

**LOCKERBIE**  
VILLAGE





# A fresh start

Our brand new, independently owned and operated retirement village offers just that. Uniquely situated in the heart of Lockerbie Estate, on the edge of Morrinsville, you'll enjoy an easy sense of community right from the start.

At Lockerbie, modern retirement living meets countryside charm. There's plenty of space to enjoy inside and out. The architecturally designed two-bedroom duplexes and three-bedroom villas are set in beautifully landscaped grounds, providing privacy and peacefulness.

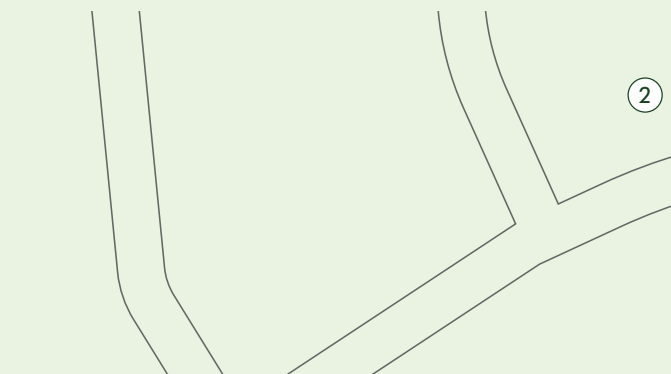


# Masterplan

Moving into Lockerbie Village isn't the same as moving into your typical retirement village. We have taken great care in master planning the site and have designed it to ensure that you live well and can enjoy a range of amenities close by.



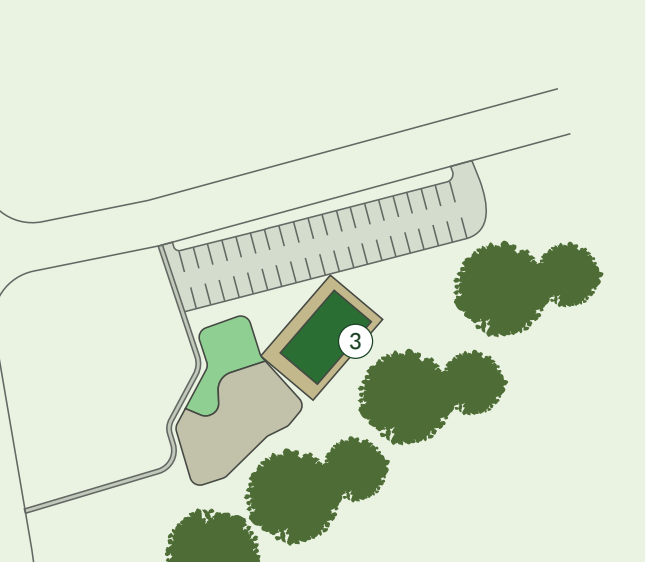
① PRODUCTION GARDEN  
The Production Garden is perfect for those with green fingers and features several raised gardens, a glasshouse, and a multitude of fruit trees for residents to enjoy.



② AGED CARE  
The aged care site directly adjoins Lockerbie Village. When the aged care facility is constructed, there will be a private walkway connecting the 2 properties.



③ OAK EATERY AND PARK SURROUNDS  
A new café Oak Eatery is just a short walk from the village and provides a relaxing spot to watch your grandkids play on the playground. The café adjoins Davies Park, which features an avenue of 100-year-old London plane trees that are steeped in local history. Davies Park is one of a series of walks and open spaces planned in Lockerbie Estate that will grow as the community develops.



