

# NOBLE *Life*

NEW NORFOLK RESORT



**Luxury Resort Living for Over 50s**



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

## Our Story

Noble Life New Norfolk is the newest over-50s lifestyle community created by the Noble family – a family with a proud history of building exceptional communities.

Since 1980, Keith and Elmona Noble have been dedicated to developing outstanding residential communities along Australia’s east coast for more than four decades. Over that time, both the business and the broader industry have evolved – transitioning from traditional over-50s estates to vibrant, resort-style communities that attract a new generation of active, energised homeowners ready to embrace the next chapter of their lives.

While much has changed, our core values have remained constant. Since 1980, Noble Life has upheld a strong family philosophy centred on integrity, long-term commitment, and meaningful contribution. We are dedicated not only to enriching the lives of our homeowners and their families, but also to positively contributing to the wider communities in which we operate.

Today, Keith and Elmona’s sons, Roger and Daniel, proudly lead Noble Life, continuing the family legacy and ensuring the vision and values that shaped the business remain at its heart.

## Mission & Philosophy

At Noble Life, our philosophy is centred on empowering homeowners to thrive – personally, socially, physically and financially.

We are committed to responsibly and ethically operating high-quality over-50s lifestyle communities that enrich everyday living. Excellence underpins everything we do, from thoughtful community design and superior construction to attentive management and genuine homeowner satisfaction.

Our passion lies in creating connected, vibrant communities. We actively foster strong relationships between homeowners, their families, friends, and the wider community, building a sense of belonging that extends well beyond our front gates.

Above all, we are dedicated to delivering an exceptional lifestyle experience defined by quality, integrity and lasting value.



Ethical



Responsible



Excellence



Quality



Community

# Life at Noble Life

Indulge in a lifestyle where every day feels like a retreat. Swim laps in the heated indoor pool, unwind in the sauna, enjoy a film in the private cinema, or share stories over a drink in the sports lounge and bar. At Noble Life, every space is thoughtfully designed to inspire both relaxation and meaningful connection.

Our workshop offers the ideal setting to share well-honed skills, discover new passions and nurture creativity within the community. The community garden invites residents to connect with nature and fellow gardening enthusiasts, cultivating not just produce, but friendships.

Noble Life's curated seasonal experiences reflect the diversity of our residents, with an engaging calendar of social events,

educational programs, special interest groups and outings. Whether you thrive in lively gatherings or prefer more intimate settings, there is always something to complement your lifestyle.

Residents are also welcome to host family, friends, clients and colleagues within the secure gated resort, making full use of the Clubhouse amenities and beautifully appointed entertaining spaces. From milestone celebrations to relaxed get-togethers, the Noble Life Clubhouse is truly an extension of your home.

Beyond the gates, Noble Life maintains a strong connection to the wider New Norfolk community, offering effortless access to the rich experiences and charm of the region.

Where every day  
feels like a retreat





# The Noble Life 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



Indoor heated pool



Therapeutic spa



Sun lounge



Sauna



Gymnasium



Workshop



Community Garden



# Our Location

Nestled in the heart of the breathtaking Derwent Valley—and just 30 minutes from Hobart CBD—New Norfolk offers an enviable lifestyle defined by natural beauty, heritage charm and modern convenience. As one of Tasmania’s oldest towns, it blends historic character with a refined country elegance—an idyllic setting for a luxury over-50s lifestyle.

New Norfolk and the greater Derwent Valley region is celebrated for its boutique wineries, craft breweries and award-winning distilleries, complemented by exceptional fine dining destinations, elegant tea rooms, cafes, orchards and artisan bakeries. Walking distance from Noble Life is the acclaimed Agrarian Kitchen – an award-winning restaurant, kitchen garden, outdoor kiosk and culinary school where residents can take specialty workshops from cooking with truffles and making handmade pasta to cheesemaking, pickling and much more.

