

# waves



August - September 2025



**2025**

MASTER BUILDERS AWARDS

**WINNER**

## **We've done it again! MBA award win is ours**

The Master Builders Association has just named one of our home designs the best in the whole state!

## **Your first look at new home designs**

You asked, and we listened. Inside, you'll get your first look at two new single-storey home designs.

## **Our local loves; what are yours?**

Yamba is such a wonderful location for over-50s - just ask our team! Find out what we love locally





*Pictured: Vantage Country Club is a Master Builders' Association award-winner!*

# Welcome

Welcome to *Waves* – our regular newsletter to keep you updated on all things Palm Lake Resort Yamba Cove. Well, spring is officially on our doorstep, bringing with it a sense of renewal, growth and fresh opportunity – and what better time to buy or sell a home than now! That spring energy is definitely in the air here in our Sales Information Centre as demand for Yamba Cove homes remains strong. With 40 per cent of the Palm Lake Resort Yamba Cove masterplan already sold, we have just released a new stage. Stage 2A offers 23 homes – and we've already taken eight deposits! While these Stage 2A homes will be ready in 2026, there are some opportunities for those who want to make Yamba Cove their home sooner. Stock homes are available as we go to print with this newsletter but you'll need to be quick, as these designs are in high demand. With such a boutique resort footprint, our homeowners are blessed to enjoy a tight-knit community with access to an incredible community facility in Vantage Country Club but our boutique size also means there are limited opportunities for those wanting to buy in. All we can say is that you don't want to linger – or you'll miss the boat.

With sales enquiries at an all-time high, I'm delighted to introduce two wonderful new team members to our Sales Information Centre. Sales Consultant Chris Ryder brings more than 11 years' experience in the over-50s sector and, as a proud local, he also brings valuable local insight and passion to his role. Supporting our sales efforts is Kala Bufalino, also a local, whose energy and commitment is already shining through – she's amazing! Together, Chris and Kala will help us continue to provide the highest level of service to all our future homeowners.

A quick reminder that our "Smart Financial Choice" monthly information sessions are a fantastic way to learn more about life at Palm Lake Resort. They provide the perfect opportunity for interested future homeowners to discover what makes this community so special. As well as learning more about the Manufactured Homes Estate model and its financial benefits, you'll get the opportunity to tour our display homes and our Vantage Country Club while also meeting some of your future neighbours. Perfect.

Spring is all about fresh beginnings and here at Yamba Cove, the season has never looked brighter. We look forward to welcoming you along for an inspection of our resort and to welcoming more wonderful people into our thriving community.

**Monique, Chris and Kala**  
**Palm Lake Resort Yamba Cove Sales Team**



## Contact us

Looking for more information about Palm Lake Resort Yamba Cove?

**Sales Information Centre:**  
 2 Orion Drive,  
 Yamba NSW 2464

**Opening hours:**  
 9am to 4.30pm,  
 seven days a week

**FREECALL:** 1800 960 946

**Email:**  
[salesyambacove@palllake.com.au](mailto:salesyambacove@palllake.com.au)

**Online:** [palllakeresort.com.au](http://palllakeresort.com.au)

**Get social:**  
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 Instagram (@pall.lake.resort)



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## News briefs



### This is Your Time

The latest edition of This is Your Time magazine harnesses the exciting energy of spring. We cover all the new 'growth' across our company, including the unveiling of Australia's (and arguably the world's) biggest and most opulent community facility at Palm Lake Resort Pelican Waters: The Springs Country Club. We also reveal our teams' "local loves" across Palm Lake Resorts Paynesville and Foster Lakes areas. Among the lifestyle features, we urge readers to take their cues from spring and book a (literally) bloomin' great holiday or add a plant-based spring recipe to their menu repertoire. Palm Lake Resort homeowners will find a copy of the magazine in their letterbox and anyone can read the edition online at [palllakeresort.com.au](http://palllakeresort.com.au)

