

# CALYPSO BAY

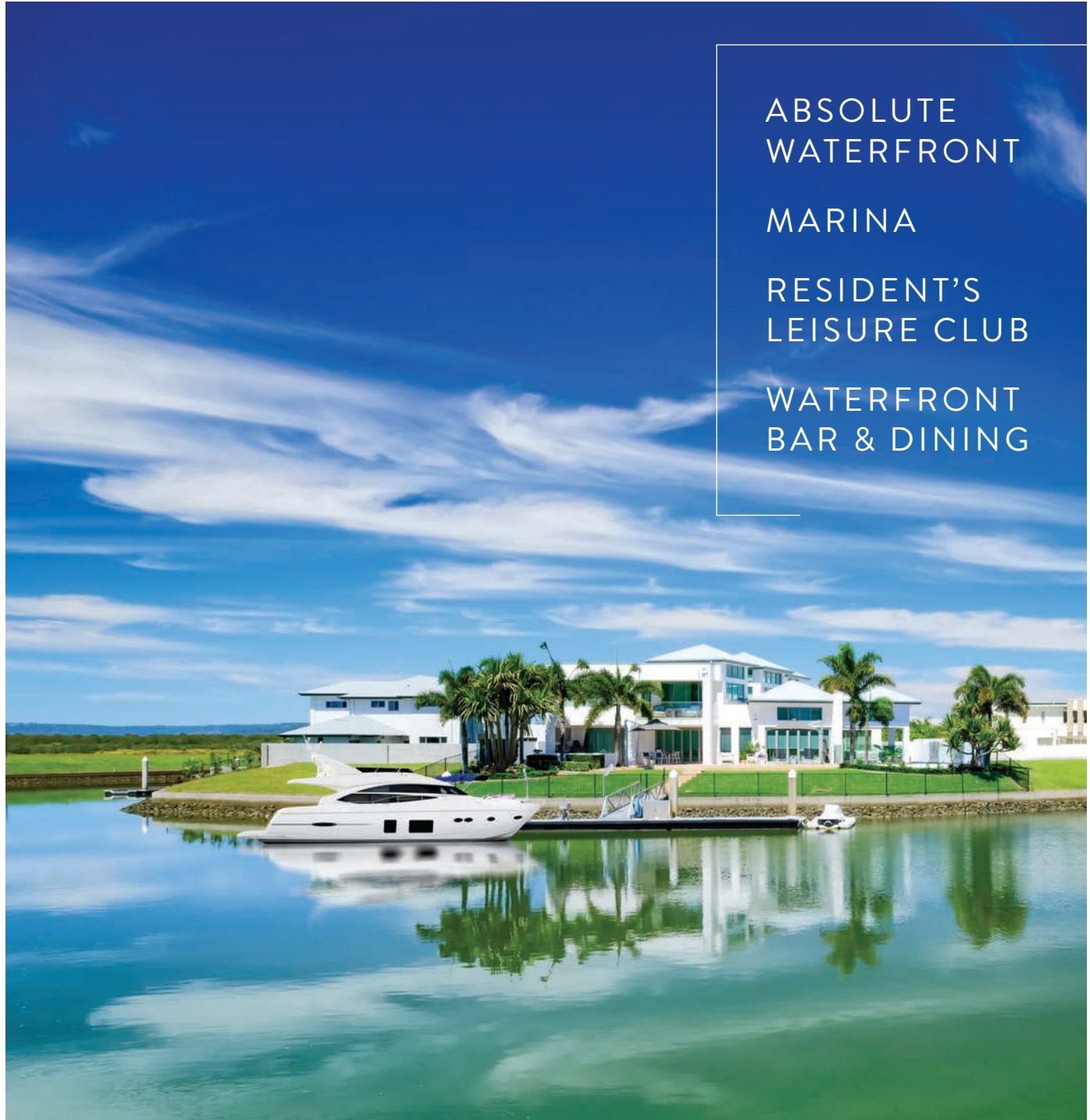
IDYLLIC WATERFRONT LIVING

ABSOLUTE  
WATERFRONT

MARINA

RESIDENT'S  
LEISURE CLUB

WATERFRONT  
BAR & DINING



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[calypsobay.com.au](http://calypsobay.com.au)









