



## BRAND NEW Stage opens up at South Coast's most exciting beachfront estate

President Property Group has released brand new beachfront lots at Reflections Barlings Beach, following very strong demand for home building lots and house and land packages.

The estate has released lots from \$179,000 ranging in size from 552 square metres to 1,522 square metres, with views of the rainforest, beachfront and ocean.

Families, empty nesters and sea changers have secured lots and are in the process of creating their seaside havens to raise their children, as well as entertain their families and friends.

Reflections Sales Agent with 20 years of industry experience, Debbie Edgar, said "The appeal of Barlings Beach is simple to describe – it is idyllic. It is a very easy place to live in a superb natural environment with lots of activities.

"We have beaches, the river and sports club – all within easy walking distance. The estate allows residents to walk or jog, kite surf, watch whales, fish or just take in the magnificent setting", she added.

Debbie said the estate offers level blocks to build, with full connectivity to electricity, phones, with drainage solutions provided by environmentally friendly system to dissipate excess rain after their water tanks reach capacity.

Inspections of Reflections at Barlings Beach can be made by visiting the sales office at the development site from 11am to 5pm daily. Dedicated access to the sales office is via George Bass Drive, close to the Barlings Beach Caravan Park.

Interested buyers can also call our on-site agent Debbie Edgar on 0428 717 201 or 1800 092 798 or request additional information from the website [www.reflectionsbarlingsbeach.com.au](http://www.reflectionsbarlingsbeach.com.au)



Newly built homes at Reflections Barlings Beach



## Resident Profile

### Ruth and Claire

Canberra residents, Ruth and Claire are preparing for many great holidays at Reflections Barlings Beach after buying two building blocks lots – one of which will be used to build their three bedroom, beachside haven.

Local designer, Brad Campbell from RB Abodes in Batemans Bay, has designed the two storey weekender home and anticipates building to be completed before Christmas 2011.

Ruth and Claire were first attracted to Reflections Barlings Beach because of its location and the dog friendly community.

Ruth said, "Everything revolves around our dogs, Broc and Mel. We're furnishing our holiday home to be tough – sand proof, fur proof and child proof. Barlings Beach is a place where our family and friends can come and enjoy the breath taking views and relax, without us having to worry too much about maintenance.

"Reflections Barlings Beach is everything we want. The super clean, natural feel of the place with a vast range of birds, the views, the sound of the sea and access to the fantastic beaches, made our holiday investment choice simple," added Ruth.

Ruth and Claire cannot wait to get a kayak and swim every time they escape to Barlings Beach from their hectic working lives in Canberra. They are also very happy that they do not have to travel far to reach their bit of heaven and will endeavour to use the holiday house most weekends of the year.

The holiday home features large north facing windows that follow into an open plan living, kitchen and dining room. The garden will feature native plants to attract the Tomakin birds who Ruth and Claire plan to enjoy and feed.

Ruth concluded, "We can not wait to spend our weekends walking our dogs up and down the beach and playing in the surf. We love the community feel of the township and its close enough to Bateman's Bay to offer great access to all the shops and amenities we need, without that sense of overcrowding".

## Sydneysiders Make Barlings Beach Their Peaceful Home

Alan and Leigh Pearson moved into their new three bedroom and two bathroom Masterton home at Barlings Beach Estate last November and cannot imagine living anywhere else in Australia.

Living in a fast paced lifestyle in Sydney's South, Ashley and Leigh wanted a more peaceful and relaxed way of life in their retirement and were ready to make a sea change.

"We didn't even get out of the car when we decided to buy our new home because we just knew this is where we wanted to live in our retirement. The Estate offers a beautiful landscape, neighbourhood and the stunning backdrop of Barlings Beach."

Taking their beloved dog, Hamish, the couple love swimming with their neighbours that they have become close to, and most nights in summer often prepare a picnic and entertain on the beach until the sun goes down.

"We just absolutely love the beach as it's never crowded and we can swim freely and take our dog for a walk without being harassed by the Sydney dog police," Leigh said.

The couple bought 'The Crystal' by Masterton Homes because of its design flexibility that offers amazing space in a compact single story design.

Alan and Leigh wanted an open plan floor design spacious enough for two people to not get lost in, and 'The Crystal' proved a winner with its dining and kitchen areas as the spacious focal point.

The home consists of a large kitchen featuring a central island, perfect for pre-dinner drinks while preparing meals. Leigh finds her master bedroom the ultimate luxury with a walk in wardrobe and large ensuite bathroom, and the two spare bedrooms are neatly positioned at the front of the house for ultimate privacy when guests stay.

Reflections welcome Alan and Leigh to the Barlings Beach community and hope they enjoy their retirement at Barlings Beach.

### Street Names Tell a Tale

Many visitors and residents of Reflections Barlings Beach have asked about the origins of the street names in the estate.

They have been drawn from the indigenous people who lived on the site originally and also have been influenced by white settlement of the continent.

Prominent street names are:

BAGARIN – means sun in the local indigenous dialect;

BADA – means creek;

DAWARRA – means moon and

JOHN PENN – is for a twin screw schooner which was wrecked and eventually sank into Broulee Bay in 1879.

