

# WHAT'S ON AROUND ASHBURY THIS SPRING.

## GET FIT: Get your golf on.

One of Ashbury's many attractions is its proximity to some of Geelong and the Bellarine Peninsula's best golf courses. Whether you are a beginner or you boast a handicap to make Jason Day proud, golf is a fantastic way to get fit and to spend time with friends this Spring. Here's our round up of our top picks near Ashbury.

## THE SANDS TORQUAY

The Sands, is a unique 18-hole links style championship golf course, cleverly designed around the sand dunes of its Surf Coast setting and best of all, it's only a 12 minute drive from Ashbury. Designed by Australian golfing legend Stuart Appleby, this course is an enjoyable challenge for both golfers with a handicap and weekend golfers. With up to five tee positions on every hole and over 100 carefully positioned bunkers, it certainly lives up to its name and is a testament to Appleby's architectural commitment and passion. The Sands Torquay offers an extensive range of facilities including pitching and putting greens and a driving range. Golf professionals are also available for private lessons. New members, social groups and casual green fee players are all welcome. Peppers, The Sands Resort offers Stay & Play Packages, including overnight accommodation, full buffet breakfast and green fees for 9 or 18 holes of golf with an electric cart.



Photo courtesy of The Sands Torquay

## CURLEWIS GOLF CLUB

Curlewis is regarded as one of the most progressive and exciting public access golf courses in Australia, and is ranked in the top 50 Australian Golf courses. Measuring 6,150 metres with a par 72, according to the experts it's a challenge for players of all standards and a true test of golfing ability. The comfortable clubhouse offers a wide array of delicious, chef-prepared, dishes in the bistro, along with a renowned a la carte dinner menu every Friday and Saturday night. In late 2018, the next exciting phase begins at Curlewis, with a state-of-the-art 18-bay driving range, teaching academy opening on site, along with a two-tier mini golf course – The Range at Curlewis. Green fee players are also welcome.

[www.curlewisgolf.com.au](http://www.curlewisgolf.com.au)

## 13TH BEACH GOLF LINKS

13th Beach Golf Links is a Nationally Ranked 36-hole golf and residential precinct located 10 minutes down the road from Ashbury at Barwon Heads. The Beach Course (designed by Tony Cashmore), the first 18 hole course, is set along the property's two kilometres of surf beach frontage and is ranked among Australia's Best 20 Golf Courses. The Creek Course (designed by Sir Nick Faldo and Tony Cashmore), spanning 6,401 metres is also popular and steadily increasing its national ranking each year.

With a modern Clubhouse and great facilities, and open to the public as well as members, whether you're a golfer, or simply want to admire the views, visiting 13th Beach is a must. [www.13thbeachgolf.com](http://www.13thbeachgolf.com)



Photo courtesy of Barwon Heads Golf Club

## BARWON HEADS GOLF CLUB

For many golfers, the grand prize is a game at Barwon Heads Golf Club. Nestled among the coastal dunes just metres from the spectacular Victorian Surf Coast, the exceptional Barwon Heads Golf Club is one of the most picturesque courses in Australia. Undulating fairways, strategic bunkers, slick greens and testing winds all combine to present both a challenging and visual delight. The course is ranked number eight of Australia's top 100 public access courses by Ausgolf 2018 guide, number three in Victoria and rated in Australia's top ten public access courses by Golf Australia magazine. Built in 1920, the iconic clubhouse, listed by Heritage Victoria and the National Trust, is famed for its ambience and old world charm. A drink on the deck at the rear of the recently refurbished Cape Cod style Club House overlooking the last hole is the definitely the ultimate après golf indulgence. Green fee players are welcome to play Monday to Friday (outside competition times and excluding public holidays), and some Sundays. [www.barwonheads.golf](http://www.barwonheads.golf)