IMAGINE A BRAND NEW  
LUXURY HOME BY THE  
WATER, WITH OPEN ACCESS  
TO THE OCEAN, SEVERAL  
KILOMETRES OF PRISTINE  
WATERWAYS, PARKS AND  
A PONTOON RIGHT OUTSIDE  
THE FRONT 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 on the glittering waters of Calypso Bay.

With direct access to The Broadwater and  
Moreton Bay, no bridges and no speed limits,  
residents can be on the open ocean in no  
time. Plus, enjoy a stunning marina, bar and  
restaurant, pristine waterways, tennis courts,  
barbecue areas, 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.



Master built marina with direct access to The Broadwater

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

The state-of-the-art Calypso Bay Marina has been constructed by world renowned builder, Bellingham Marine and offers direct access to The Broadwater and an array of desirable cruising locations.

Positioned within easy reach of the Gold Coast and Brisbane, Calypso Bay offers coastal bliss with convenient centrality.



Perfectly located on the main navigation channel between The Broadwater and Moreton Bay, the marina has easy boating access to all of the favourite 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 are into fishing, crabbing or just passing the day in the sunshine on the water, it's all moments away from Calypso Bay.

The popular Calypso Bay Harrigan's Drift Inn is the only waterfront tavern on the Brisbane to Gold Coast waterway and it is your local when you live at Calypso Bay. It's a short stroll from your new home and a perfect place to enjoy a meal or a drink.



ENJOY TIME WITH  
FAMILY BY THE  
WATER, RELAX WITH  
FRIENDS AT THE  
PUB AND ENJOY THE  
CASUAL COASTAL  
LIFESTYLE.

Aerial view of Calypso Bay





## AERIAL KEY

- 1 Kangaroo Island
- 2 Harrigan's Drift Inn
- 3 Direct access to The Broadwater
- 4 Main Beach
- 5 Surfers Paradise
- 6 Moreton Bay National Park
- 7 Resident's Leisure Club

## CALYPSO BAY

IDYLLIC WATERFRONT LIVING







▲  
**40 min**  
drive to Gold Coast

6

7

3

**50 min**  
drive to Brisbane  
◀



## LOCATION MAP KEY

### ● CALYPSO BAY

- |   |                                |         |
|---|--------------------------------|---------|
| 1 | Calypso Bay Marina             | 0 mins  |
| 2 | Harrigan's Drift Inn           | 0 mins  |
| 3 | Jacobs Well Bayside Tavern     | 5 mins  |
| 4 | Jacobs Well Veterinary Surgery | 5 mins  |
| 5 | Friendly Care Pharmacy         | 5 mins  |
| 6 | Jacobs Creek Boat Ramp         | 5 mins  |
| 7 | Debbies Day Care               | 5 mins  |
| 8 | Sugarcane Kids Family Day Care | 12 mins |

### ● SHOPPING

- |   |                               |         |
|---|-------------------------------|---------|
| 1 | Pimpama Centre                | 10 mins |
| 2 | Coomera City Centre           | 15 mins |
| 3 | Sanctuary Cove Marina Village | 25 mins |
| 4 | Homeworld Helensvale          | 16 mins |
| 5 | Westfield Helensvale          | 22 mins |

