



AUGUSTUS

THE PERFECT BAYSIDE LIFESTYLE
IN HERVEY BAY

VILLAWORLD



Success ✓

THE VILLA WORLD PROMISE

Established in 1986, Villa World is Queensland's oldest ASX listed property developer and one of Australia's largest housing providers.

For 30 years, Villa World has been creating new homes for people at all different stages in life.

Villa World creates value through a simple philosophy of quality craftsmanship, design innovation and enduring relationships.

Providing more than just a home, Villa World creates an address. We deliver the home, the street and the planned community to create whatever is needed for families to thrive.

Today, more than 40,000 Australians call a Villa World address their home.

When you make your home a Villa World home, be confident we have taken a long-term view, intimately designing each home for the way you live your life today, tomorrow and into the future.

Our homes are complete, ready to move into. Our internal and external finishes are selected by professional designers and you can be sure there are no hidden costs.

When it's time to move in, you can do just that, with the peace of mind knowing everything else is done.

We ask for only one deposit, one contract and upon completion, one final payment. It's that easy when it's all delivered by one leading developer.

We value and appreciate our people, partners and customers. We want buying a new home to deliver value and positive experiences across all our relationships.

At Villa World, we want you to feel welcome and part of our community.

Success through property - Villa World.

Craig Treasure,
CEO and Managing Director

Craig Treasure

CHOOSE YOUR ADDRESS,
CHOOSE YOUR HOME AND LET
THE PROFESSIONALS CHOOSE
EVERYTHING ELSE FOR YOU

THE COMPLETE ADDRESS

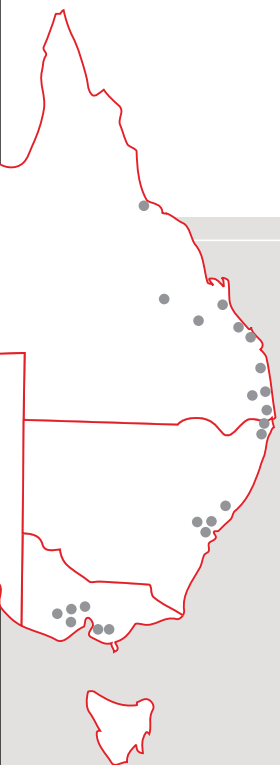
Know what your home
and your street
will look like

THE COMPLETED HOME

Fixed Price,
no hidden costs

THE SINGLE CONTRACT

Buying with
Villa World is easy:
1 Deposit,
1 Contract,
1 Final Payment



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1986
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Master planned
communities
since 1986