Only 20 minutes from Noble Life is the iconic MONA – Museum of Old and New Art, one of Australia’s most acclaimed cultural destinations, offering world-class exhibitions, casual and fine dining, and an abundance of unforgettable experiences.

In New Norfolk residents enjoy close proximity to stylish boutique accommodations, golf course, lawn bowls, vibrant local markets and a flourishing arts community, with galleries and studios dedicated to ceramics, woodworking, watercolour, and pottery.

New Norfolk’s charming shopping precincts invite leisurely afternoons browsing antique stores,

bespoke homeware boutiques, independent bookstores, handcrafted stationery, artisan studios and specialty gift stores—perfect for those who appreciate quality, craftsmanship and individuality.

For lovers of the outdoors, the Derwent Valley provides a spectacular natural playground. Discover the iconic Russell Falls, enjoy panoramic views from Pulpit Rock Lookout, cycle through rainforest landscapes, or explore the tranquil waters of the Derwent River by kayak or paddleboard. The region also offers the rare opportunity to witness the awe-inspiring Southern Lights dancing across clear Tasmanian skies.

Importantly, New Norfolk combines its relaxed rural charm with complete everyday convenience. Major retailers, Woolworths, medical centres and specialists, pharmacies, banks, cafés, Veterinary hospital, essential services and the local district hospital are all close at hand—ensuring comfort, security and peace of mind.

This is a place where lifestyle comes first: where culture, cuisine, community and nature converge to create an exceptional setting for refined and carefree living.