## QUEENS PARK

Queens Park Public Golf course is a picturesque public 18-hole golf course set in a valley bordered by the Barwon River and a walking track to Buckley falls in the Queens Park sporting precinct. The par 66 course is suitable for players for every level of experience from beginners through to experienced golfers. Hugely popular in summer and school holidays, it holds competitions for members 4 mornings a week, Saturday (Men & Women), Tuesday (Men), Wednesday (Women) and Thursday (Men). The course is open to the public 7 days a week (outside of club competition times) and fully qualified staff are available to provide lessons and club hire and to make sure all visitors thoroughly enjoy their golfing days. [www.queensparkgolfclub.com](http://www.queensparkgolfclub.com)

## TO FIND OUT MORE ABOUT ASHBURY, VISIT OUR SALES CENTRE

Open 11am – 5pm Friday – Monday  
460 Boundary Road, Armstrong Creek  
CONTACT SHAREE HASE OR  
JAYDEN McHENRY ON 1300 303 460

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OCTOBER 2018

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# ASHBURY

## SPRING NEWSLETTER



ISSUE N°5

# ASHBURY TRANSFORMED.

Spring is in the air. And for some of us there's more to celebrate than simply longer days and warmer weather. For an increasing number of happy Ashbury purchasers, the coming months will see the start of construction on their new homes as the Ashbury estate really starts to take shape.

Of course, building your own home is one of the most exciting and challenging journeys that many of us will ever embark upon. And we're lucky that some Ashbury purchasers are going to share that journey with us.

Get ready to follow two couples – Suzanne and Brett Radford, and Stephen Ellis and his partner, Jorja Adamko. over the coming months as they gradually see their dream homes become a reality. Here they answer questions about some of their biggest decisions and challenges so far.



**Suzanne And Brett Radford**

The Radfords purchased land in Stage 4 several years ago and are delighted that the building of their home finally kicked off in early September. Both work for Pivot Stove & Heating, one of Geelong's oldest businesses, and are well immersed in the building and construction industry, meaning they are very realistic about when they expect to move in – hopefully early next year. Suzanne and Brett are currently renting in Highton and they're looking forward to moving into their own home with plenty of space for their five children, four grandchildren and nine foster children to come and visit.

#### **What made you choose Ashbury?**

“Growing up in Lake Bolac in South West Victoria definitely influenced my decision to buy in Ashbury. We lived right on the lake, and when I saw the little lake in the estate it reminded me of my childhood home. The farming community surrounding Ashbury just adds to the appeal...but still being close enough to the city is perfect! Growing up in New Zealand, Brett was also really attracted by Ashbury's similar homely, relaxed community feel.”

#### **How did you decide what you wanted to build?**

“We were very clear about what we wanted in terms of our house design right from the outset, and we've stuck with it. While we'll ultimately have 4 bedrooms plus a rumpus room and a theatre room, we have configured everything so that when there's just the two of us at home, we can basically close off the rear bedrooms and the rumpus room and just live in the front half of the house. And when the kids and grandkids are staying we can open up the whole house which is perfect.”

#### **Who is your builder and how did you select them?**

“We've gone with Eight Homes to build our home primarily because we loved their design, but also, we found them to be really affordable.”

#### **What have been your biggest challenges so far?**

“We bought our block two years ago (although it feels like much longer), and then it took longer than we thought to receive our certificate of title. So, I definitely think the hardest part so far has been waiting to be in a position to start building, and having to keep renting in the meantime. However, it is fantastic that the builders have started, and we can't wait to be in our own piece of paradise!”



**Stephen Ellis And Jorja Adamko.**

2019 is shaping up to be a big year for Stephen, a Manager with Red Rooster, and Jorja, a recently graduated nurse. Currently living with Jorja's parents, they purchased land in Stage 7 at Ashbury early last year. They received their land title mid year and are now in the process of finalising the design of their future home. With construction hopefully getting underway shortly and their aim of moving into their new house in April 2019.

#### **What made you choose Ashbury?**

For us the location is the main reason we chose Ashbury! We love that it is so central to so many things. It is especially fantastic being only a short drive from some of Victoria's best beaches where our dogs love to run around. We also fell in love with the master plan! To have such amazing sporting facilities right on our doorstep and a lake which we will be able to take the dogs for a walk around is just brilliant!

