



SHEARWATER

Issue 1 - January 2008

Welcome

2007 was an exciting year for Shearwater on the Island. Planning approval from Council was received and followed with sales success for stage 1 and the early launch of stage 2. 2008 will prove to be another exciting year with civil construction commencement, the opening of the Shearwater Sales and Information Centre as well as commencement of building works on Phillip Island's first Display Village.

FKP Property Group is committed to providing you with the highest level of Client Care and have just appointed a new Client Care Manager, Michelle Gaudion who you can read more about on the following page.



On behalf of FKP Property Group, I would like to thank you for your support and interest in Shearwater on the Island and wish you and your families a safe 2008.

Kind Regards,

Jason Smith, Executive General Manager, FKP Property Group – Victoria

Shearwater on the Island Coves newest residential address



Shearwater on the Island is Phillip Island's most sought after residential land subdivision.

Only 90 minutes from Melbourne, Shearwater is within enviable proximity to Westernport Bay, the local Cowes café precinct and the Phillip Island Golf Course.

Escape the urban bustle for the spacious serenity of island life. A dynamic combination of space, natural environment and access to amenities will ensure Shearwater becomes Phillip Island's premier address and provide you with exceptional lifestyle opportunities.

Shearwater will boast 5 hectares of parkland and man-made wetlands. The wetlands are a key element of the environmentally sustainable landscape design.

Design Guidelines for housing have been developed to protect your investment and incorporate the traditional coastal character of Cowes.

Move up to Shearwater and enjoy the life you really deserve.

Shearwater on the Island



The highly anticipated 'Boardwalk' stage 2 release at Shearwater on the Island is now available.

Choose from 25 prime allotments starting at 360sqm with larger lots available up to 1672sqm.

Located opposite the Phillip Island Golf Club and only 700m from Silverleaves beach.

For more information including details of selected lots with views of the Shearwater wetlands and parkland reserve in the

Boardwalk release or to register your interest, contact Greg Price from Alex Scott Real Estate on 0419 337 441 or visit the Shearwater website at www.shearwaterestate.com.au

Shearwater Client Care

FKP Property Group has recently appointed a new Client Care Manager, Michelle Gaudion.

After you purchase in Shearwater on the Island, Michelle will be your FKP contact for any further enquiries. She will be able to assist you with any questions you have regarding the purchase process, Design Guidelines, settlements, and construction.

In addition, Michelle will keep in touch with you throughout the year to keep you updated on the progress of Shearwater.

You can contact Michelle on:

T 03 8613 1427
F 03 8613 1499
E michelleg@fkp.com.au



Phillip Island Golf Club Profile



Phillip Island Golf Club has long been regarded as one of the finest course layouts in regional Victoria. Located opposite Shearwater on the Island, and only metres from the beach, it

carves its way through magnificent rugged Phillip Island landscape. The 72 par course features superbly manicured greens measuring 5963 metres.

The picturesque course and abundant wildlife add to the pleasure of a round of golf at Cowes, and the clubhouse is a great place to relax after a round.

Phillip Island Golf Course has more than 800 members including local residents and regular Phillip Island visitors.

The club offers a restaurant serving dinner Monday to Saturday, as well as

a great entertainment space to host special occasions.

The Phillip Island Golf Club has had a busy end to 2007. Shearwater was a sponsor of The Phillip Island Pro-Am held on the 29 November. This tournament included 65 of the State's leading professional golfers and more than 100 amateurs from around the region.

For more information on the Phillip Island Golf Club visit their website at www.phillipislandgolf.com.au

Phillip Island Golf Club Special Offer - Settlement Road, Cowes

A FREE private lesson with the golf club professional is available until the 22nd of February 2008. Contact the golf club pro-shop and mention the Shearwater newsletter to take advantage of this offer!

Upcoming Community Involvement San Remo Channel Challenge

Shearwater on the Island are Gold Sponsors of the San Remo Channel Challenge on 9 February 2008. The event comprises a 500m swim across the channel between San Remo and Phillip Island, and a 2km run back over the bridge to finish on the main road in San Remo.

For more information visit www.islandevents.org.au



Phillip Island Events Calendar

JANUARY 2008

- 12th : Cowes Night Market
Agricultural Show
- 19th : A Day at the Cape
- 20th : Woolamai Picnic Races
- 21-25th : Roxy Women's surfing festival

FEBRUARY 2008

- 2nd : Woolamai Picnic Races
- 9th : San Remo Channel Challenge
- 10th : San Remo Rod Run
- 23rd : Cowes Night Market
- 24th : Quicksilver Junior Titles

For sales enquiries please contact:

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www.shearwaterestate.com.au

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