Only 30 minutes  
from Hobart CBD

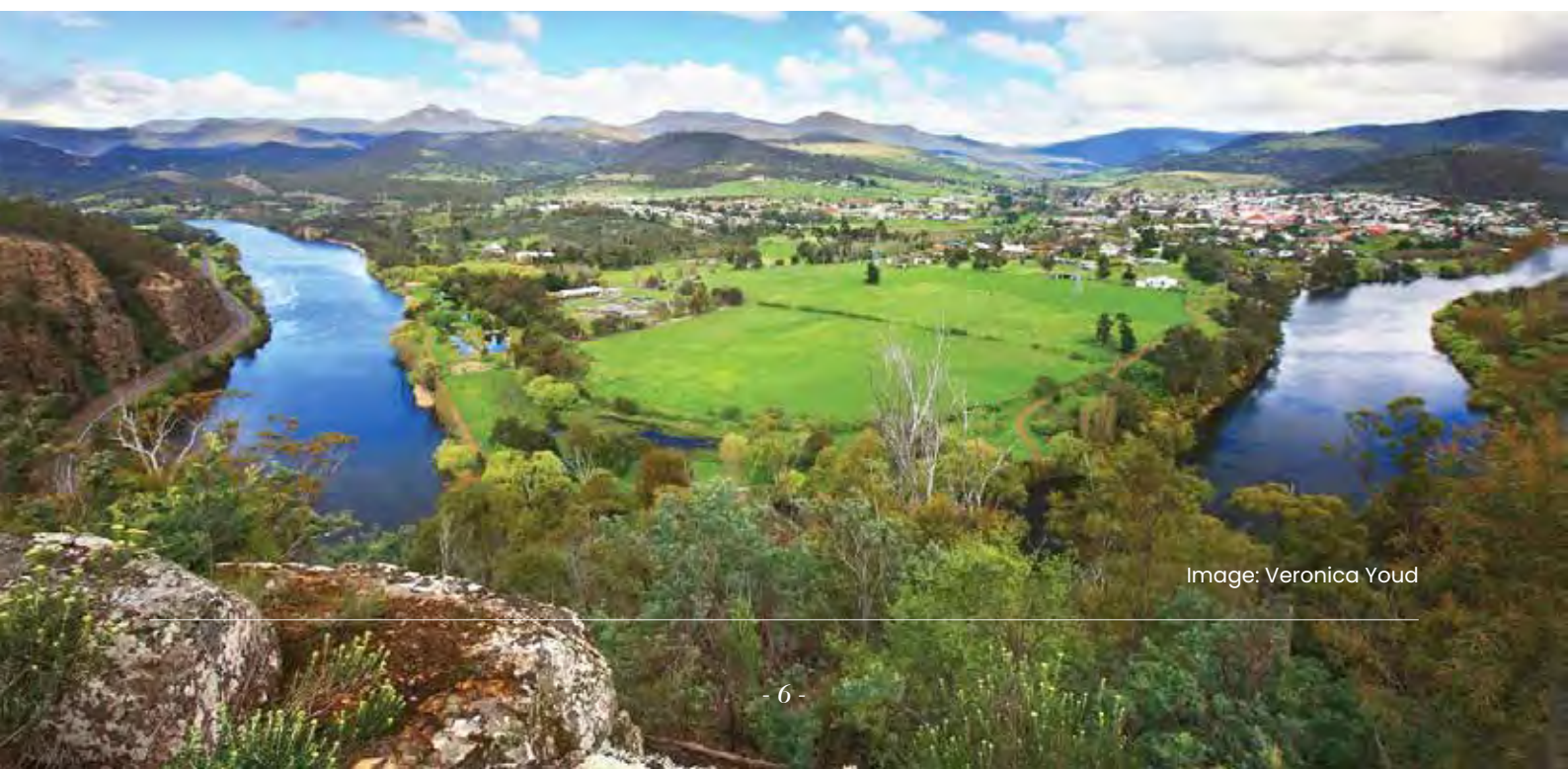


Image: Veronica Youd



## The Noble Life Community

Noble Life New Norfolk is a vibrant, gated residential community where over-50s can enjoy five-star, resort-style amenities right on their doorstep.

Designed with vitality at its heart, the community attracts homeowners who are, on average, 10 to 20 years younger than those in traditional retirement villages – and distinctly active in both lifestyle and outlook. Many are devoted grandparents who delight in sharing special moments with their grandchildren, making the most of the abundant family-friendly spaces thoughtfully woven throughout the community.

Our homeowners come from all stages of life. Some continue to enjoy fulfilling careers, others are gradually transitioning from full-time work, and some have already embraced the freedom of retirement. Many have chosen to downsize from larger suburban homes into a modern, beautifully designed residence that requires minimal maintenance and a more manageable financial commitment – while

still accommodating beloved pets. Others are seeking a long-awaited tree change and a stronger connection to nature.

The low-maintenance “lock-and-leave” lifestyle at Noble Life New Norfolk makes extended travel effortless. For those who prefer to stay closer to home, there is always a diverse calendar of activities, wellness programs and social gatherings to enjoy alongside fellow homeowners and the wider community.

For those who value quiet moments, there are countless peaceful corners to unwind, take in the breathtaking surroundings, enjoy a good book, or relax with a glass of wine by the fireplace.

What unites our homeowners is a shared sense of possibility. They are entering a chapter of life with greater freedom and time – time to explore new interests, discover new places, build meaningful friendships, stay active, and truly live well.

# Your best chapter awaits at Noble Life New Norfolk Resort.

Enjoy vibrant, active living in the comfort of a secure, gated community. Socialise at the beautifully appointed 5-star Clubhouse, where an exceptional range of amenities awaits — thoughtfully curated for leisure, wellness and meaningful connection.

Artist's impression. Subject to change.

Every Noble Life home is delivered 'turnkey' — beautifully designed, meticulously finished, and ready for you to simply move in and start enjoying the lifestyle you deserve.

Choose from our range of 2 and 3 bedrooms homes with study and single or double garage options, all thoughtfully designed for sophisticated, low-maintenance living. Each residence offers a choice of refined interior colour palettes and finishes with optional upgrades available. Nestled within beautifully landscaped surrounds, downsizing does not mean compromising at Noble Life.

Low maintenance  
living means  
more time for  
the people and  
lifestyle you love.







