



*Live*  
the life you love.

**AVA**  
COMMUNITIES



# Welcome...

With AVA Communities, you'll feel right at home. We create premium yet affordable over-50s living, where community is always at the heart.

Are you downsizing? Just planning for the next chapter in your life? Either way, owning a home with AVA Communities gives you the freedom to live independently and enjoy an affordable lifestyle, conveniently located near everything you could need.

Our estates are designed for over 50s, where residents can truly thrive. A great lifestyle comes built in, and once you move in, it won't be long until you feel like one of the family.

AVA Communities' architecturally-designed homes are affordable to buy and easy to maintain, leaving you with time to spare and more money to spend on that holiday, car, caravan or the grandkids. Our range of housing options and layouts means you can find a home within our communities that suits you. And our communities are designed for now and for the future, with thoughtful green elements and sustainable features incorporated.





*it's all about  
community*

We understand just how important it is to find the right community for you, so we make the process hassle-free and easy to navigate, with transparency at every stage.

Find your new home and pick up the keys to the life you truly deserve with AVA Communities.









# Our values



## Connection

Community is at the heart of AVA Communities. We're committed to shaping a community that provides a welcoming, supportive and social environment where everyone belongs. We are family.



## Simplicity

We make things easy.

We believe in understanding and authenticity so we want to keep your experience of looking for, securing and living in a lifestyle community hassle free! We are here to help make the transition and experience easy to understand, easy to navigate and easy to live!



## Reliability

We are dependable.

We understand that this is a very important stage of life, where your decision will provide you with the foundations to live your life to the fullest. With integrity and reliability, we support you to find a home within a community that suits your needs. You can depend on us.





# Premium homes

We believe living should be effortless, so our range of architecturally-designed homes are affordable and easy to maintain.





Choose from a selection of flexible floorplans, with two and three bedroom options available, and single or double garages, as well as boat and caravan parking.

Our modern homes boast atrium ceilings, thoughtful design, quality appliances, alfresco dining options and premium finishes.

And all homes and estate facilities also incorporate thoughtful green elements and sustainable features like free electric vehicle charging stations in communal areas, solar power, greywater recycling, water tanks, and heat pumps to reduce electricity usage.



# Enviabile locations

At AVA Communities, our estate locations are hand-picked so residents can live the life they've always dreamed of.

Central  
Yarrawonga

Yarrawonga Mulwala  
Golf Club Resort

Lake Mulwala

Victoria Park  
Yarrawonga





Lake Mulwala  
Kyffins Reserve



You'll not only be able to enjoy easy access to all the amenities you need, but also be able to enjoy places like picturesque natural attractions, ample walking and cycling tracks, shopping centres, entertainment venues, and even wineries and golf clubs, practically in your extended backyard.

Yarrawonga  
Yacht Club

Bunnings







# Living at AVA

It's time for you to make the next chapter of your life the best chapter of your life, and we're here to help that happen. With modern facilities, amenities on your doorstep, and convenient locations, our communities tick every box when it comes to liveability.





*time for the things you love*

Enjoy having an active social life? You'll quickly be welcomed as part of the community. From activities and programs, to exclusive facilities and a supportive local network, it's up to you how you spend your day. Perhaps you'll start yours with a few laps in the heated pool, or a workout in the wellness centre. Catch up with your friends in the community centre, or go for a game of pool or lawn bowls. Need a quiet moment? Take a wander through the community garden or find a cosy spot in the library. You can catch up on work at the business centre, with all the facilities you need at your fingertips. And the outdoor

entertaining areas are just made for balmy evenings with friends over a barbecue. You can create the life you love, and be social as much—or as little—as you like.

Then come home to your modern, low-maintenance home. It's designed with ease of living in mind, leaving you with more time for the things you really love. Your furry friend will be there too—all homes are pet-friendly—and there's plenty of room to park your boat or caravan for those moments when you want to nip away.





# Community at the heart

Once you move into your new home at an AVA Communities estate, you'll quickly be welcomed as part of the family.

From our community centre and its facilities, to an array of events and services exclusive to our residents, community is always at the heart of everything we do.

