

Novella Waters



Where stories unfold

In a land rich with stories spanning generations and decades, a new chapter is just beginning...

The delicate scent of grasses softens the air as the gentle splash of oars on water punctuates the silence of the early morning light. Filled with the delightful anticipation of cold pebbles underfoot and the thrill of crisp water on warm feet, this moment is a living memory. This is home.

With thoughtful consideration, Novella Waters is a distinctive and unmatched boutique residential development, with parklands, open space, wetlands and river frontage. This is rewriting community living on the Gold Coast.

A new narrative in a historic setting



A place like no other, Novella Waters has a unique story and singular heritage. A rare and special location, owning a part of it is an opportunity not to be missed.

The brand-new boutique lifestyle development of Novella Waters is the future of family and community orientated living. And just like a well written story, every detail has been considered.

Placing nature at the heart of the Novella Waters community ensures the deep connection to the land and water remains. With an abundance of natural space, 54% of the site will be given over to green space in a planned vision of wetlands, conservation, pathways, parklands and river.

With its central location, proximity and connectedness to work and lifestyle amenities both local and further afield, Novella Waters is the next chapter in your family's story.





A place
like no other

from

A story begins

Aged just 19, John Beattie came to Australia in 1857 from Country Tyrone, Ireland.

After a few years in Melbourne, John moved up to Queensland in 1862 where he worked cutting timber at Mt Cotton.

Affable and neighbourly, John was friendly with the Indigenous Australians of the local area, the Yugambeh people, sharing his dream with them that he would one day own his own farm. Knowing the land better than anyone, they led him from Redland Bay to the Coomera River where they used to have their camp.

This land was up for selection, so John applied and received 247 acres of prime river flats, largely covered in timber. Ploughing was done by bullock with the main crops being potatoes, sugar cane and later dairy.

In 1872, John married Mary, the daughter of the Rev. Harding, the first Methodist minister of the area. They lived in a slab hut with their four boys and five girls until 1896 when a house was built.

Horses, then coaches, then the railway came in 1889. A punt, or ferry, was used to cross the river until 1930 when the bridge was built.

John and Mary raised their children on the land. Like many families they lost two sons, Edwin and George, in the First World War. The farm at Coomera was managed by two of John and Mary's daughters, Caroline and Alice.

John died in 1923. The changes he witnessed to the land he called home were many, but still today, generations of Beattie children continue to live in Coomera.

the



— Original horse and sulky



— Original plough and draft horse

Original — homestead



— Family photo baling grass

Archives

The next chapter

And now a new chapter in the story of the Beattie land unfolds.

Novella Waters recognises the importance of history, tradition and legacy. Honouring the beauty of the natural landscape, residents will enjoy, observe and interact with the seasons and the wildlife around them.

Creating a place to call home on the banks of the Coomera River, just as John Beattie did all those years ago, is a unique special opportunity.