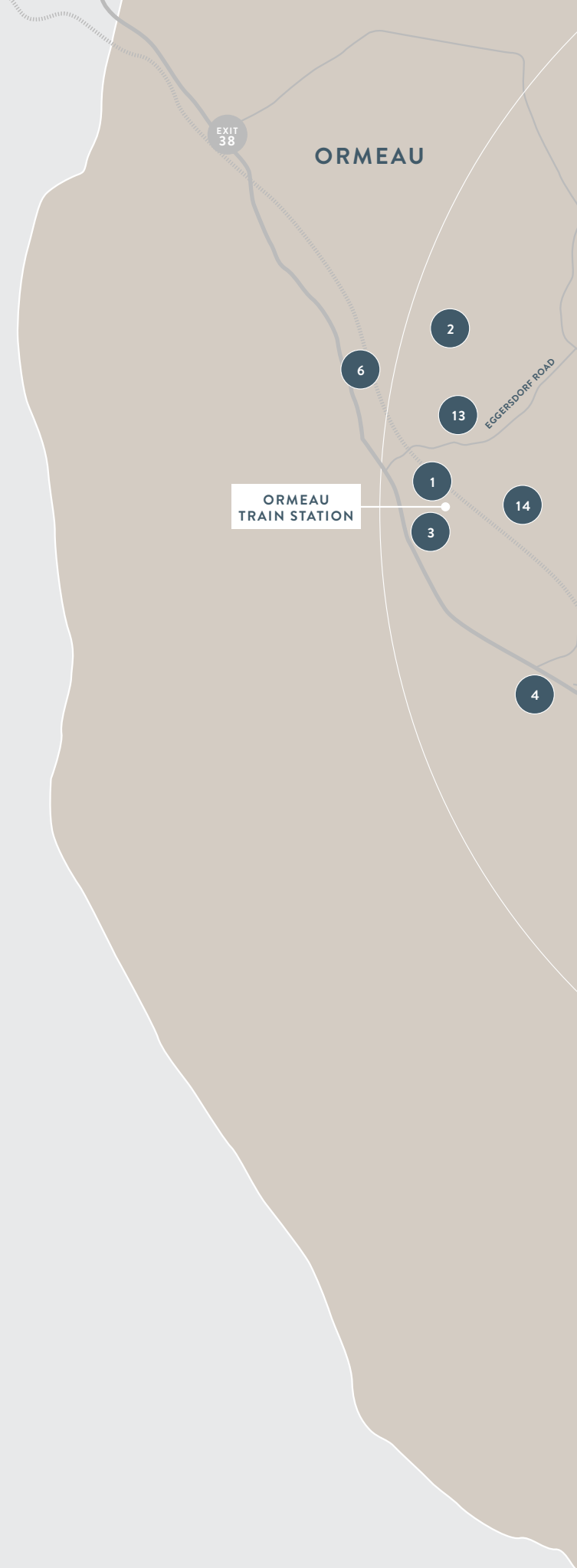
### ● SCHOOLS

- |    |                                        |         |
|----|----------------------------------------|---------|
| 1  | Livingstone Christian College          | 15 mins |
| 2  | Ormeau Primary School                  | 15 mins |
| 3  | Lutheran Ormeau Rivers District School | 15 mins |
| 4  | Pimpama Primary School                 | 15 mins |
| 5  | Pimpama State Secondary College        | 15 mins |
| 6  | Saint Joseph's Catholic College        | 12 mins |
| 7  | Kings Christian College                | 9 mins  |
| 8  | Coomera Rivers State School            | 11 mins |
| 9  | Coomera Anglican College               | 15 mins |
| 10 | Coomera Primary School                 | 16 mins |
| 11 | Coomera State High School              | 16 mins |
| 12 | TAFE Queensland Gold Coast             | 15 mins |
| 13 | Mother Teresa Primary School           | 15 mins |
| 14 | Lords College                          | 10 mins |

