

CALYPSO BAY

IDYLLIC WATERFRONT LIVING

ABSOLUTE
WATERFRONT
MARINA

RESIDENTS'
LEISURE CLUB

WATERFRONT
DINING



3 Recreation Place, Jacobs Well QLD 4208
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calypsobay.com.au



IMAGINE YOUR BRAND
NEW LUXURY HOME
BY THE WATER, WITH
OPEN ACCESS TO THE
OCEAN, SEVERAL
KILOMETRES OF
PRISTINE WATERWAYS,
AND A PONTOON
RIGHT OUTSIDE YOUR
BACK DOOR

The luxury lifestyle offered at Calypso Bay
can be distilled into two simple words:
Coastal bliss.

Our residents enjoy an enviable lifestyle:
waterfront living, picturesque outlooks and resort
style facilities. Build your own designer home by
the glittering waters of Calypso Bay.

With direct access by boat to The Broadwater and
Moreton Bay, residents can be on the open ocean
in no time. Plus, enjoy a stunning marina, bar
and restaurant, pristine waterways, tennis courts,
swimming pools, access to shopping, dining,
schools, national parks and much more.



BUILD YOUR DREAM
HOME IN ONE OF
QUEENSLAND'S
MOST SOUGHT
AFTER, LUXURIOUS,
LIFESTYLE
LOCATIONS



An idyllic waterfront masterplanned community



RELAX WITH FRIENDS AND FAMILY AND ENJOY THE CASUAL COASTAL LIFESTYLE OFFERED AT CALYPSO BAY



Perfectly located on the main navigation channel between The Broadwater and Moreton Bay, Calypso Bay offers direct and easy access to coastal hot spots, such as North and South Stradbroke Islands, Jumpinpin Bar, Tangalooma, Horseshoe Bay, The Bedrooms, Wavebreak Island, Tipplers and Couran Cove. Whether you're into fishing, water sports or just passing the day in the sunshine on the water, it's all moments away from Calypso Bay.

If your property is not on the waterfront, your boat can be moored at Calypso Bay's very own marina, just a stones throw from your front door.

The state-of-the-art, custom-built marina features a higher than standard freeboard, flutter gangways and wider than normal walkways, plus a depth of up to 13 metres makes it one of the deepest marinas in Australia. The security of your vessel is paramount to us at Calypso Bay Marina, which is why we offer 24 hour gated security, daily patrols and undercover parking for your car.

After a day spent exploring your stunning surroundings, unwind at your new local, Harrigan's Calypso Bay, located only a short stroll from home.

Constructed as part of the masterplanned community, Harrigan's offers outstanding hospitality, great entertainment and a family-friendly atmosphere in a unique setting overlooking the Marina and Moreton Bay. The moment you walk through the doors you'll feel at home.

Enjoy a range of casual meals and beverages blending classic pub favourites with traditional Irish charm. As the only waterfront tavern located between the Gold Coast and Brisbane, Harrigan's is the perfect place for a relaxed lunch, drinks with friends or a gathering for a special occasion.



THE RESIDENTS' LEISURE CLUB IS THE HEART OF THE COMMUNITY AT CALYPSO BAY

Build your dream home in an estate that offers more than just a foundation for your home.

As a Calypso Bay resident, you'll enjoy life in a secluded yet connected estate, stunning streetscapes and surroundings, and direct access to the open water via the Calypso Bay Marina. If that's not enough to get you excited, we think the Residents' Leisure Club will do the trick!

Centrally located, the Calypso Bay Residents' Leisure Club is the hub of excitement and community activity within the Estate and offers all the makings of luxurious resort-style living. Complete with a large pool, separate children's pool, fully equipped 24hr gym, manicured tennis courts, indoor and outdoor function spaces perfect for entertaining, residents lounge, and lakeside café makes it the perfect place to play, relax and socialise close to home.

With the exception of the café, all amenities found within the Residents' Leisure Club are for exclusive use by our Calypso Bay residents and are accessed via a personal fob, giving you the freedom to enjoy the facilities whenever you wish.

Enjoy the perfect balance of a relaxing yet busy lifestyle at Calypso Bay.



TAILOR YOUR HOME
TO YOUR LIFESTYLE:
CHOOSE FROM A
RANGE OF STUNNING
WATERFRONT LOTS
AND PEACEFUL
PARKSIDE LOCATIONS



Being positioned only 10 minutes from Exit 49 of the Gold Coast Highway means you can travel up and down the coast with ease. Whether it's the working week or a leisurely weekend, Calypso Bay is located within easy reach of a range of great private and public schools, various transport options, luxury retail and shopping precincts, pristine beaches, dining, nightlife and entertainment, positioned on the Gold Coast, in Brisbane, and in nearby surrounding suburbs.