Artist Impression



Novella
Waters



Community
orientated living

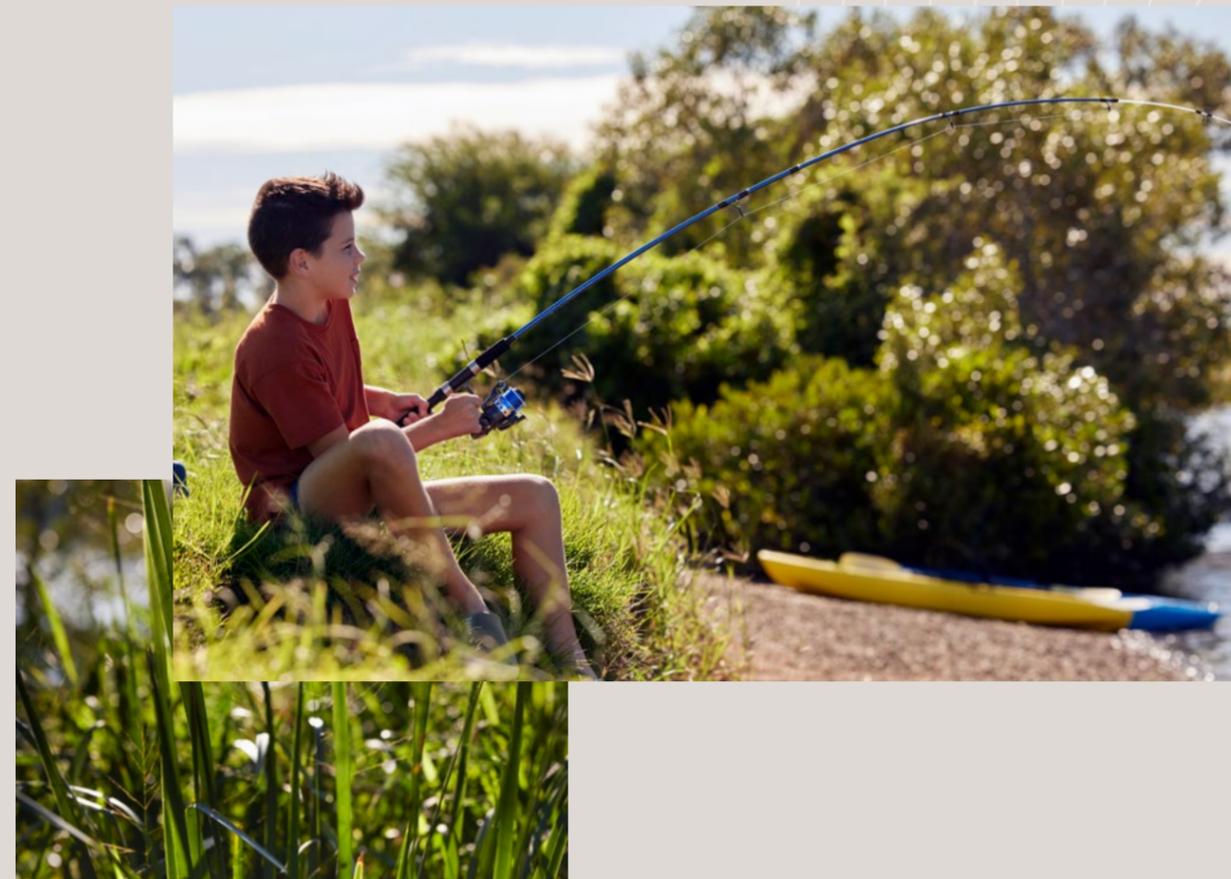


Artist Impression

A special place that calls us

Just imagine if your home was nestled amongst the serenity of water and nature, a calm escape in a hectic world. Relaxation and enjoyment for the whole family is right outside your front door, just a walk, bike, jog or paddle away.

At Novella Waters you don't have to imagine. Our focus is on a family and community lifestyle that supports the wellbeing of everyone, young and old. With the advantage of amenities and services, as well as an array of leisure activities just moments away, Novella Waters is a special place that calls us home.





When every day is a beautiful opportunity, choosing what to do will be the hardest decision you have to make.

There's so many options, whether you want a lazy day or a bit more excitement. Take the dog for a leisurely walk along over 4km of paths and wetlands boardwalk or go for a play or kick about with the kids at the park. Retreat with a book in the shade by the water or launch your kayak for a paddle off the jetty. Grab a rod and kick back spending a day fishing, you might even catch something.

Boating is a favourite pastime on the Coomera River, so why not lift anchor and truly indulge in a relaxing day on the water. With the unique perspective of being on the River, maybe you'll spot some wildlife in the riverside habitat. And don't forget to pack a leisurely lunch too.

And at the end of the day, invite friends and family for a BBQ or picnic at the Picnic Shelter. As the sun goes down on another enjoyable day, the serenity of dusk on the water will make you want to do it all again tomorrow. And at Novella Waters, you can.

From shared spaces to the sanctuary of your own home, Novella Waters is a celebration of a lifestyle made for everyone.





