

An architectural rendering of the New Norfolk Lifestyle Resort. The image shows a modern, single-story building with a light-colored facade and a dark roof. A large, covered outdoor patio area with several round tables and chairs is visible. People are walking on a paved path and sitting at the tables. The surrounding landscape is lush with green grass, colorful autumn trees in shades of yellow and orange, and various shrubs and flowers. In the background, more trees and a clear blue sky are visible.

NOBLE *Life*

NEW NORFOLK RESORT

**New Norfolk
Lifestyle Resort
for Over 50s**

Resort-style
living on your
doorstep



New Norfolk Lifestyle Resort for Over 50s. Stage 1 Now Selling.

Welcome to the exciting new Lifestyle Resort for over 50s! After years of planning, we are super excited to show you why we believe this will be one of the best Lifestyle Resorts in Tasmania.



Life is too short to be stressed when shifting house, so we have ensured every house is a "turnkey" finish. This means everything is done – even things like window treatments, light fixtures, air con, solar panels/battery storage and gardens. All you need to do is shift in!

Stage 1 consists of 26 brand new 2 bedroom homes with study option, and 3 bedroom homes, all including landscaping. We are sure you will find just what you are looking for!

26 brand new 2 or 3 bedroom homes in Stage 1



*The path to a new way of living
and greater financial freedom*





Raising your Lifestyle to New Heights

About Us

Noble Life New Norfolk is a vibrant gated residential hub where over 50s can immerse themselves in the 5-star resort-style facilities at their fingertips.

Noble Life New Norfolk is crafted with vitality at its core. Our homeowners will, on average, be 10 to 20 years younger than traditional retirement village residents – and are distinctively active. They're also often dedicated grandparents who love entertaining the grandkids in the abundant family-friendly amenities we've carved into the community.

Many of our homeowners will still be enjoying fully fledged careers. Others will be slowly starting to move away from full time work and there will be some who've already embraced all that total retirement offers.

Some will have downsized their suburban homes, ready for a modern new residence requiring little work and less financial investment (but still able to accommodate fur babies!), while other couples and singles may be seeking a much-needed tree change.

At Noble Life New Norfolk, our low maintenance 'lock and leave' lifestyle is ideal for extended travel sojourns. For those less inclined to travel, there'll always be a diverse selection of activities to join in with and social events to enjoy with other homeowners and the wider community.

If you enjoy a quieter, more private life, there are myriad peaceful spaces to settle into where you can soak up the breathtaking scenery. Then, there's the option of picking up a good book or a glass of wine in front of the fireplace.

What all our homeowners have in common is that they're moving into a time in their lives where they have that bit more freedom and time for themselves. And that means having time to explore emerging interests and fresh places while connecting with like-minded new friends, staying active and living well.



*Somewhere to call home,
welcoming family and friends*



Welcome to Noble Life New Norfolk

Nestled in enchanting and history-rich New Norfolk, Noble Life sets a vibrant new pace in lavish over 50s resort-style living.

Spanning more than 9.5 hectares, this gated and secure residential estate fuses 5-star facilities, including a Clubhouse and Wellness Pavilion, lush landscaping and architecturally designed homes to lead the way in spacious luxury.

Family and fur baby friendly – and just 30 minutes from Hobart CBD – Noble Life New Norfolk is where over 50s downsize their homes and upsize their lifestyle. With the stunning Derwent Valley as its captivating backdrop and an enviable list of life-enhancing facilities, Noble Life New Norfolk is both a peaceful sanctuary and an energised in-house resort where staying social is simple, staying well is natural and staying young is essential!

Noble Life New Norfolk will ultimately encompass more than 240 residences, with homeowners able to choose from multiple different designs and building

facades, three internal colour schemes and a range of aspects.

Noble Life not only provides the path to an energising new way of living, it also offers an avenue for greater financial freedom. Many couples and singles find they can sell their existing home, embrace one of our exquisite home and landscaping options, and top up their savings account, all while making firm new friends and accessing our pool, spa, sauna, cinema, sports bar, gymnasium, café and more.