### The info you need is here - and so too is morning tea!

Looking to start a whole new chapter at Palm Lake Resort Yamba Cove? One of the best first steps is to attend one of our monthly information sessions/morning teas to help you understand why buying at here is a smart financial choice. These sessions will highlight for you the benefits of land lease communities and guide you through every question regarding your transition into an inspiring over-50s lifestyle resort like ours. We want you to feel empowered and at ease with your decision to embark on this new journey. During the sessions, we will explore the freedom of owning your own home without the burdens of purchasing land as well as the significance of weekly site fees and how these can be offset through government rent assistance, among other enlightening topics. Here are some compelling advantages of the land lease model to consider:

- No stamp duty
- No entry fees
- No exit or deferred management fees
- No body corporate fees
- No council rates or land tax
- You keep 100% of any capital gains

To find out dates and book a spot at our next monthly info session, Freecall our Sales Information Centre on 1800 960 946.



### STOP PRESS: Iluka design named best in the state!



As this edition of 'Waves' goes to press, Palm Lake Resort has been delighted to receive not one but three Masters Builders Association Awards in the same weekend - including a coveted statewide win!

Firstly, Palm Lake Resort Forster Lakes' "Tampa" display home was named best in its category at the Masters Builders Newcastle Excellence in Building and Construction Awards, which celebrated its 30th anniversary on the night. Not to be outdone, the resort's Rhodes Sports Club also picked up the MBA's award for Best Commercial Building.

But in BIG news for our resort, on the following evening, the New South Wales awards were announced with our "Iluka" home design named best in its category, in the whole state! Our double-storey Iluka home (offering three bedrooms, two bathrooms and an additional activity room across 281m²) has proven a popular choice among Yamba Cove homeowners and now also the MBA independent construction industry judges. Go team!

### Why not come, stay and play

There's no better way to understand the Palm Lake Resort Yamba Cove masterplan, take in our resort grounds, inspect our display homes, indulge in our Vantage Country Club and explore the local surroundings better than by doing it in person. If you are travelling from out of town to tour our resort, we'd love to offer you a complimentary night's accommodation. Contact our Sales Team on 1800 960 946 to book your private inspection. We look forward to hosting you here at Palm Lake Resort Yamba Cove very soon.



# Your first look at our new designs

YOU ASKED - AND WE LISTENED. WE ARE EXCITED TO UNVEIL YOUR FIRST LOOK AT TWO NEW SINGLE-STOREY HOME DESIGNS COMING TO PALM LAKE RESORT YAMBA COVE: PIPPI AND ANGOURIE. THEY JOIN OUR RECENTLY RELEASED ‘YAMBA’ SINGLE-STOREY DESIGN TO PROVIDE A TRIO OF STYLISH OPTIONS FOR THOSE WHO LIKE TO KEEP THEIR LIVING ALL ON THE ONE LEVEL...

According to Palm Lake Resort Yamba Cove Sales Manager Monique Lee, interest in our original single-storey home, “Yamba”, exceeded expectations.

At 246.27m<sup>2</sup>, its three-bedroom, two-bathroom, two-car garage design blends big open-plan living with a luxurious master suite and a sunny rear alfresco space that extends the full width of the home.

“We’ve had a great response to the Yamba floorplan which gave us the incentive to design and provide more single-storey options for homeowners,” she says.

Our two brand new single-storey home designs, Angourie and Pippi, offer strategically light and bright, open-plan living spaces to ensure homeowners still ‘live large’.

But one of the biggest selling points for these two new designs is their location on the masterplan.

“All of our Angourie and Pippi homesites are located on the perimeter of our property and back onto trees,” Monique explains. “That means these homeowners will have no rear neighbours and ultimate privacy.”



WITH HOMES FROM \$999,000 YAMBA COVE IS 40% SOLD!

## Meet Pippi

The Pippi home design measures 185.66m<sup>2</sup> and offers two bedrooms, two bathrooms and a two-car garage with undercover alfresco entertaining space as well.