Future of family

Links Hope Island
Golf Course

Harbour Town
Premium Outlets

Proposed Hope Island
Train Station

Coomera River

Novella Waters

The Spit

Marina Mirage

Southport

Surfers Paradise

Gold Coast
University
Hospital

Broadbeach

Griffith
University

Helensvale
Train Station

Tamborine
Mountain

Coomera
Connector

← Hope Island &
Sanctuary Cove

← Coomera Marine
Precinct

Where your story unfolds

Who wouldn't love life by the water?

With all the benefits of waterside living and yet highly connected to major metro areas, Novella Waters is your own private oasis.

Waterside properties are always in demand so the residential lots of Novella Waters will be highly sought after and will never go out of style.

Novella Waters has all the lifestyle amenities you could need close by. With local shops and cafés in nearby Coomera ideal for a coffee catchup, the Marina with its direct water access and restaurant choices and no shortage of larger retail outlets within a few minutes' drive, there's plenty of scope for dining and shopping. There are local schools for both primary and secondary age children, as well as plenty of early childcare facilities.

Golf courses, theme parks and the Gold Coast attractions are all within easy reach. And fantastic public transport links via both bus and train, mean you and the family can enjoy the peace and tranquillity of Novella Waters, or the lively hub of days and nights out any time.





New beginnings and forever memories

A community means different things to different people, but at Novella Waters we think it means a place to thrive. A rich diversity of people, groups and activities surrounded by a safe and family-friendly community who value the same.

Whether you're building your forever home, starting out with a young family or downsizing to a quieter life, the Novella Waters community is about creating the happiest moments of your life. With architecturally designed residences complementing this special setting and the outstanding bespoke landscaping that encompasses it, this is an unparalleled chance to create your dream home in a one-off location.

Offering both vibrant hubs and quieter enclaves, Novella Waters will be a place to forge connections and build friendships. A new place, but built on the history of those who came before us and themselves established the community it is today.



Where stories unfold

Gold Coast to the Hinterland

Experience the best of both worlds as you journey from the golden beaches of the Gold Coast to the lush, green Hinterland. Whether you crave adventure, relaxation, or breathtaking scenery, this stunning region offers a perfect blend of coastal charm and natural beauty.

Start your day on world-famous beaches like Surfers Paradise, Burleigh Heads, and Coolangatta. Enjoy surfing, swimming, or simply unwinding on soft, golden sands. Stroll along lively esplanades, visit beachfront markets, and indulge in fresh seafood and oceanfront dining.

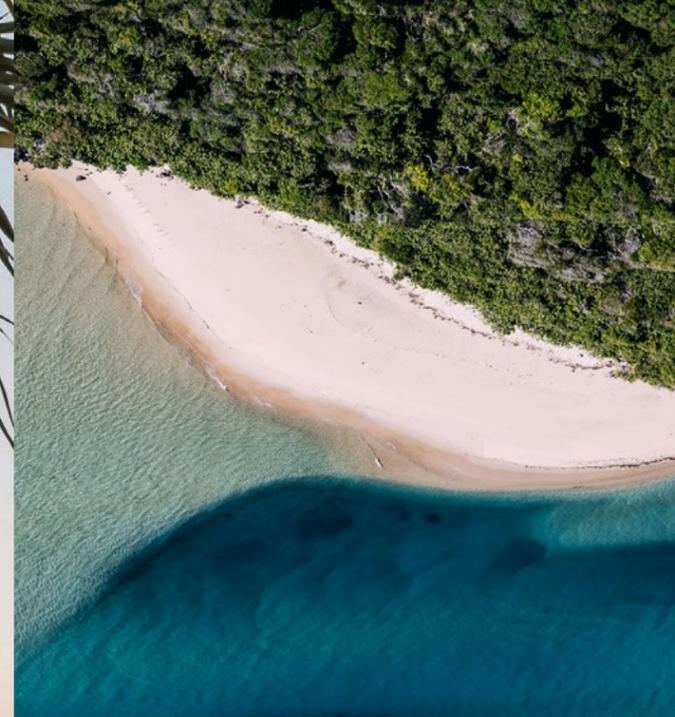
Within 30–60 minutes, swap the coast for the mountains. Explore Tamborine Mountain's wineries, art galleries, and rainforest trails.