At Noble Life New Norfolk, our management team is always on hand to ensure our homeowners can spend their time on the things they love, so think of us as your resort partner.

We hope you enjoy learning about Noble Life and we look forward to meeting with you in person to show you around our superb New Norfolk lifestyle resort.

Kind regards,

The Noble Life New Norfolk Family



Architecturally Designed Homes

The architecturally designed homes are built on independent housing lots, with no common walls. Bringing together the finest materials, all are constructed with reinforced concrete pads, strong steel frames, fibre cement walls, and Colorbond roofing.

As you would expect from these high-quality offerings, they also have excellent sound proofing, insulation and comply with the new bushfire ratings. Everything has been thought of for you, so that you can enjoy a safe, comfortable, and relaxing environment to call home.



**Built on
independent
housing
lots, with no
common walls**



STAGE 1

Lifestyle

Our residential resort is the epitome of luxury, raising your lifestyle to new heights. From the quality and affordability of your beautiful boutique home to the smorgasbord of unparalleled amenities and ever-growing sense of community, life at Noble Life is rich and rewarding.

The possibilities are endless across our 9.5 hectares. Spend your downtime in the yoga room or swimming laps in the heated indoor pool, indulge in a treatment in our private massage rooms or share your well-honed skills and unique stories in our workshop and craft spaces.

Noble Life New Norfolk will ultimately encompass more than 240 residences with homeowners able to choose from different designs, building facades, and a range of aspects. The lush landscaping and architecturally designed homes lead the way in spacious luxury.

Attracting a diverse group of homeowners – including couples, singles, retirees, tradespeople, artisans and executives – Noble Life New Norfolk's curated seasonal experiences reflect the variety of our community. Whether you're a social butterfly or prefer to mix in smaller groups, we have you covered with our range of regular and one-off events, social groups, education programs and outings.

We also welcome your family, friends, clients and colleagues into our gated estate to make the most of our pools, BBQ facilities, sun lounge, cinema, bar, ballroom, café and business rooms. In addition, our dedicated social spaces are created with all manner of celebrations in mind. At Noble Life, our communal spaces are an extension of your home.

In addition, our community is highly connected to the wider New Norfolk locale and the depth of experiences it has to offer.

Noble Life New Norfolk Elevating lifestyle & community.



*Explore a range of
unmatched activities*

**Possibilities are
endless across our
9.5 hectares**





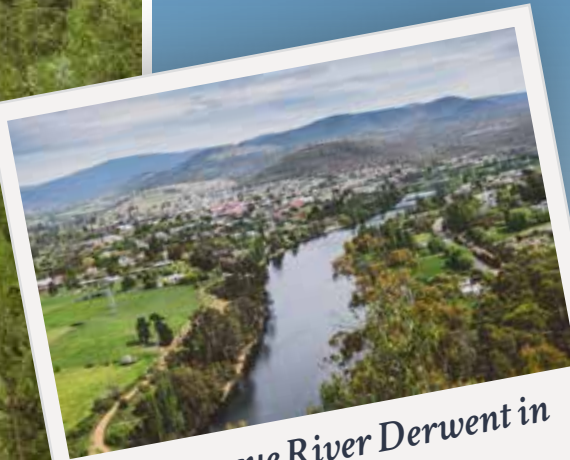
At New Norfolk Lifestyle Resort, You Come First

New Norfolk Clubhouse and Health Pavilion

The centre piece of New Norfolk Lifestyle Resort is our five-star resort-style Clubhouse & Health Pavilion. These unmatched facilities are the heartbeat of our luxurious community and set an enviable new pace for active over 50s living in Tasmania.

Open every day until late for the exclusive use of homeowners and their guests and with an on-site manager ensuring their smooth running, the Clubhouse & Health Pavilion offer endless spaces to sit back with new friends, connect with grandkids young and old, dine, sing and dance with neighbours, curl up with a great read and – crucially – stay fit and vital, and immerse yourself in well-deserved wellbeing.