As you approach this home, you are greeted by a modern façade offering timber look feature screens, gorgeous stone cladding and an architectural parapet that guides you into the covered porch. The master suite is located immediately upon entry, designed to separate it from the busier living areas that are found at the rear of this home. The master offers an ample walk-through robe and ensuite bringing equal levels of comfort and privacy.

Further down the entry hall, you’ll find the main bathroom on one side and a large laundry on the other side with a handy linen cupboard and direct outdoor access.

Monique says she loves Pippi’s separate dining room. It’s adjacent the kitchen while also overlooking the rear alfresco area, which can be directly accessed by large glass sliding doors. With the glass sliders on both sides of the alfresco wide open, there’s a seamless transition from indoors to outdoors - perfect for the coastal climate here.


## Meet Angourie

Angourie comes in a little larger than Pippi, measuring 194.16m<sup>2</sup> and offering an extra bedroom (three in total). A modern facade, with thanks to memorable angled rooflines and the contrast of stone cladding and warm timber panelling, welcomes you home.

The two front guest bedrooms are serviced by the home’s main bathroom. For separation and privacy when guests are staying, the home’s master suite can be found at the rear, connected to the alfresco area and overlooking lush bushland. A large walk-in robe and ensuite with double basins combine to make this master a true sanctuary. The open-plan kitchen, dining and living area are connected under a high raked ceiling that brings light, space and ease to the home.

Monique encouraged those buyers interested in a single-storey design to contact the Sales Information Centre and find out more. With limited opportunity to secure one of these new designs, in their private bushland setting, you’ll have to act quickly. Phone our Sales Information Centre on 1800 960 946 for more info.





# Our team's local loves

YAMBA COVE SALES MANAGER MONIQUE AND CARETAKER KYM GET TO MEET AND CHAT WITH PEOPLE EVERY DAY WHO ARE JUST AS CAPTIVATED BY THE YAMBA AREA AS THEY ARE, SO WE ASKED OUR TEAM TO REVEAL SOME OF THEIR FAVE LOCAL RECOMMENDATIONS – LOCAL INSIGHT INTO THINGS THEY LOVE AND THAT THEY KNOW YOU'LL FALL IN LOVE WITH, TOO.

## Where to eat

### Monique:

For dinner, we love Paradiso Restaurant & Bar. Love the Asian-fusion/sophisticated street food, the vibe and the atmosphere. It's moody and hip and makes you feel like you're in a funky top Melbourne restaurant. My menu favourite include the betel leaf Yamba prawns, bao buns, karaage chicken plus the crispy pork, sweet chilli, pickled cabbage, peanuts, salad. For Sunday breakfast, my go-to is The Kiosk (*pictured here*). The view, of course, is amazing given it's right on Main Beach. A classic seaside café with great coffee and the best smashed avo.

### Kym:

I love The Mexican as they serve authentic flavours of Mexico. Their farm-to-table menu features dishes made from the freshest locally sourced produce. If you'd like to live on the 'wildside', try their "Vegan's Nightmare" –

a share platter of meats for two! I prefer to sit outdoors and enjoy their casual alfresco dining. Heaters are provided during the cooler months. Also, don't miss Shores Tavern – Yamba's luxury waterfront venue. It's considered the jewel in Yamba's dining crown for good reason! Arrive by car or boat and enjoy lunch or dinner on the Clarence Deck. You can't go wrong with a woodfired pizza or locally caught seafood, fresh off the trawler. If you are enjoying a drop or two, you can always take the courtesy bus home.

## Where to explore

### Monique:

From Yamba, it's an easy drive to all the beautiful small towns along the river – there are many very close by. Maclean, Ulmarra and Brooms Head are my favourites.

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**Kym:**

Exploring the local areas within an hour's drive from Yamba is also a favourite of mine. As I grew up in Coffs Harbour, I'm familiar with the smaller towns along our beautiful coastline and enjoy taking our homeowners out on a Friday to visit them, for retail therapy or for lunch.

We recently visited and loved Emerald Beach, Rattle Restaurant & Bar which is known for its Mediterranean-inspired dishes, fresh local seafood and the cocktail list. It's been enjoyed by many of our homeowners. A fantastic place for lunch and afternoon drinks (as pictured, left).