The kids will be spoilt for choice when it comes to weekend and holiday fun, living nearby the theme park capital of Australia. Located only 20 minutes from home you'll find Dreamworld and WhiteWater World, with Movie World, Wet'n'Wild and Seaworld not much further on the Gold Coast Highway.

With development plans currently in the works for the upcoming Coomera Connector, travelling will soon become even easier! Stage 1 is due to start construction this year, running from Coomera to Nerang, and further stages connecting to Loganholme.

Calypso Bay is a rare find. Located far enough from the city to offer an enhanced lifestyle, while being close to all key amenities. Westfield Coomera is only a short drive away and closer to home, Pimpama City Centre offers all the essentials and a little more. Convenient waterfront living away from the crowds at Calypso Bay.





AERIAL KEY

- 1 South Stradbroke Island
- 2 Harrigan's Calypso Bay
- 3 Direct access to The Broadwater
- 4 Main Beach
- 5 Surfers Paradise
- 6 Moreton Bay National Park
- 7 Residents' Leisure Club

▲
30 min
drive to Gold Coast

CALYPSO BAY
IDYLIC WATERFRONT LIVING

50 min
drive to Brisbane
◀



MASTERPLAN LEGEND

- Calypso Bay Residential Lots
- Key Sites
- Public Open Space
- Private Open Space
- Future Residential Lots
- Existing Jacobs Well Community

UPCOMING STAGES

- Oasis Release
- Habitat Release
- Waterview Release
- Marina Release
- Island Release
- Rhapsody Release
- Lotus Release
- Ultimate Release

LOCAL SHOPPING

Jacobs Well	< 5 mins
Pimpama	9 mins
Coles	9 mins
Aldi	9 mins
Westfield Coomera	17 mins



LOCATION MAP KEY

- CALYPSO BAY

1

Calypso Bay Marina

0 mins

2

Harrigan's Calypso Bay

0 mins

3

Residents' Leisure Club

0 mins
- SHOPPING/AMENITIES

4

Jacobs Well Medical Practice

5 mins

5

Jacobs Well Veterinary Surgery

5 mins

6

Friendly Care Pharmacy

5 mins

7

Pimpama City Shopping Centre

10 mins

8

HomeCo. Coomera City Centre

15 mins

9

Homeworld Helensvale

16 mins

10

Westfield Coomera

18 mins

11

Westfield Helensvale

22 mins
- SCHOOLS

12

King's Christian College Pimpama

9 mins

13

Woongoolba State School

9 mins

14

Lutheran Ormeau Rivers District School

10 mins

15

Ormeau State School

10 mins

16

Coomera Rivers State School

12 mins

17

Mother Teresa Catholic Primary School

12 mins

18

St Joseph's College Coomera

12 mins

19

Gainsborough State School

14 mins

20

Picnic Creek State School

14 mins

21

Ormeau Woods State High School

14 mins

22

Livingstone Christian College

15 mins

23

Pimpama State School

15 mins

24

Pimpama State Secondary College

15 mins

25

TAFE Queensland Coomera

15 mins

26

Coomera Anglican College

17 mins

27

Upper Coomera State College

17 mins

28

Toogoolawa School

17 mins

29

Norfolk Village State School

22 mins
- BOATING POINTS

30

Jacobs Well Boat Ramp

5 mins

31

d'Albora Horizon Shores (fuel)