## Talented Local Building Designer Shows Off New Homes at Barlings Beach Estate

**A future Reflections' resident, Brad Campbell, is winning plaudits for his designs of new beachfront homes featuring contemporary and clever design aesthetics.**

Brad, who operates his own building design company, RB Abodes in Batemans Bay, is currently designing and building his own four bedroom home and providing his services to Reflections home buyers.

His business partner, Rod Tipper has also secured a nearby lot at Reflections and both are busy with designing three new homes for families and couples.

Brad said, "Rod and I were so impressed by the professional service we were given and the site itself that we decided to offer our design services and skills to other potential buyers who wanted to build and design their own home."

Father of two young daughters, Brad's single storey home is generating a lot of attention with residents and visitors to the estate because of its smart space-saving design and energy efficient materials.

The house's two separate living areas are joined by an elegant walkway, which leads to two connecting pavilions – one for sleeping and the other for living.

Brad designed the pavilions so the entire North facing home receives sunlight for most of the day.

Brad said, "As designers we are pushing the boundaries for standard beach home designs, creating great contrasts and variety in the Reflections neighbourhood."

Another major design feature is the integration of outdoor and indoor living areas. The combined kitchen, dining and living rooms open up to a beautiful patio that is adjoined to a easy-care, low maintenance, landscaped garden – providing the perfect space for summer relaxation or comfort in winter.

Inside the feeling is light and fresh with polished concrete floors throughout to provide warmth to the home. The home features an ensuite situated in the master bedroom along with two powder rooms, with a built-in office nook for Brad's work or homework for the girls.

The simple roof is distinctively contemporary and the weather board cladding is green star approved and complements the beach style of the home.



## Chris and Deb Campion Live Happily Ever After at Reflections

A very active couple who love kayaking, Chris and Deb Campion are moving from a small town outside of the Canberra district to our beach side haven of Reflections Barlings Beach.

Preparing to build their dream retirement home in 2012, Chris and Deb are very well known to the Batemans Bay community after making caravan trips to the Tomago Tourist Park over the last decade.

"We really like the feel of the area, particularly the friendly local businesses. Our holiday trips to our holiday cabin have lead us to make many friends in the area over the years, and they are all excited about us moving to Barlings Beach," said Deb.

Plans for the Campion's single storey home feature three bedrooms with a study and is being designed by themselves with the help from a local architect. Deb explains the house is being designed around the outdoor living and entertainment areas, with an open plan feel.

Deb said, "As we will be retiring, we will have time to do the things we enjoy the most, which includes firing up the barbeque and having drinks with our neighbours after coming back from a day at the beach. It will be great that our new home will make our guests feel comfortable and relaxed."

Their stunning beach house will consist of glass louvres to provide a sea breeze from the beach, yet has absolute privacy through the lush landscaped garden.

Chris and Deb have their own bathrooms for extra convenience and are excited they will live just minutes away from all their favourite outdoor activities, including fishing, walking, swimming in the ocean, bowls and tennis.

Deb concluded, "We take fitness seriously and feel that our new home at Barlings Beach will meet our retirement needs and make our dream of home ownership by the beach finally come true."

We hope the Campion's building program runs smoothly and will be delighted to welcome them to the estate next year.



# Reflections Donates \$20,000 For Safer Beaches

Reflections Barlings Beach became a Eurobodalla surf lifeguard sponsor last summer and kindly donated a whopping \$20,000 for the care and safety of seven beaches along the coast.

The director of Reflections Barlings Beach, Mr Blake Walker came to the rescue after the local council announced last year that many of the beaches on the south coast would not be patrolled by professional lifesavers because of insufficient funds.

Along with other local businesses, Reflections jumped in and secured fulltime lifeguard positions on Surf Beach, Malua Bay, Broulee, Moruya, Tuross Head, Narooma and Dalmeny, allowing families to enjoy the many hot summer days.

"We felt that it was important that the lifeguard service operated during the peak holiday season to ensure the safety and wellbeing of the local community and the many visitors who come to enjoy the far south coast during the holidays.

"I grew up on the beach and appreciate just how quickly surf conditions can change. With so many young families in the area, we felt it was vital to keep this service operating," added Mr Walker.

The sponsorship funds were used to employ professional lifesavers and to purchase crucial lifesaving and first aid equipment.

Leisa Brennan, recreation coordinator at Eurobodalla Shire Council, said she was elated receiving Reflections' support and hopes to continue working closely with the Barlings Beach community in the future.

"As part of our Community Development Strategy, it is fantastic to see communities like Reflections and President Property Group donating to good causes that benefit the wellbeing of our residents and visitors", concluded Leisa.

## Reflections Barlings Beach Welcomed the Bay to Bermagui Vintage Car Run

On Saturday 16 July, 179 cars and 101 bikes travelled through the Reflections estate on their way to Bermagui as a fund raiser for the Prostate Cancer Council of Australia. The event was successful in raising \$7,500. Reflections was a proud sponsor of this event.



## 'Ilyan' the Snow Leopard update

Things are moving along at a gentle pace for our resident Snow Leopards, Ilyan and Tenzin. Ilyan has become a lot more settled in his new home, however, as he is still very young, it is taking longer than first expected to integrate him with his new girlfriend.

Ilyan is now reaching sexual maturity and is beginning to realise his importance to the Global Breeding Program. Hopefully, this heavy burden won't be too much of a problem and once he is integrated with Tenzin we hope he will continue to show more interest in continuing the high level of success of breeding at Mogo Zoo.



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