

Shell Villages Brisbane River Terraces

NEWSLETTER 5, ISSUE 1

1ST NOVEMBER, 2009

Update From Your Village Manager

Dear residents,

I hope that everyone is well. Yet another month has passed and it's good to see that everyone survived the horrible dust storms last month and that all is back to normal. The RWP's (residents without partners), enjoyed a delicious lunch out at Spring Lakes Tavern last month. Everyone was relaxed and seemed to thoroughly enjoy the day.

The first game of croquet was played on the 8th of October, with new mallets that were made by one of our residents, Barry Anderson, (thankyou Barry). The afternoon was organised by Helen #49 and Liz #83 who helped residents learn the game. Everyone had a wonderful time and a good laugh, so if you are interested in the next game, remember that all residents are welcome to play.

Please remember :

- * The speed limit is 10km in the village
- * Visitor parking bays are for visitors only
- * If you have guests/visitors using the pool or other amenities, it is your responsibility to accompany them at ALL times.

I hope you all have a great month.

Kind regards,

Natalie Hartley



**Village Manager
Natalie Hartley**



*Top photo: The retaining wall
Above: Residents enjoying a
game of croquet*

SPARE TIME? WHY NOT PARTICIPATE IN SOME EXCITING UPCOMING EVENTS?

The Village Fair is fast approaching! Don't forget to keep *November 14* free and be sure to come by and have a look at all of the great things to buy and enjoy on offer. It's also a great opportunity to have a general catch up with other village residents.

Melbourne Cup Day! Join in the village fun on Melbourne Cup Day with good food, complimentary champagne/punch on arrival, games, sweeps, raffles and our best funny hat competition. It should be a really good day, so be sure to keep Tuesday, 3rd November free and join in on the fun!

"Movember" charity fundraiser. *"Movember"* is a moustache growing charity event held during November each year that helps raise funds and awareness for men's health issues. *"Movember"* is about bringing the moustache back, having some fun and raising some money for two very serious causes- prostate cancer and depression in men. For more information, visit www.movember.com

Looking for an Investment Opportunity?

Over the page we have listed some homes for sale within the Shell Villages Hunter Valley village. If you're not looking to move, the homes listed over page are great investment opportunities which you can buy and rent out to residents within that village. If you are interested in any of the homes available, please contact us on the number listed below!

**Contacting
Shell Villages Brisbane
River Terraces**

Phone: 07 3288 3055

Fax: 07 3288 1584

**shellvillagesbrt
@bigpond.com**



Homes for Sale

Shell Villages Hunter Valley



COMFORT ON A GRAND SCALE

This home sitting on the largest block in the village is in a totally private location. Boasting two large bedrooms, with the main being enormous and including a very generous built-in 'robe, it has the advantage of a double size living area and spacious kitchen. The living area is further increased with a large screened sunroom opening onto the lawn, which is home to a shade house.

The front porch would be a perfect place to sit and enjoy the well established garden adjacent the extra long carport with good size shed at rear.

Features include:

- Air conditioning
- Rails in shower and toilet
- Ramp access from carport
- Wide hallway
- Separate toilet
- Full-sized kitchen

**THIS HOME REPRESENTS
EXCEPTIONAL VALUE AT
\$179,000**

Phone 02 4930 4565 today!

A residents right to occupy the premises under a residential tenancy agreement is a leasehold right only and not a freehold right or other right of an unlimited perpetual nature and may, in certain circumstances, be terminated.

NEAT, BRIGHT AND CRISP

Here is a two bedroom home you would be proud to own! With a very generous living area, well equipped electric kitchen, plenty of cupboards and bench space, quality floor coverings and curtains throughout it makes for very comfortable living. A screened outdoor entertaining area looking onto bushland leads to a pleasant back garden which includes a garden shed for those handy men (or women) out there.

Features include:

- Air conditioning
- Ceiling fans
- Separate toilet
- Insulation in ceiling and walls
- Long carport with storage shed



**WELL PRICED AT ONLY
\$159,000**

Phone 02 4930 4565 today!

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