



## *From our Village Manager*



As we draw closer to project completion at the end of 2024, the Newgreens Clubhouse and our Residences are taking shape beautifully amidst the serene backdrop overlooking Chatswood golf course.

This year, I look forward to bringing together our new community and showcasing life at Watermark Residences. We're also excited to arrange on-site visits for our residents at the earliest opportunity, giving you an appreciation of the elevated and uninterrupted views from every apartment.

As always, Nada and I remain readily available to address any inquiries or concerns you may have. We are truly excited for the promising journey ahead.

Many thanks, Miranda Aiello



View from Mooney Street across the soon to be constructed golf course



### *Construction Update*

Construction is proceeding smoothly, keeping us on track for our anticipated completion date of late this year.

Parkview has made significant progress, with only the one final rooftop of our residential buildings left to be poured in the upcoming weeks. Once this last rooftop is completed, the structure of Coolaroo will be fully assembled.

Swaines building is also making impressive strides, with the structure already finished and internal finishes well underway. Plaster boarding of internal walls is progressing smoothly, alongside the commencement of plumbing and electrical services.

Our carpark and access points from Beaconsfield Road are advancing steadily, with only two concrete pours remaining. Carparks on levels one and two are now fully constructed.

The Clubhouse is also experiencing remarkable progress, with formwork being removed from the internal spaces and structural steel in place, ready for the rooftop to be installed within the next month.

We are highly satisfied with the progress our builder has achieved and eagerly anticipate sharing this wonderful development.

Take a look at the latest update at this [link](#).

Drone footage looking southeast towards Sydney CBD





## *Chatswood Golf Club – a rich history & vibrant future*

In the early 1930's the notion of a golf course nestled amidst the natural beauty of Chatswood seemed improbable. Fueled by vision and determination, Mr. John Hellmrich envisioned transforming the area, despite the economic strains of the Great Depression.

Under the guidance of the renowned golf professional Tom Popplewell, the initial nine-hole layout took shape. On November 30, 1935 the first shot heralded the opening of the course, marking the birth of Chatswood Golf Club.

The first Clubhouse was built on Wilfred Avenue below Greville Street, and as the membership grew with many returned service men enjoying golf following their return from the Second World War, the Clubhouse soon became too small to house the increasing memberships. With works continuing on the course through the 60s, and the demand increasing for a new Clubhouse, adjoining land was sold off as residential blocks. This land includes blocks on Mooney street, Greville street and Colwell Crescent.

The new Clubhouse was then constructed with the sale of these properties. It was opened in 1968 and at the time had modern facilities with extensive balconies with views to the Lane Cove River valley. With the popularity of golf continuing, an extensive upgrade to

the Clubhouse was then completed in 2008/2009.

Chatswood Golf Club continued to operate successfully for many years for both members and public players. In the years prior to COVID golf participation was starting to decline and the Club Board recognised that alternate sources of income would be needed to keep the Club running. The board, headed by current President Alan Hall-Watson, sought options to save their Club for their members and for the local community that had always enjoyed the facility.

As part of this process in 2015 discussions commenced with Watermark Living, with the idea of an over 55's development on the then carpark, and the building of a new modern designed clubhouse. Ultimately they arrived at this wonderful new precinct to be known as Newgreens Chatswood. The planning and approval process with NSW Planning and Council was long and challenging with approval for the 106 Retirement apartments, a brand-new Clubhouse and upgraded 12 hole golf course received in 2021-22. This unique alliance between Chatswood Golf Club, Pariter and Watermark Living will offer an unrivalled golf course and practice facilities, entertainment, recreation, dining and wellness alongside luxury retirement living, unique to the North Shore.



### Luxury Living at its Best

This Waratah apartment boasts exquisite interior design, showcasing a magnificent kitchen, a generously lit living room, and impeccable finishes that epitomize luxury and relaxation. Every aspect has been meticulously crafted to optimize space and functionality, ensuring effortless living.

Tranquil and harmonious environments have been curated, featuring timber floors, luxurious wool carpets, textured seagrass wallpapers, and elegant antique brass handles.

Enjoy spectacular living and entertaining experiences, with thoughtfully designed indoor spaces seamlessly connected to this expansive balcony, perfect for hosting gatherings and enjoying the outdoors.

Apartment

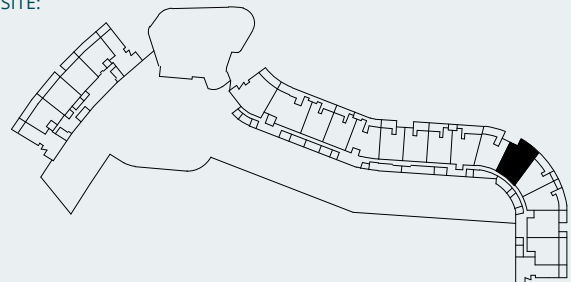
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Swaines, Level one

Bedroom.....	2
Bathroom.....	2
Carpark.....	1

Living/dining.....6500 x 4900mm	Internal.....	118sqm
Kitchen.....2700 x 3100mm	External.....	26sqm
Master bedroom 4000 x 3200mm	Total.....	144sqm
Bed two.....4600 x 3200mm		

SITE:





## Enhancing Health and Wellbeing

As we age, maintaining physical, mental and emotional health becomes increasingly essential. By understanding and prioritizing these three pillars, we can significantly improve our quality of life, enabling us to lead fulfilling and active lifestyles.

At Watermark residences, we prioritise your health and wellness as an essential aspect of daily life supporting your journey towards healthy ageing. As a resident, you will enjoy convenient access to our hydrotherapy pool, a well-equipped gym and dedicated wellness areas where classes will be tailored to our residents needs. There are a myriad of benefits of regular exercise :

1. **Improved Physical Health:** Exercise helps maintain muscle strength, flexibility, and balance, reducing the risk of falls and injuries.
2. **Enhanced Mental Health:** Physical activity stimulates the release of endorphins, which is crucial for seniors to lead independent, vibrant lives. exercise, sleep, and social interaction.
3. **Cognitive Function:** Studies suggest that exercise may slow cognitive decline and reduce the risk of dementia by promoting brain health and neuroplasticity.
4. **Chronic Disease Management:** Physical activity can help manage chronic conditions such as diabetes, heart disease, and arthritis, improving overall health outcomes.
5. **Social Engagement:** Participating in group exercises or outdoor activities fosters social connections and a sense of belonging, combating loneliness and isolation.



### Did you know?

For our residents and guests, there will be a range of convenient items available for purchase. Your everyday necessities available on your doorstep, milk, eggs, bread and newspapers are just some of the items that we plan to have available at Newsgreens Chatswood.