Noble Life New Norfolk. Vital resort-style living on your doorstep.



*Picturesque River Derwent in
New Norfolk*



The Clubhouse



Staffed front reception



Sports lounge with bar



Fireplace lounge with bar and kitchen



Business rooms



FOB key access for residents



Formal ballroom



Library



Cinema



Free Wi-Fi

Wellness Pavilion



Indoor heated pool



Therapeutic spa



Sun lounge



Sauna



Yoga room



Private gymnasium



Massage rooms



Physiotherapy rooms



Free Wi-Fi



Location

Tucked in the heart of the Derwent Valley's spectacular and serene countryside – and only 30 minutes from Hobart CBD – New Norfolk, one of Tasmania's oldest towns, is renowned for its quaint charm.

The town and greater Derwent Valley region are awash with wineries, breweries, distilleries and outstanding fine dining destinations, tea rooms, bakeries and cafes. There are also magnificent boutique hotels and regular markets, as well as exhibition spaces, art galleries, and ceramic, wood-working, watercolour and pottery studios for those with artistic leanings. Also Hobart is home to MONA - The Museum of Old and New Art - one of the areas premier attractions. Venturing outdoors, the Derwent Valley's flawless national parks and rivers are perfect for replenishing the soul.

New Norfolk's much-loved shopping precincts are peppered with captivating antique stores, a timber chair making studio, stunning homeware outlets, fascinating bookstores, and an arts and



crafts, as well as a handcrafted stationery store, op shops, collectible and giftware stores.

Venturing outdoors, the Derwent Valley's flawless national parks and rivers are perfect for replenishing the soul. Explore the cherished Russell Falls, take a pedal ride through pristine rainforest on Australia's first pedal railway, head to Pulpit Rock lookout for some stunning views, or try your hand at paddle boarding or kayaking on the tranquil Derwent River. There are also adventure tours for adrenaline seekers of all ages, and the region is ideal for witnessing the breathtaking Southern Lights.

As practical as it is charming, New Norfolk is home to Woolworths, Mitre 10, the New Norfolk District Hospital, medical centres and specialists, pharmacies, banks, hotels, motels, churches, hairdressers, drycleaners, florist, a garage, and a popular dog park.



*Hobart Is Only
30 Mins Away*





Roger Noble, Elmona Noble and Daniel Noble. Inset: Keith Noble.

History

Noble Life New Norfolk is the latest over 50s life-style community to be birthed by the Noble family.

Founded by Keith Noble, the Noble Life family business has been dedicated to creating magnificent communities across Australia's east coast since 1980. Over this time, the business transformed along with the wider industry, moving from traditional over 50s estates to today's incredible resort-style communities attracting younger, energised homeowners eager to powerfully embrace the second half of their lives.

What hasn't changed since 1980 is our strong family philosophy and commitment to invest in the good of the greater community. We exist to enhance the lives of our not only our homeowners and their family and friends, but also to positively contribute to the wider communities we're embedded in.

Keith's two sons, Roger and Daniel, are now proudly running Noble Life to continue the family philosophy.

Mission and Philosophy

Noble Life New Norfolk's philosophy is centred around empowering our homeowners and paving the way for them to thrive personally, socially, physically and financially.

We operate high quality, over 50s lifestyle communities responsibly and ethically.

We share a true passion for excellence and homeowner satisfaction at every level.

We're committed to providing the highest standard in lifestyle, construction and community management.

We're focused on strengthening the connection between our homeowners, their family, friends and the greater community around us.



Ethical



Responsible



Excellence



Quality



Community



CLAREMONT FLOOR PLAN

Total Floor Area: 124m²

2 1 2 1 1



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Images are examples and used for illustration purposes only.

CULLEN FLOOR PLAN

3 1 2 2

Total Floor Area: 144m²



Images are examples and used for illustration purposes only.