Discover the beauty of Springbrook National Park, home to Natural Bridge and stunning waterfalls. Hike through Lamington National Park, where ancient rainforests, wildlife, and breathtaking lookouts await.

The Gold Coast offers the perfect getaway, where you can start your morning with a surf, spend the afternoon exploring lush rainforests, and end the day with breathtaking mountain views at sunset.

Whether you're looking to relax, embark on an adventure, or immerse yourself in nature, this region provides the ideal balance of coastal and hinterland experiences. With easy access by car or guided tours, discovering the best of the Gold Coast has never been more convenient.

From the sparkling coastline to the heart of nature, the Gold Coast's beaches and hinterland offer an unforgettable escape.



A connected community



Novella Waters is a boutique community with connections. Centrally located with proximity to motorways, train stations, shopping and education, you'll never be far from what you need for the day.

Coomera and Helensvale train stations have routes that service both the local area and Brisbane CBD and Brisbane Airport. Driving to Brisbane is just an easy 45 minutes via the M1 and M3 while the Gold Coast is a mere 30 minutes by car.

When the water calls, Coomera Waters Marina is just a few minutes away. This fully appointed 70 berth marina with direct deep water access is the perfect jumping off point for your sailing or boating adventure. With plenty of casual and fine dining options too, it's the ideal spot for eating and socialising at any time of day.

If walking the fairways is more your thing, tee off on world-class golf courses only moments away, including the prestigious links of Hope Island only 15 minutes and the renowned fairways of Sanctuary Cove a mere 18 minute drive, promising unparalleled recreational leisure.

A wide choice of both State and private, primary and secondary schools are all within easy reach, as well as the Gold Coast Campus of Griffith University. And for the smaller children, early childhood education needs are served by a broad range of centres and kindergartens.

From the local shops of Coomera, and Westfield Shopping Centres at Coomera and Helensvale, to Australia Fair in nearby Southport, every retail need is catered for. Whether it's for gifts or groceries, you won't need to look far.

For medical services, Coomera is close to large hospitals and village medical centres, helping you with all your day-to-day and longer-term medical needs.

If it's all about the location, Novella Waters ticks all the boxes.



Home, work, or recreation, it's all covered

We understand that easy accessibility to all the places and people that matter to you are important. The boutique community of Novella Waters not only serves as the backdrop to your home, but as the gateway to your wider needs and community.

With all the amenities you need and want, spanning the entire spectrum of work and fun, Novella Waters is on the map.



Medical

1. Upcoming Coomera Hospital
2. Coomera Town Medical Centre
3. Elite Med Family Medical Centre
4. Gold Coast University Hospital
5. Gold Coast Private Hospital
6. Myhealth Coomera



Recreation

7. Coomera Marine Precinct
The Galley
The Boatworks
Kokomo Kitchen & Bar
Quarterdeck Kitchen & Bar
Gold Coast City Marina & Shipyard
8. The Boathouse Tavern
9. Coomera Sports Park & Coomera Indoor Sports Centre
10. Dreamworld
11. Gold Coast Wake Park
12. Helensvale Golf Course
13. Links Hope Island Gold Club
14. Sanctuary Cove Golf and Country Club
15. SYC Oxenford Watersports Centre
16. Viney Park
17. The Club Parkwood Village



Education

18. A.B. Paterson College
19. Assisi Catholic College
20. Coomera State School (in catchment)
21. Coomera State Special School
22. Foxwell State Secondary College (in catchment)
23. Griffith University, Gold Coast Campus
24. Pimpama State Secondary and Primary College (in catchment)
25. Saint Stephen's College
26. St Joseph's College Coomera
27. TAFE Queensland Coomera Marine



Shopping

28. Coomera East Shopping Centre
29. Costco
30. Harbour Town
31. Westfield Coomera



Transport

32. Coomera Train Station
33. Helensvale Train and G:Link Station
34. Proposed Hope Island Train Station
35. Coomera Connector: Foxwell Road Interchange
36. Coomera Connector: Shipper Drive Interchange



Childcare

37. Beattie Road Early Childhood Education Centre – Coomera
38. Bonny Babes Child Care Centre Coomera
39. C&K Coomera Community Kindergarten



Nestled
amongst nature

A masterplanned success story

Novella Waters is a community that's been meticulously designed in every element. Capturing its unique local identity, it's a place that promotes healthy living and wellbeing with a focus on regenerating habitat and biodiversity to build an environmentally conscious community.