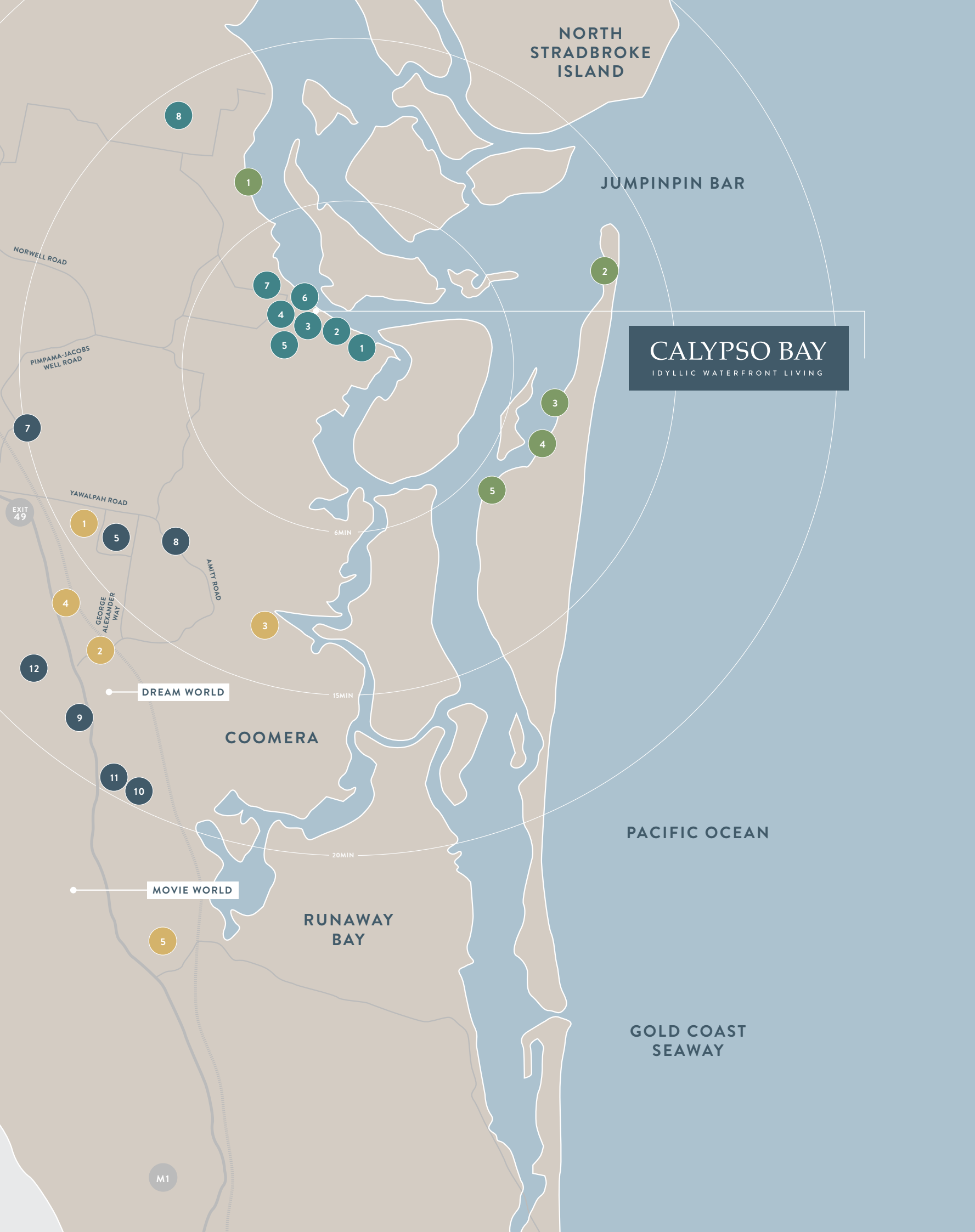
### ● BOATING POINTS

- |   |                              |          |
|---|------------------------------|----------|
| 1 | Horizon Shores Marina (fuel) | 15 mins* |
| 2 | The Bedroom Anchorage        | 25 mins* |
| 3 | Dux Anchorage                | 20 mins* |
| 4 | Tipplers Camp Ground         | 35 mins* |
| 5 | Couran Cove Resort           | 45 mins* |