MACQUARIE FLOOR PLAN

2 1 2 1 2

Total Floor Area: 146m²



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WOODLANDS FLOOR PLAN

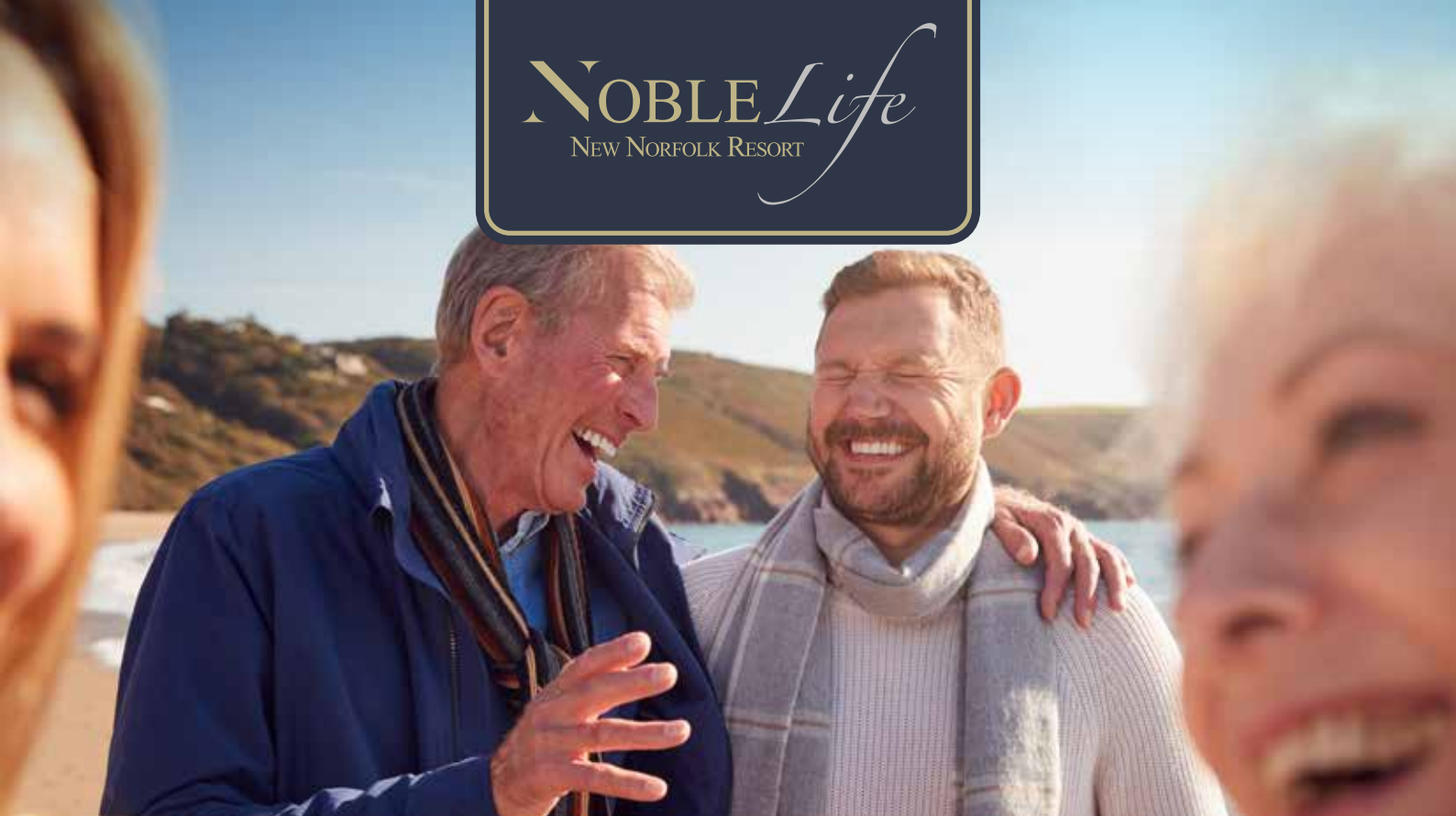
Total Floor Area: 129m²

2 2 2 1



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Fees and Charges

What you need to know

Tasmanian land lease communities act guarantees the resident's security of tenure. Under this act, community management must supply prospective owners with a disclosure statement that clearly sets out the terms and conditions of living in a specific community. For more information, please refer to the terms and conditions outlined in the house purchase agreement, land lease agreement, and community rules.