15 mins*

32

Dux Anchorage

20 mins*

33

The Bedrooms Anchorage

25 mins*

34

Tipplers Campground

35 mins*

35

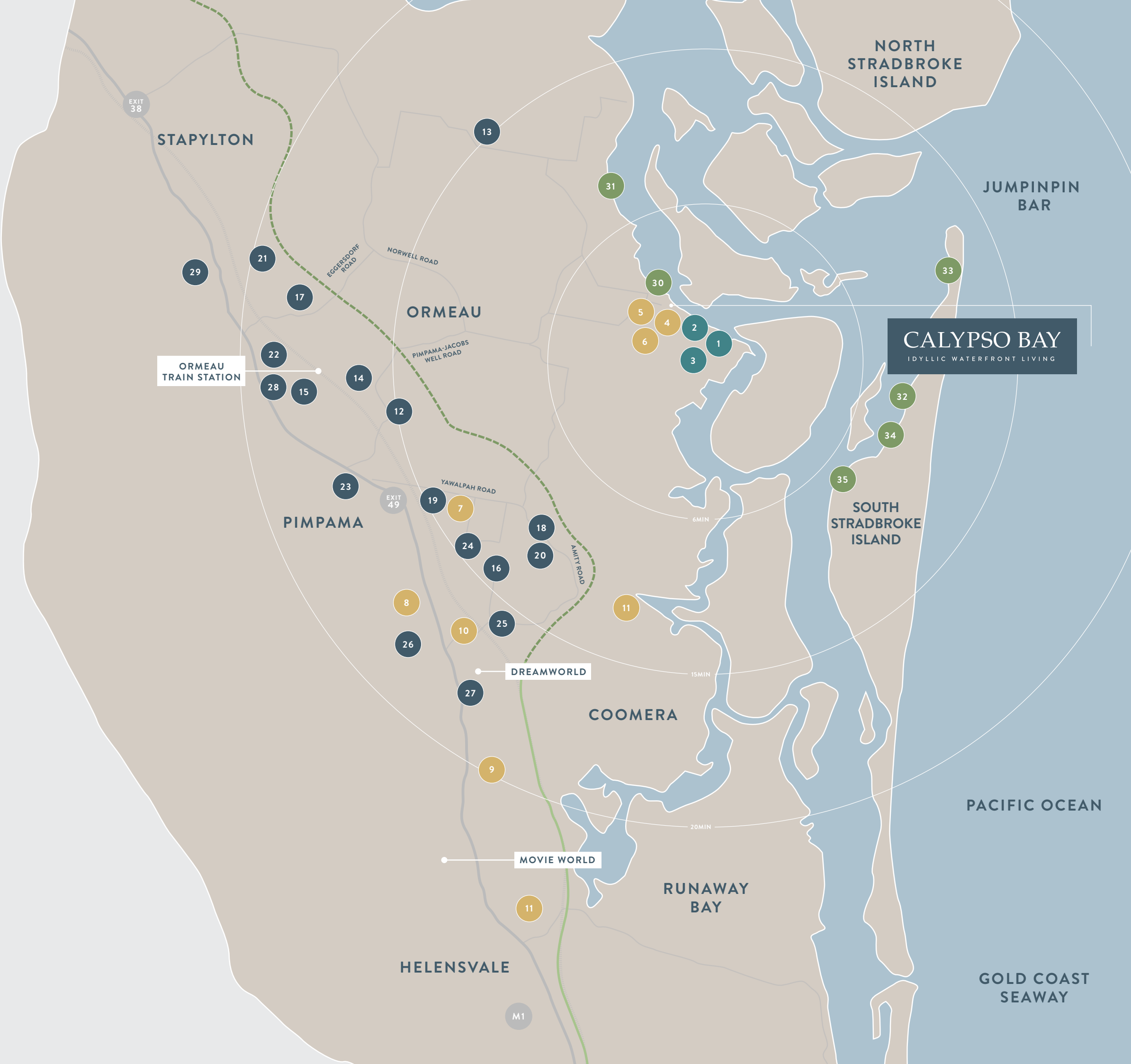
Couran Cove Island Resort

45 mins*

* By boat at 10 knots

- Pacific Motorway (M1)
- Major Roads
- |||||

Heavy Rail
- Coomera Connector Stage 1
- Coomera Connector Future Stages



DISCOVER THE
UNPARALLELED
LIFESTYLE YOU'VE
BEEN DREAMING OF
AT CALYPSO BAY



Calypso Bay is an idyllic community where each site is designed and constructed to suit the needs and lifestyle preferences of the couples and families that call them home. Choose between picturesque parkside homesites and pristine waterfront lots, with deep water frontage.

OWNERSHIP

When you invest in Calypso Bay, you become part of an exclusive community that is regulated through a Body Corporate, responsible for maintaining a high standard of living.

DESIGN GUIDELINES

The Calypso Bay Design Assessment Panel provides guidelines and sets standards for building and landscaping, ensuring a high standard of streetscape and protection of your investment.

SECURITY

Calypso Bay offers peace of mind to residents, with onsite security responsible for patrolling the estate 7 days a week, alongside number plate recognition cameras and surveillance cameras located throughout the estate.

ROCHE^{GROUP}

PROUDLY DEVELOPED BY ROCHE GROUP

With a range of stunning projects underway in both Queensland and New South Wales, combined with an uncompromising commitment to quality, Roche Group is one of Australia's premier development companies.