\* By boat at 10 knots







NORTH  
STRADBROKE  
ISLAND

JUMPINPIN BAR

CALYPSO BAY  
IDYLIC WATERFRONT LIVING

PACIFIC OCEAN

GOLD COAST  
SEAWAY

COOMERA

RUNAWAY  
BAY

DREAM WORLD

MOVIE WORLD

NORWELL ROAD

PIMPAMA-JACOBS  
WELL ROAD

YAWALPAH ROAD

GEORGE  
ALEXANDER  
WAY

AMITY ROAD

6MIN

15MIN

20MIN

EXIT  
49

M1









Our brand new multi-purpose Resident's Leisure Club is the hub of community activity at Calypso Bay. Offering an outdoor swimming pool, children's pool, well equipped gymnasium, private parkland, tennis courts, resident's lounge, function rooms, barbecue area's ideal for social gatherings and a café. Yes, life at Calypso can be as busy or as relaxed as you choose.

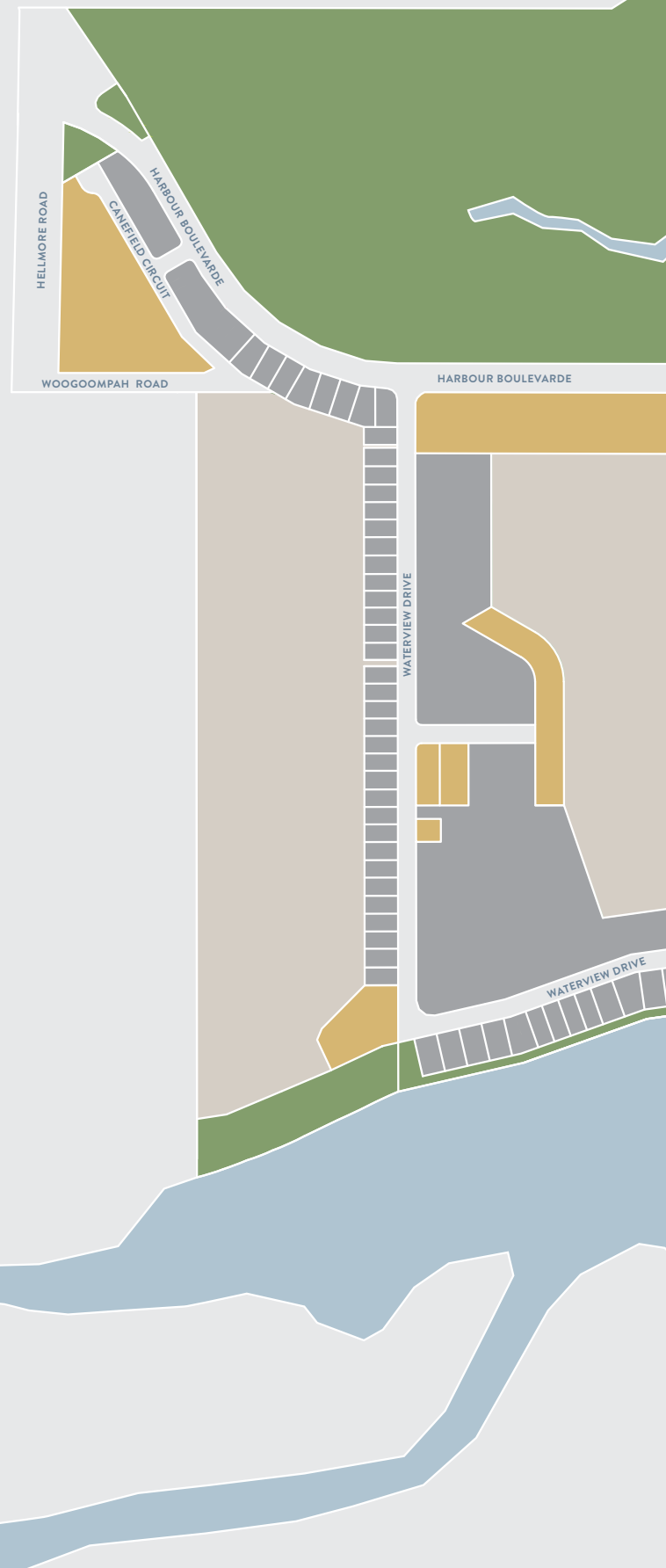
TAILOR YOUR HOME  
TO YOUR LIFESTYLE:  
CHOOSE FROM A  
RANGE OF STUNNING  
WATERFRONT LOTS  
AND PEACEFUL  
PARKSIDE LOCATIONS.