#### **How did you decide on what you wanted to build?**

Well, it took us a little while to agree on a house design! But in the end, it came down to (a) what we could afford, being first time home owners; and (b), what would work for us, as a family of just two people plus two small (and much loved) pet dogs. We knew we didn't necessarily need a mansion that was going to cost us a fortune, to start our life together. But we did want something stylish, practical, comfortable and affordable.

#### **Have you appointed a builder and how did you select them?**

We've chosen to build with Homebuyers Centre Victoria as they were honestly the most helpful and accommodating of all the builders we approached! We had never even really thought about building our own house until one day we went for a drive and decided to look at a couple of display homes, which is when we met Ross at the Homebuyers Centre at Fyansford. He has been absolutely incredible – very helpful and honest about what we could and could not do with the house and land, and what would get us the best outcome possible within our relatively modest budget.

#### **What have been your biggest challenges so far?**

Luckily, we haven't really come across too many challenges regarding the process so far, and no major set-backs yet, thankfully! Fingers crossed...

# WHAT'S NEW AT ASHBURY.

Notwithstanding damp days and chilly temperatures, there has been lots happening at Ashbury over winter. Great news for purchasers in Stage 1 - 7, all titles have now issued and registered. And with civil construction for Stages 8–11 now in full swing, purchasers in those stages can expect to see their titles issue mid-way through 2019.

Of course, the issuing of titles marks a huge milestone for the first of Ashbury's future residents who have been eagerly anticipating this moment. Construction of Ashbury's first homes in Stages 1–3 are now already well underway, with Ashbury's first residents moving in now.

Danielle Moore, who purchased land in Stage 2 with her partner, Steve Lucas, is thrilled. “We love the fact that Ashbury offers a fantastic country lifestyle in a stunning location, while still being really close to everything we need like great shopping and beaches nearby. We also want to live somewhere peaceful, with a strong sense of community that we will truly be able call home – and Ashbury ticks all the boxes. We are hoping to move in this December and we can hardly wait!” Adding further excitement to the estate's development, landscape works for Ashbury's first park in Stage 9 are scheduled to commence in the coming weeks with completion in 2019, meaning Ashbury residents can shortly expect to share their home with a wide variety of protected flora and fauna that future generations will be able to enjoy.

To view the drone footage and see the latest updates please visit the Ashbury website <https://ashburystate.com.au/news>



## ASHBURY COMMUNITY FUND, APPLICATIONS NOW OPEN



Since first establishing its Community Fund initiative in 2002, the Dennis Family Corporation has distributed approximately \$600,000 in grants across various residential estates, providing invaluable financial support to local not-for-profit groups.

Great news for Armstrong Creek and surrounding residents, Ashbury has just launched their inaugural Community Fund and Dennis Family Corporation Chief Executive Officer, Peter Levinge, is delighted. “Our Founding Chairman, Bert Dennis, has always felt it was really important to support the areas where we operate our business. He introduced the annual Community Fund concept as practical way of ensuring that any money we provide goes directly into the hands of local groups whose applications for grants are approved”.

“Every year we allocate funding to assist a wide range of special activities and community programs, helping people of all ages. Over the years, we've provided grants of \$500 or \$1,000 to literally hundreds of different organisations to help make their projects possible.”

Ashbury landowner, Geoff Mays, also welcomes the establishment of the Ashbury Community Fund. “It is such a great idea, and one which I have no doubt will be greeted incredibly enthusiastically by Armstrong Creek residents. Our family has personally been involved with many local organisations over the years. There are so many worthwhile community initiatives and projects out there that simply wouldn't see the light of day without this sort of support, and it is fantastic that Dennis Family Corporation is committed to making many of them a reality through this program.”

The Ashbury Community Fund is open to local not for profit organisations within the postcodes of 3216, 3217 and 3228. For more information visit [www.ashburystate.com.au](http://www.ashburystate.com.au) and click on community fund to find out more and to submit your application online. Applications close at 5pm Monday, 15 October 2018.