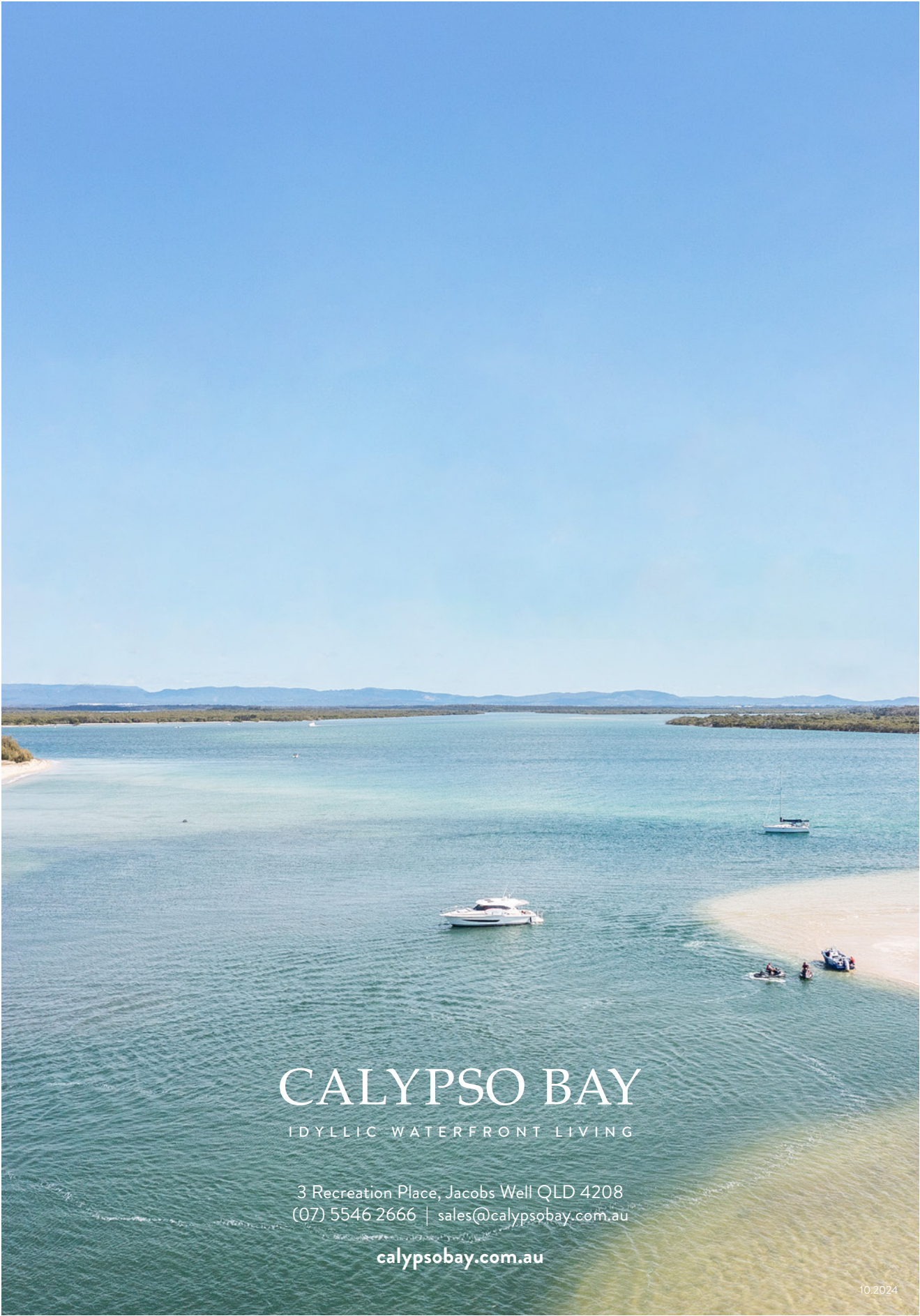
Alongside Calypso Bay, Roche Group's residential property projects extend to NSW with Cameron Grove Estate; an affordable, convenient, family oriented estate located on the outskirts of Newcastle, Harrington Waters; a blissful seaside escape on the Mid North Coast, Hamptons Harrington Waters; an over 55s development reinventing retirement living, and Manning Lakes; acreage lots close to the coast located 15 minutes from Taree.

Roche Group also occupies a strong presence in the Hunter Region, owning several iconic hospitality and tourism venues, including the award-winning Hunter Valley Gardens, Roche Estate, Harrigan's Hunter Valley and Mercure Hotel Hunter Valley Gardens.

Roche Group has a commitment to producing quality developments and a focus on creating communities people love to live in.

Learn more about our current endeavours at www.rochegroup.com.au



An aerial photograph of a tropical bay with turquoise water, a white sandy beach, and a clear blue sky. Several boats are visible in the water, and a small group of people is on the beach.

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