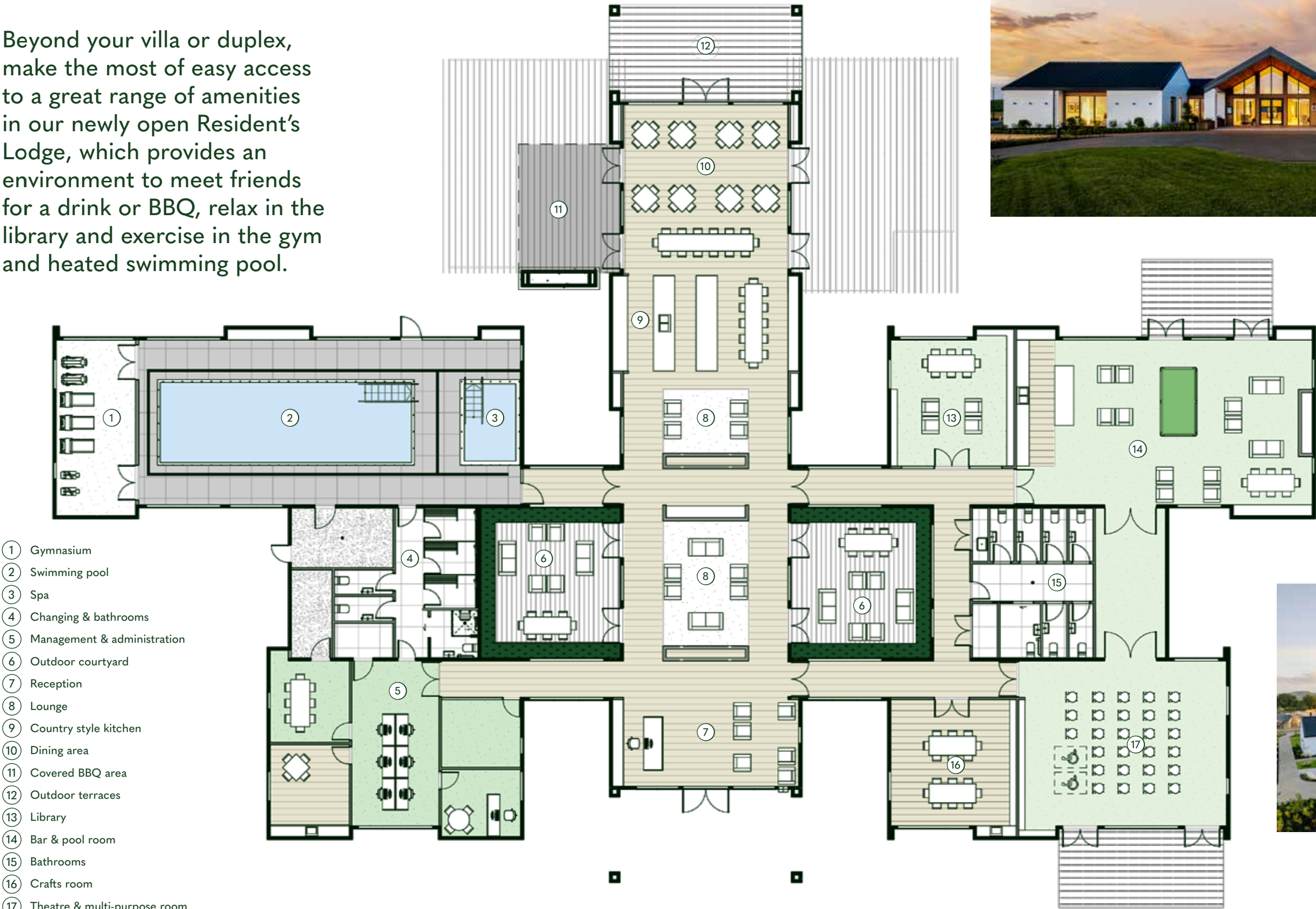
④ LOCKERBIE JUNCTION  
Lockerbie Village is directly across the road from Lockerbie Junction, a retail precinct that is in its final planning stages and is due to commence construction in 2025. Lockerbie Junction will include a supermarket, medical clinic and pharmacy.

⑤ POLLEN GARDEN  
Our award-winning Pollen Garden provides a nice sanctuary to sit and enjoy the garden. It also connects the village with Lockerbie Junction and Oak Eatery.



# Lodge Amenities

Beyond your villa or duplex, make the most of easy access to a great range of amenities in our newly open Resident's Lodge, which provides an environment to meet friends for a drink or BBQ, relax in the library and exercise in the gym and heated swimming pool.



