

THE HOME OF GREAT GOLF EVENTS



MEDIA RELEASE

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MOONAH LINKS – AN ‘ON COURSE’ INVESTMENT WITH EXCEPTIONAL LIFESTYLE ENTITLEMENTS

Choose from a range of real estate options available at Moonah Links including architecturally designed homes, home-sites or you can purchase into one of three golf lodges currently under construction.

The three, two storey lodges are positioned with stunning views over the 1st fairway of the complex’s Open Course. Measuring approximately 1,000 square metres, each lodge features twelve spacious executive-style suites, generous common living - dining area and terraces taking in the expansive views of the surrounding landscape. All buildings will be equipped with wireless connectivity and state of the art conference facilities making them ideal for both corporate and leisure patrons. Each lodge can be transformed seamlessly to multi-purpose conference facilities for up to 100 people.

The lodges will be managed & serviced by Peppers Retreats and Resorts. With no daily upkeep, mowing lawns or letting problems, you can enjoy the benefits of an investment taken care of by one of Australia’s premier hotel operators.

Investors can say ‘good bye’ to water and council rates and with no body corporate fees and guaranteed returns, the lodges offer an attractive and strong investment. Combined with the high quality architectural design, the lodges present a scarce and unique opportunity to purchase into a high demand location in the heart of Victoria’s Mornington Peninsula. Premium boutique accommodation of this type and quality isn’t built very often and nothing of this nature exists elsewhere in the Victorian marketplace.

According to Anthony Gurry, Chief Executive Officer, “This investment is ideal for a syndicate of investors or company offering a 5% net return with fixed annual increases guaranteed for the first five years. Entitlements’ include 30 days use per annum, per suite and includes golf on either side of nights stay. Other benefits include exclusive use of the lodges during the 2005 Australian Open and discounts off the Endota Spa, Pebbles Restaurant and all other Peppers Retreats and Resorts”. Strata titles are not being offered.

Project completion is scheduled for November 2005 in time for this year’s Australian Open offering owners prime viewing of the tournament.

Design is by award-winning architecture firm Hayball Leonard Stent, which has extensive experience in tourism-related projects. The Lodges are being constructed by Buxton Construction, which also built the Moonah Links pavilion.



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Just 90 minutes from Melbourne on Victoria's scenic Mornington Peninsula, Moonah Links already offers a unique golf/ lifestyle/tourism experience, with an on-site Peppers-managed hotel and a 250 home site residential development, in addition to its two world-class public golf courses and pavilion facilities including restaurant, bars, pro shop and all golfing amenities.

Both courses at Moonah Links are open to the public as 'Pay for Play' and are available 7 days per week all year (golf closed Christmas day).

The 242-hectare golf complex – venue of the 2005 Australian Open, and also the host course in 2003 – is situated in an area of the peninsula known as "The Cups Country". This area is renowned as perfect for links golf.

The new lodges' accommodation concept at a project value of \$13.5 million demonstrates The Handbury's Groups confidence and commitment in Moonah Links and in positioning Victoria's Mornington Peninsula as the golfing mecca of Australia.

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