your terms. Land lease living offers so many possibilities for the future. Look at all the reasons why—and how—it makes buying your dream home easy.



No stamp duty

With no stamp duty to pay you can focus on the good things in life.



No council rates

Saying goodbye to council rates means more money in your pocket.



No exit fees

If you choose to sell your home, don't worry, there are no exit fees.



Retain capital gains

Receive 100% of your capital gains as profit, should you decide to sell in the future.

The freedom of land lease living

Freedom comes in many forms and living in a land lease community such as Monterey offers many, including financial freedom.

Why choose land lease?



Lower prices

Buy your new home for less. Put any surplus funds from selling your current home towards living your best life.



Future proofing

If you decide to sell your home at any point, the buyer takes on the land lease when they purchase your home.



Community + amenities

A community to call your own and a range of fabulous amenities at your disposal. Use of Monterey's leisure facilities all form part of your site rental at no extra cost.



Own your home

Land lease is different to retirement living. Instead of purchasing the right to reside onsite but not owning your home, with land lease you own your home and pay a fortnightly ground (land) lease instead.



Increasing value

High demand for quality properties in idyllic locations is ever-increasing, meaning the value of your home may appreciate over time, with 100% of any capital gain retained by you.



Rental assistance

Subject to your financial position, pensioners may be eligible for Government Rental Assistance towards the rent payable for the site rental.



Imagine a community of people similar to you, living their best life at Monterey.



Like you, they make the most of every fabulous day; whether it's full of fun, activity and adventure or simply enjoying the pleasure of easy, day-to-day life. Living in a place that's like a resort, you could be forgiven for feeling that you're on holiday all year round.

Connecting with others and belonging to a unique and vibrant community is a big part of that. Neighbours who become good friends — it's all part of the magic of Monterey.

Everyone's welcome at the Clubhouse



The Clubhouse is the heart of the community, and the residents bring it to life, filling it with laughter and the joy of being in one another's company. It's the place where get togethers happen and good times are enjoyed by all.

In and around the Clubhouse are a variety of amenities made for fun and relaxation. Bring a friend or family member along and share the fun.



Heated pool, gym, and wellness facilities

Come on in, the water's fine. Take a dip any day of the year in the heated pool. Keep fit and active in your commercial grade gym. If treadmill, cycle machines and free weights are not your preferred method of keeping fit, there's ample room for you to do yoga and pilates.



Residents' kitchen, bar and barbecue area

Chat with friends as your steak sizzles on the barbecue. Meet at the bar for an evening drink and a chat. Make the most of the residents' kitchen, get the community together and share a fabulous meal.



Tennis court, bowling green and golf practice nets

Hit of tennis anyone? If that doesn't take your fancy, why not aim to get your handicap down at the golf practice nets? Or you could get out on the green and enjoy a friendly game of bowls.





Your site rental includes:

- Legal right to occupy the site
- Resident and guest use of all community facilities
- Maintenance and upkeep of all facilities, roads and parklands
- Management and administration
- Community vehicle for resident group outings

Community spaces for social butterflies.

- Community Clubhouse
- Residents' kitchen and bar
- Indoor dining areas
- Lounge areas
- Alfresco outdoor areas with heating
- Gym, library, arts & crafts room
- Cinema, games room, study
- Community EV charger
- Health and consulting rooms
- Heated pool
- Bowling green
- Barbecue
- Tennis court
- Golf practice nets
- Community garden
- Caravan and boat parking
- Community workshop



There's no place
like our homes



Turning the key and walking into the place you call home never gets old.

Knowing that this is your sanctuary, your forever home, is cause for celebration every day. Your home is designed to embrace the way you live and help you live your best life. All you have to do is move in and enjoy.

Naturally our homes are high-quality, built to last and easy to maintain, but more than that, they're made to be loved and enjoyed. Flowing open plan living areas lead to sunny outdoor entertaining spaces and every home is carefully planned and designed to suit each site. More than this, our homes are created to suit your lifestyle today and tomorrow.



Beautiful homes, built for life



All homes at Monterey are ready to move into with nothing more to do, inside or out.

- Two spacious bedrooms + multi-purpose room
- Master bedroom with walk-in-robe
- Ensuite and main bathroom with full height tiling
- Alfresco entertaining area
- Gourmet kitchen with stainless steel appliances
- Kitchen with energy efficient appliances, stone benchtops and glass splashbacks
- Quality floor and window coverings
- Ducted reverse cycle air conditioning
- Private garage
- Auto garage door and alarm system
- Rooftop solar panels

Three easy steps to buying your home

There are no progress payments whilst your new home is under construction and we take care of all planning and building approvals.

Our homes are all turnkey, both inside and out, with nothing more to do. With just three simple steps to follow, it's easy to get a new lease on life at Monterey.



Everything about living with us is about ease and simplicity. How you buy your home is no exception.

We call it **Allam EasyBuy**, but all you need to know is that there are just three simple steps to owning your dream home at Monterey.

1

Choose your home

Find a home you love, whether it's finished, under construction or still on the drawing board. All you need to pay is \$1,000 to reserve it.

2

Pay your deposit

Once you have reviewed the contract for sale and the site agreement, you pay a small deposit to exchange contracts. You are now on the way to living the good life at Monterey.

3

Get your keys and settle

Pay the remainder of the purchase price and settle your property. Get ready to move into your forever home — now's the time to pop the champagne!

The Allam Advantage

From our family to you

We've been helping people to find their dream home for over 30 years. Now let us help you find yours.

Allam is a privately owned Australian business. We are inspired and driven by creating a sense of belonging and we love bringing people joy through the homes we build. We have delivered amazing communities and homes for thousands of Australian families.

What is The Allam Advantage?

- Our homes are move-in ready, carefully planned and designed to suit your lifestyle
- We offer simplicity, ease and peace of mind through the purchase of your new home
- Every home comes with a bundle of features selected for their quality and value
- Extensive experience in detailed planning, leading designs and quality construction



When you come home to Allam, you've made the right choice.

- ✓ Over 30 years of building excellence
- ✓ Australian owned and operated
- ✓ Developed over 35 estates in NSW
- ✓ One of the largest property developers in NSW
- ✓ Helped thousands of families find their dream home or block of land
- ✓ All-inclusive, fixed price homes, with no hidden extras



Find us

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mymonterey.com.au

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