When in Yamba, you must take the Clarence River Ferry across to Iluka. The journey takes about 30 minutes and the ferry departs from the end of River Street in Yamba and arrives at the Iluka Boatshed. You get to take in the beautiful scenic views of the Clarence River, including birdlife and dolphins, and you can even take your fur baby along for the ride.

## What to do

**Monique:**

I love taking my puppy, Sadie, to Pippi Beach. It's a beautiful spot for a morning walk. The morning sun and sea sets us both up for an awesome day! Also, Yamba Farmers & Producers Markets is a must for us now every Wednesday morning. We get up early and take Sadie for a walk out to the Rock Wall to watch the sunrise and the trawlers coming in – then we grab a great morning coffee and some amazing fresh local market produce.

**Kym:**

For me, you can't beat a family day out on a BBQ Boat. Yamba BBQ Boat hire runs various hire vessels from Yamba Marina ranging from six-person 17ft runabouts to large 12-seater BBQ pontoon boats. With almost 100 chartered islands in our backyard, ours is the second largest river system in Australia with more than 400km of pristine water to enjoy. I took the family and grandies out at Christmas and rebooked on our return, so it's now in our family calendar as an annual event!

Bike riding is another Yamba must-do. Our area offers excellent opportunities for exploring by bike as it's largely flat, with many scenic paths. Bike Shop Yamba and Yamba E-Bike Hire provide rentals and maps for exploring the area. Popular routes include the Ford Park Cycleway, the ride to Angourie and even a day trip to Iluka via the ferry.

## Come and explore Yamba!

For those who live outside our region, we encourage you to come and explore the incredible coastal haven that is Yamba – and take a tour of our resort while you're here! Phone 1800 960 946 and speak to our team about booking your inspection and claiming our 'Stay a night' offer.

# Yamba suits them to a 'T'

TIFFANY AND TONY HANSEN ARE THE EPITOME OF THE MODERN PALM LAKE RESORT HOMEOWNER – SHINING EXAMPLES OF SAVVY OVER-50s WHO LIKE TO MIX THEIR BUSINESS WITH PLEASURE... AND DO IT IN STYLE.

Tiffany and Tony Hansen – or “TnT” as they are known – are a ‘dynamite’ couple thriving on the over-50s dream that Palm Lake Resort Yamba Cove presents.

On the day that we caught up with Tony, Tiff is at work at Grafton Hospital. A career nurse, this full time dedicated medical professional finds satisfaction with caring for her Northern Rivers patients in combination with the lifestyle that Yamba Cove offers. When she's not on shift in Grafton, you'll find her enjoying resort Pilates classes and bus trips among other Weekly Activities.

Tony, on the other hand, will tell you he's happily living large at Yamba Cove. Recently retired, Tony spent 48 years working – most recently as a funding consultant to government departments across social services, health and infrastructure portfolios. An ex-boat owner and mad keen “bluewater boy”, Tony's real passion is for fishing and while he's more used to lobbing a line into the deep blue from a vessel offshore, the move to Yamba Cove has seen him learning and embracing a different version of the sport.

“I've been enjoying clambering up and down rocks at the breakwall, for example, learning how to fish from the land,” Tony says. “There are many great fishing locations all within a stone's throw of the resort.”

While Tony and Tiff are originally Melbournites, the pair have enjoyed many of their recent years in sunny Queensland. Spending time on the Sunshine Coast first and then moving to a beachfront home at Redcliffe in South-East Queensland, Tony says they watched that suburb change in the time they were there. Their growing unease with the increasing local crime rate was the catalyst for finding a quieter, more relaxed location that offered security and peace of mind. Tony says the pair did a pile of homework before ultimately landing on the Palm Lake Resort product. And it was our Yamba area, and the Yamba Cove resort, that ticked all their boxes.