Quality
craftsmanship,
design innovation
and enduring
relationships

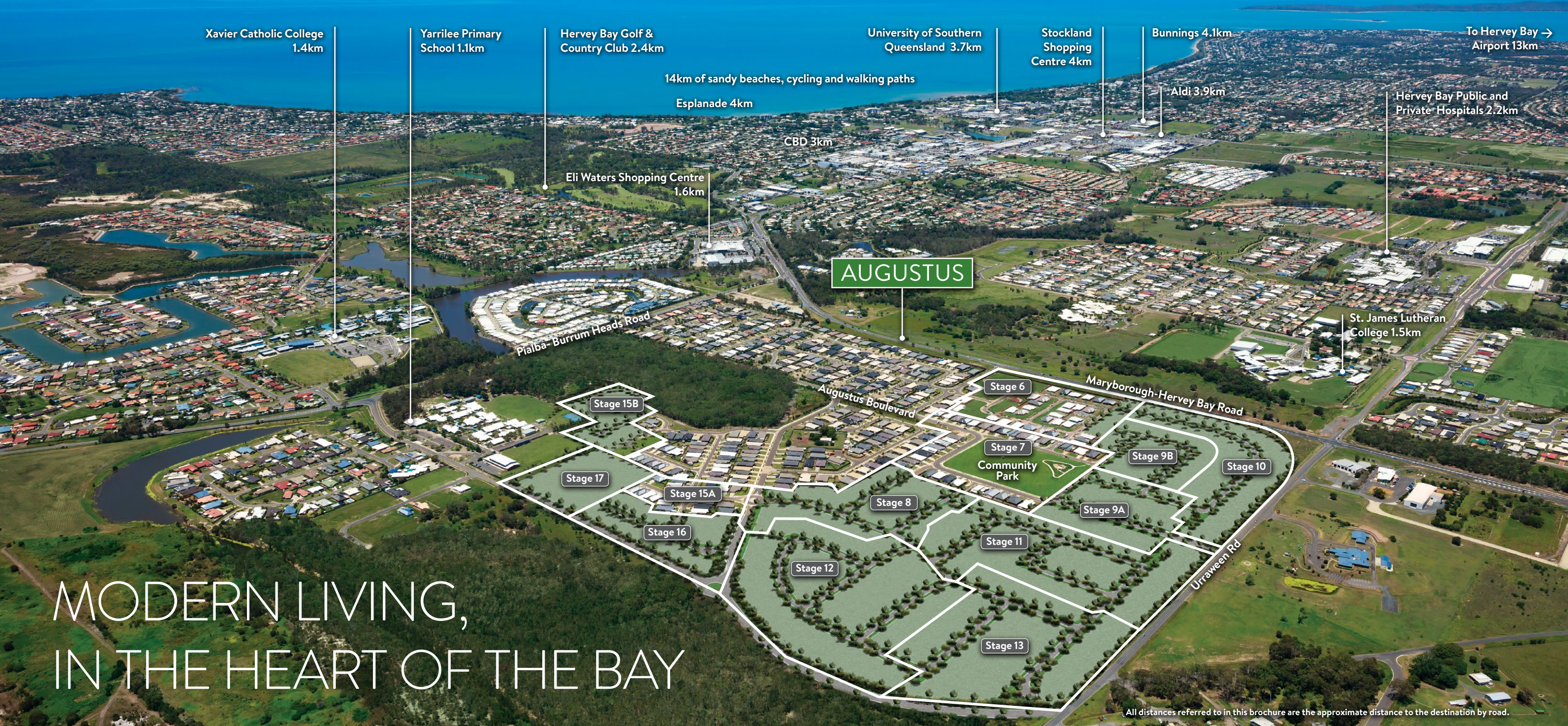


Feel welcome and part
of our community



More than 40,000 Australians
call a Villa World address, home

VILLAWORLD
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MODERN LIVING, IN THE HEART OF THE BAY

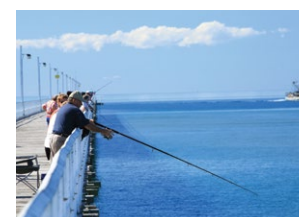
SITUATED IN THE HEART OF HERVEY BAY LESS THAN 1KM FROM LOCAL SHOPPING AND MEDICAL FACILITIES, AUGUSTUS IS THE PERFECT PLACE TO START A NEW LIFESTYLE.



Living here at Augustus in idyllic Hervey Bay, means your family's daily needs are well catered for within your local community.

Everything is close by. Just 3km from Augustus is central Hervey Bay, host to an array of shopping, markets and art galleries, while the friendly strip of vibrant beachfront restaurants, cafes and bars on the Esplanade is less than 5km from your door.

When it comes to location, Augustus has it all.



- Central Hervey Bay – 3km
- Hervey Bay Esplanade – 4km
- Eli Waters Shopping Centre – 1.6km
- Stockland Shopping Centre – 4.0m
- Yarrilee Primary School – 1.1km
- St James Lutheran College – 1.5km
- Xavier Catholic College – 1.4km
- Hervey Bay Airport – 13km
- University of Southern Queensland – 3.7km
- Hervey Bay Public and Private Hospitals – 2.2km
- Hervey Bay Golf & Country Club – 2.4km
- Bunnings Warehouse Pialba – 4.1km

Top to bottom: Urangan Pier, Eli Waters Shopping Centre, Mingaloo Cafe, Hervey Bay Golf & Country Club



Enclosed dog exercise and agility area located within the community park

WHETHER YOU'RE RELOCATING YOUR FAMILY, PLANNING A RELAXED RETIREMENT OR LOOKING TO INVEST, AUGUSTUS IS THE PERFECT BAYSIDE ADDRESS.



A complete, master planned community with its own central community park, Augustus truly is a modern living environment.

This family address has been designed to offer a range of completed, contemporary homes that not only complement this surrounding environment but are landscaped and ready for you to move into.



STYLISH HOMES, DESIGNED FOR YOU



AT AUGUSTUS, VILLA WORLD HAS CREATED A DIVERSE RANGE OF CONTEMPORARY DESIGNER HOMES WHICH OFFERS SOMETHING FOR EVERYONE.



Set in completed streets featuring premium quality landscaping, each home has been created to reflect and enhance the existing natural beauty surrounding the community.

Architect designed for a contemporary lifestyle, these homes are available in a variety of traditional brick and rendered styles. Our designers have made all the decisions for you to deliver a selection of sophisticated, functional homes that are ready to move into.



CONTEMPORARY HOMES, READY TO MOVE INTO



AUGUSTUS OFFERS A MODERN, STYLISH COLLECTION OF 3 AND 4 BEDROOM HOMES DESIGNED FOR MODERN COMFORT AND FAMILY FUNCTIONALITY.



Featuring designer appliances, quality cabinetry and stone benchtops, Villa World's collection of family designs at Augustus boasts a quality range of finishes and inclusions as part of the fixed price contract. There's never any more to pay when you buy a Villa World home.

All homes are NBN ready for your convenience, boast access to natural gas and feature spacious open plan living areas that connect with covered patios, plus a double lock-up garage.





AUGUSTUS

HERVEY BAY

Murray Road, off Augustus Boulevard
off Pialba - Burrum Heads Road, Hervey Bay
Phone 1800 020 967 villaworld.com.au/augustus

Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries. Information contained is correct as at the time of printing. All distances referred to in this brochure are approximate distances to the destination by road. Photography and artist's impressions used in this brochure are indicative only.

VILLAWORLD