# MASTERPLAN KEY

- Calypso Bay Residential Lots
- Key Sites
- Public Open Space
- Private Open Space
- Future Residential Lots







MORETON BAY

HABITAT RESERVE

HARRIGAN'S  
DRIFT INN

MARINA VILLAGE

MARINA

PLAYGROUND

RESIDENT'S  
LEISURE CLUB

TENNIS  
COURTS  
POOL  
GYM  
LEISURE  
CLUB

PIMPAMA RIVER

HARBOUR BOULEVARDE

HARRIGAN'S LANE

CATALINA PARADE

PARKSIDE DRIVE

MARINA PARADE

MORETON DRIVE

SUNSET PLACE

SUNDOWN PLACE

WINDWARD PLACE

PARADISE PARADE

POINCIANA PLACE

FRANGIPANI COURT

GREVILLE COURT

PARADISE PARADE

WATerview DRIVE

MORETON DRIVE

LOTUS LANE

MORETON DRIVE

ISLAND TERRACE

RHAPSODY CRESCENT





Calypso Bay is daisy-chained with waterways and walkways

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.

We recommend (and can facilitate a connection with) RIBA Homes, our builder of choice for Calypso Bay homes. With their expert team of builders, extensive experience and immaculate attention to detail, RIBA Homes ensure your new home in Calypso Bay is nothing short of your dream home.

#### 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. Back-to-base alarm system monitoring services can be arranged for individual homeowners.



CALYPSO BAY IS  
LOCATED WITHIN  
A SHORT DRIVE  
TO THE STUNNING  
COASTLINE AND  
BREATHTAKING  
NATIONAL PARKS.

Calypso Bay is a waterside playground for both children and adults, perfect for walking, boating and watersports.



LOCATED MIDWAY BETWEEN  
THE GOLD COAST AND BRISBANE, CALYPSO  
BAY IS WITHIN EASY REACH OF A RANGE  
OF BEACHES, SHOPPING, SCHOOLS,  
ENTERTAINMENT AND DINING OPTIONS.

Aside from its incredible waterways and marina, Calypso Bay provides easy access to a huge number of national and conservation parks, including Kangaroo Island, South Moreton Bay Islands National Park, Coomera Island and South Stradbroke Island Conservation Park.

If parks and beaches weren't enough to keep them busy, kids are spoilt for choice when it comes to weekend and holiday fun, with Dreamworld, Movie World and Wet'n'Wild all just 20 minutes by car.

Whether it's the working week or a leisurely weekend, Calypso Bay is located within easy reach of great private and public schools, transport options, retail and shopping precincts, your favourite beaches, dining, nightlife and entertainment, both on the Gold Coast, in Brisbane, or in nearby surrounding suburbs.



Easy access to the best boating locations on the coast



Breathtaking waterfront vistas

## ROCHE<sup>GROUP</sup>

PROUDLY DEVELOPED  
BY ROCHE GROUP

With a number of stunning residential projects underway in both Queensland and New South Wales, Roche Group is one of Australia's premier development companies. Roche Group functions as a uniquely close-knit team of industry experts.

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













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