## Architecturally Designed. Enduring Quality.

All Noble Life homes are built on individual lots with no common walls, ensuring privacy and independence. Crafted from premium materials, each residence is built on reinforced concrete slabs with durable timber frames, double-glazed windows, and Colorbond roofing.

As you would expect from homes of this quality, they feature excellent soundproofing and insulation. Every detail has been carefully considered, creating a safe, comfortable, and relaxing environment to call home. TAS

*TAS Architect Reg No. 1036*



Homes built  
for privacy and  
independence

STAGE 1

# CLAREMONT FLOOR PLAN

Total Floor Area: 124m<sup>2</sup>

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: 144m<sup>2</sup>



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# MACQUARIE FLOOR PLAN



Total Floor Area: 146m<sup>2</sup>



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# WOODLANDS FLOOR PLAN

Total Floor Area: 129m<sup>2</sup>



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## Fees and Charges

### What you need to know

Tasmanian land lease communities are required to disclose to prospective residents the lease terms and community rules prior to purchase. Please refer to the terms and conditions outlined in the house purchase agreement, land lease agreement, and community rules for more information.

#### No hidden costs

- You pay a weekly Site Lease Fee.
- You DO NOT PAY for council rates, water rates, stamp duty, or EXIT FEES.
- On the sale of your home, you retain 100% Capital Gains (less a sale commission if applicable).
- The Site Lease Fees and terms are set out in the site lease agreement at the time of purchase.
- Rental assistance towards payment of the Site Lease Fee is available to Seniors who are entitled to benefits from Centrelink or Veteran's Affairs.

#### Site Lease Fee & rebate

##### Cost for Singles

Site Lease Fee per week **\$230**

Less single rental rebate **\$94.10**

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

##### Cost for Couples

Site Lease Fee per week **\$230**

Less couple rental rebate **\$88.60**

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

Call Us: 03 6164 8022

[www.Noble-Life.com.au](http://www.Noble-Life.com.au)

Visit our showroom: 1 High Street New Norfolk

\*These figures are to be used as a guide only and are sourced from the Services Australia website. This information may have changed. 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 Can we have short or long stay guests?**

**A** There are no restrictions for short stay guests (up to 3 nights). For long stay guests (4 nights or more), prior written consent from management is required. *NOTE: No guests are to use the Clubhouse amenities without their resident host present.*

**Q Where can cars be parked?**

**A** Visitor parking is available in designated areas. Resident or guest cars are not to be parked on driveways or road thoroughfares.

**Q Is there caravan storage available?**

**A** There is no caravan storage on-site but we have a relationship with a caravan storage operator nearby.

**Q Are pets allowed ?**

**A** Typically a small to medium sized dog or cat is allowed, however all pets have to be approved at management's discretion and subject to complying with Community Rules.

**Q Can I make changes to my house/site (ie garden shed or pergola)**

**A** All amendments on-site require management consent and local council approval if applicable.

**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 as a going concern operating as an Over 50s lifestyle community.

**Q Are residents liable for any additional charges?**

**A** Additional 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 available for delivery of mail to homeowners?**

**A** All mail is delivered to individual house Mailboxes located at the Clubhouse. All parcels are delivered to Clubhouse reception.

**Q How do we sell our home and are there any restrictions or fees?**

**A** Residents can sell their home at any time. The resident agrees to give Noble Life management first right to sell their property on their behalf- Noble Life charges a 3% +GST sales fee.

All purchasers must be approved by management prior to the signing of a sales contract. Consent will not be unreasonably withheld.

**Q Are there any restrictions on the use of common amenities?**

**A** All residents agree to follow the community rules when using common amenities and generally within the resort. These rules may be updated from time to time in consultation with the Residents Committee.



The Noble Life Clubhouse

# NOBLE *Life*

NEW NORFOLK RESORT

MASTER PLAN



# NOBLE *Life*

NEW NORFOLK RESORT

Live Your Best Life At Noble Life



03 6164 8022

[Noble-Life.com.au](http://Noble-Life.com.au)

Showroom: 1 High St, New Norfolk