No hidden costs

- You pay a weekly site fee.
- You DO NOT PAY for council or water rates, stamp duty, GST, exit fees, or legal costs on the purchase of your home.
- On the sale of your home, you retain the 100% Capital Gains (less a sale commission if applicable).
- The Site Fee is adjusted as a fixed increase of 5% per annum, and a market review is conducted every 5 years.
- Rental assistance towards payment of the Site Rental Fee is available to Seniors who are entitled to benefits from Centrelink or Veteran's Affairs.

Site rental fee & rebate

Cost for Singles

Site rental per week **\$230**

Less single rental rebate **\$94.10**

Net payment per week **\$135.90***

Cost for Couples

Site rental per week **\$230**

Less couple rental rebate **\$88.60**

Net payment per week **\$141.40***

Call Us: 03 6164 8022

Wayne Rogers: 0413 144 500 | Peter Shacklady: 0417 378 370

Visit our showroom: 1 High Street New Norfolk

For more information: www.Noble-Life.com.au

*These figures are to be used as a guide only and are from the Services Australia website as of 15/03/2025. Purchasers should contact their local Centrelink or Veteran's Affairs Office to confirm entitlement eligibility PRIOR purchasing.

Questions and Answers

Q What restrictions are there having someone else live in the house?

A Community management's consent in writing is required.

Q What about overnight or short stay guests?

A Prior consent of short-stay guests is required. No restrictions for overnights.

Q How about car parking?

A Apart from residents' own garage, visitor parking is available in designated areas.

Q Is there caravan storage available?

A Yes, limited caravan storage spaces are available, on a first-come, first-serve basis. A security deposit and monthly fee apply. Speak to community management for more information.

Q May I have pets?

A One small dog or cat is permitted at management's discretion subject to complying with New Norfolk Resort rules.

Q What can the residents put on the site besides their house? Eg. garden shed, awnings, fences, etc.

A This is subject to the prior consent of New Norfolk Resort management and local authority approval if required.

Q Is there any restriction on the type of house allowed?

A Only homes built by Noble Life New Norfolk are allowed.

Q If Noble Life is sold what protection does the resident have against a loss of rights?

A Noble Life New Norfolk can only be sold subject to the existing leases and existing Community Rules.

Q Are residents liable for any additional or extraordinary charges?

A No, other than house insurance, your own power, phone, home and contents insurance, home maintenance, and excess water. However additional extraordinary charges may be required if determined by management or government authority, at a future date. All such charges shall be presented to residents in writing to justify the additional charge.

Q What facilities are there available for delivery of mail to New Norfolk Resort homeowners?

A Mailboxes are installed on the street, near your house.

Q Are there any restrictions on the resident on the sale of his/her home? If a commission is payable for a sale on-site, what is the amount of commission, or the basis for its determination?

A The proposed purchaser of the sale of a home from the resident must be approved in writing by Noble Life New Norfolk management. Such consent shall not be unreasonably withheld. Agent's Commission is payable if sold by the on-site management of 3% (plus GST) of the sale price. If the resident sells his/her house privately, no commission will apply.

Q Are there any restrictions on the use of common facilities?

A Yes. Management rules apply with regard to the hours the facilities are available and generally as to their use and restriction, as a safeguard for all residents.

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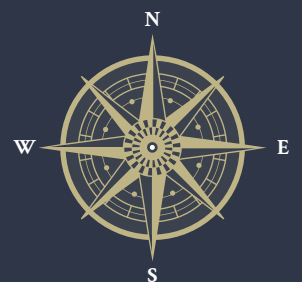
NOBLE *Life*

NEW NORFOLK RESORT

MASTER PLAN



- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4
- STAGE 5
- STAGE 6





Elevating Lifestyle and Community



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