Created with a unique urban-to-natural transition, the development promotes walkability and fuses interconnected destinations and experiences with direct access from your home.

1. Future Residential
2. Novella Park
3. Canoe Launch
4. Novella Beach
5. Boardwalk through wetlands
6. Fishing platform and picnic shelter
7. Estuarine Wetlands
8. Freshwater Wetlands
9. Cycle and walking trails
10. Coomera River



A picture book setting

From the welcoming arrival of Novella Waters to the distinctive elements and memorable moments that make it home, every resident's experience has been thought about.

Interconnected walkways will link open spaces, seating areas, playgrounds, the picnic and BBQ area, fishing platform and Wetland Pavilion.

Residents will be able to interact with the natural and man-made landscaping at key moments in their day and week. There's a daily jog or dog walk to a weekend kayak on the river or BBQ picnic with friends. And with its enduring connection to the River, a day out on the boat with family, or sunset sail with friends, is always going to be a popular choice.

The natural environment and riverside location is the setting for your Novella Waters story.



Discover the natural surrounds with over 4kms of pathways and boardwalks



Artist Impression



Inherently connected to the river, residents will be drawn to its banks all year round. A place to quietly connect or make memories with the family, Novella Waters and the Coomera River will hold a very special place in your story.

Enjoy family activities with riverside parks and picnic areas on your doorstep

Estuarine, freshwater and marine wetlands all represent the diversity of life and habitat at Novella Waters. With 54% of the development given to green space, it's parklands and natural environment are a living education. New planting will encourage native flora and fauna to both thrive and return.

From mature figs to wetland grasses, the variety of flora and fauna will encourage a biodiversity unique in a residential setting. Landscaping and planting are entirely sympathetic to the region and climate, showcasing the beauty of Australian plants and species.



Restoring 54% of the site to conserve green spaces and wetlands



Citimark— A family business

Established in 1991 by brothers-in-law Angus Johnson and Robert Pullar, Citimark Properties is a leading Queensland-based property development group. An award-winning business, Citimark is active in the residential, commercial, retail and industrial property sectors.

Citimark has delivered thousands of quality apartments and homes to owners in cities and towns across the east coast of Australia.



Angus Johnson
Joint Managing Director

Robert Pullar
Joint Managing Director



Communities Projects



Alcyone Residences, comprising 228 residential apartments over 16 levels, presides over the largest waterfront renewal project in a generation, at Hamilton Portside in Brisbane.



Emmadale Gardens, Gladstone is a 330-lot parkland community in a high growth area of Queensland's mining and port city, Gladstone.



Image courtesy of Urbis

Urbis Landscape Architects

Shaping communities for a better future

Urbis are responsible for shaping the communities and cities we live, work and enjoy every day. Creative experts working in areas of planning, design, policy, heritage, valuations, transactions, economics and research, they make the places we live. Urbis advise developers, community groups, investors and government.

“The Novella Waters development is a truly unique project. Referencing heritage, location and the natural environment, we’ve captured the local identity through its agricultural past. Translating it for another chapter and a new generation, it’s a regenerative natural landscape that forms and influences the community around it”

Matt Franzmann
Lead Architect Novella Waters Project, Urbis



Florian Groent

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Acknowledgement

We acknowledge and pay respects to the people of the Yugambah region of the Gold Coast and all their descendants both past and present. We also acknowledge the many Indigenous people from other regions as well as Torres Strait and South Sea Islander people who now live in the local area and have made an important contribution to the community.



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