The hub of the estate is the community centre, which will feel like an extension of your home. Here you can enjoy free wifi and connect with your neighbours over a friendly lawn bowls tournament,

or settle in for a game of cards, Mahjong, chess, Scrabble or pool. You can also learn something new in a class, or explore further afield together on a group trip. Getting around beyond the estate is easy thanks to the community bus.

And you'll always feel supported thanks to our exclusive services and groups, which are designed with your health and wellbeing in mind.





world class  
amenities



# Every day is a good day

At AVA Communities, a great lifestyle comes built in.

Enjoy having an active social calendar? Or perhaps living at a quieter pace? Either way, no two days have to be the same, and it's completely up to you how you spend your time.

If you're an early riser, maybe start your day with a tai chi or yoga class, or perhaps a game of cards or chess. Head to the community centre to get your hands on a freshly roasted coffee.

For lunch, why not hold a progressive lunch where you and your neighbours each take a turn to host? If you have work to catch up on, you can head to the business centre, which has all the facilities you need.

Need a quiet moment? Take a wander through the community garden or find a cosy spot in the library.

As the sun goes down, the outdoor entertaining areas are just made for balmy evenings with friends over a barbecue and a spot of lawn bowls. Or you'll win brownie points with the grandkids when you have them over for wood-fired pizza night.



6am

## Greet the morning

### Stretch and breath

Awaken your body and get moving with a gentle Tai Chi or yoga class.

### Work up a sweat

Get the heart rate up with a few laps in the heated pool, or aqua aerobics, Zumba or a workout in the wellness centre.

### Morning brew

Head to the community centre to get your hands on a freshly roasted coffee and chats with friends.



11am

## Get the most of your day

### Explore further afield

Set off on a group trip to a local winery, gallery visit, fishing trip or a golf day.

### Learn something new

Try your hand at a class in sewing, cooking, smoking meats, or art.

### Progressive lunching

Why not take it in turns with your neighbours to alternate hosting lunch?

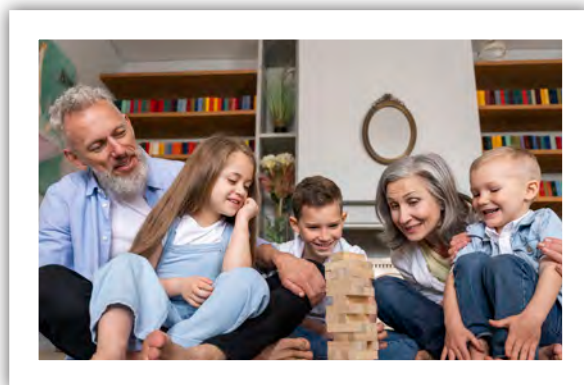
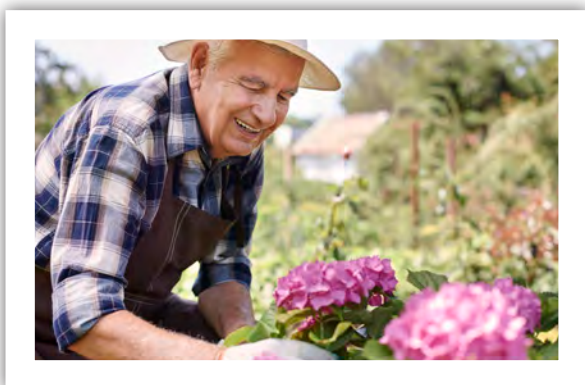
### Squeeze in some work

Head to the business centre, which has all the facilities you need.





*More time for  
making memories*



3pm

## Take time out

### Friendly competition

Challenge your friends to a game of cards, Mahjong, chess, or Scrabble.

### Green therapy

Take a wander through the community garden, and hand-pick some produce for the ultimate paddock to plate dinner.

### A quiet moment

Find a cosy spot and curl up with a book in the library.



5pm

## Ease into your evening

### Get bowled over

Enjoy a spot of lawn bowls, or on a cooler evening, head inside for a game of pool.

### Fire up the pizza oven

You'll win brownie points with the grandkids when you have them over for wood-fired pizza night.



**AVA COMMUNITIES**

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