“We've bought and sold around 12 homes over the years and have paid hundreds of thousands of dollars in Stamp Duty,” Tony explains. “When we heard that Palm Lake Resort offered a way for us to buy a home without having to pay Stamp Duty, that really impressed us.

“I'll admit that I immediately fell in love with this place,” Tony smiles. “We have two dogs, and the small backyard was just perfect for them as well.”

The Hansens' two West Highland terrier x poodles, mother-and-daughter duo Jill and Cleo, are definitely living their best life at Yamba Cove. They've currently got three other four-legged furry friends who they share their resort grounds with, and Jill and Cleo get to enjoy three walks everyday with their doting ‘Dad’!

Being just the 10th and 11th homeowners to join Palm Lake Resort Yamba Cove (very proudly purchasing an “award-winning” Maclean design home), Tony says it has been an added bonus to watch the physical growth of our boutique resort and be an early member of the flourishing homeowner community. Tony's just completed his RSA so he can pull beers at the resort bar, for example, and he's also keen to formalise a resort fishing group.

“Everyone knows everyone here and we all look out for each other,” he smiles.

And while Tony is happy to chat away on the phone, he's also keen to wrap up today's conversation. You see, he's got three of his Palm Lake Resort Yamba Cove neighbours (Neil, Ron and Dave) waiting for him to join them. While you'd be forgiven for thinking that ‘Happy Hour’ was calling the boys, this foursome has, in fact, got grander plans for the afternoon's sunset. There are bream and flathead awaiting their bait just a five-minute walk across the road from Yamba Cove resort's front gate. Now, that's a Wednesday afternoon done right.





# Caretaker's notes

HELLO ALL - WELCOME TO ANOTHER EDITION OF OUR 'WAVES' RESORT NEWSLETTER.

We were fortunate to host a group of our Palm Lake Resort Pelican Waters 'cousins' in July. It was a wonderful opportunity for our communities to come together with various activities on offer in our wonderful Vantage Country Club including a few hits in the golf simulator room, snooker and darts competitions, as well as a fun afternoon of Bingo.

We finished the day around the barbecue on Vantage's inviting upstairs alfresco deck, with a few glasses of wine and some nice cold beer included in the mix. Whilst we weren't playing for sheep stations, there was lots of friendly banter enjoyed throughout the day. Ultimately, everyone was a winner, with new friendships blossoming between our two Palm Lake Resort addresses. I know this won't be the last time we combine our likeminded communities, all in the name of good fun.

As you can see by the variety of photos across these two pages, our homeowners are really enjoying their time here at Yamba Cove while also making the most of our exquisite location on the coast. I'm thoroughly enjoying helping our homeowners explore their creative and sporting passions here at the resort while also helping them physically explore the nearby sights and delights via our resort bus. It's hard to call it 'work' some days!

I hope you enjoy the warmer weather and good times ahead.

KYM BELLAMY,  
PALM LAKE RESORT  
YAMBA COVE CARETAKER



**Pictured top left:** We love getting out and about together to explore our beautiful coastline. We've visited Evans Head and Emerald Beach most recently. **Pictured right:** Isn't David Jones' 1984 Morgan 4/4 spectacular? It's a delight to see it driving in and out of our resort.



**Pictured above:** We love aqua aerobics, 'brush and bubbles' classes and Happy Hour. **Pictured top right:** Our Pelican Waters 'cousins' visited. **Pictured above right:** SMEG demos are helpful. **Right:** It's mah-jong time.







# The Smart Financial Choice

Discover the lifestyle and financial freedom of land lease living at Palm Lake Resort Yamba Cove.

- ✓ Weekly site fees, and unlocking major financial benefits
- ✓ No stamp duty, entry or exit fees, body corporate costs or land tax
- ✓ Keeping 100% of capital gains

## INFORMATION SESSIONS NOW OPEN

 First Wednesday of each month  
10.30am

 Vantage Country Club Theatre

RSVP is essential.  
Refreshments provided



1800 960 946  
[pamlakeresort.com.au](http://pamlakeresort.com.au)

THE BEST IN OVER-50s LIVING