**LANDSCAPED GARDENS**  
Extensive landscaped gardens will wrap around the Lodge and provide residents with many spaces to relax.







### SWIMMING POOL & GYMNASIUM

Our 12m x 4m heated pool is available for a variety of activities such as swimming, water aerobics and physiotherapy. Residents can also relax in the spa pool after they have used the gymnasium.



### LIBRARY

You can spend the day reading a good book in our cosy library or playing cards with your friends.



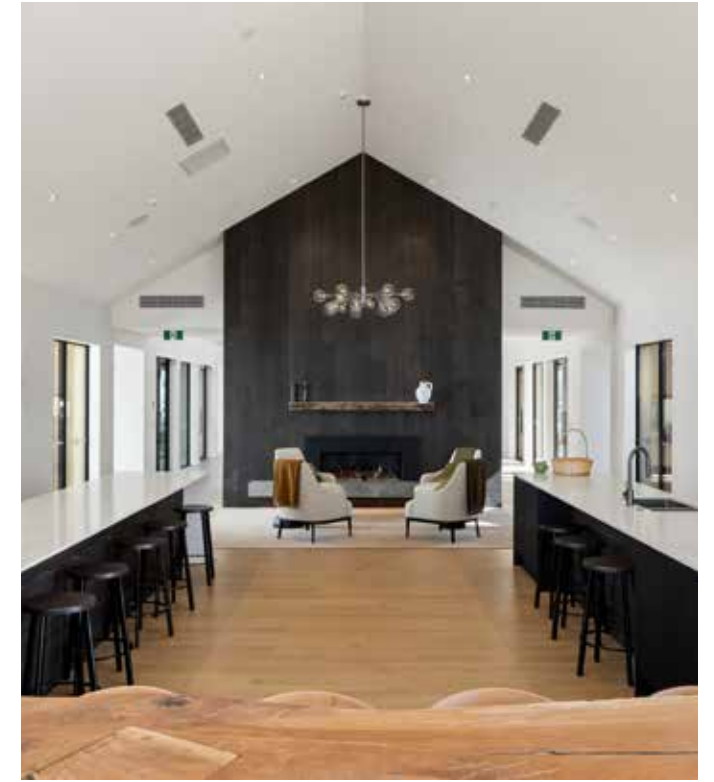
### RESIDENT'S LOUNGE

Come have a drink, play a game of pool or watch the big game in the bar and pool room.



### COUNTRY STYLE KITCHEN & COVERED BBQ AREA

An open contemporary kitchen and dining space provides plenty of space to catch up with friends with indoor and outdoor flow to the alfresco seating areas.



### CRAFTS ROOM

A crafts room is available for our more creative residents.

### OUTDOOR ENTERTAINING

Our Lodge features expansive decking, pétanque court and an outdoor kitchen for barbequing.

### INDOOR ACTIVITIES

Discover a multi-purpose room that can be used for a range of activities including watching movies or the big game, table tennis, Pilates, dancing and more.





# Our Villas

If you're after more living space or enough bedrooms for the grandkids to sleep over, a 3-bedroom standalone villa with the choice of a single or double garage is ideal. Lockerbie's standalone villas have an extended floor area of 137m<sup>2</sup> to 165m<sup>2</sup> with spacious, open plan living/dining areas, outdoor covered entertaining and low maintenance gardens.

- Spacious open plan living with raked ceiling
- Large master bedroom with ensuite
- Gas fire
- Heat pump
- Ceramic cooktop
- Covered outdoor patio



# Our Duplexes

If you're looking for a simple, low maintenance yet stylish modern home, our 2-bedroom duplex is perfect.

Lockerbie duplexes offer generous floor area of 118m<sup>2</sup> to 140m<sup>2</sup> per unit, a single garage and plenty of outdoor garden space.

- Dual access ensuites
- Heat pump
- Ceramic cooktop
- Covered outdoor patio

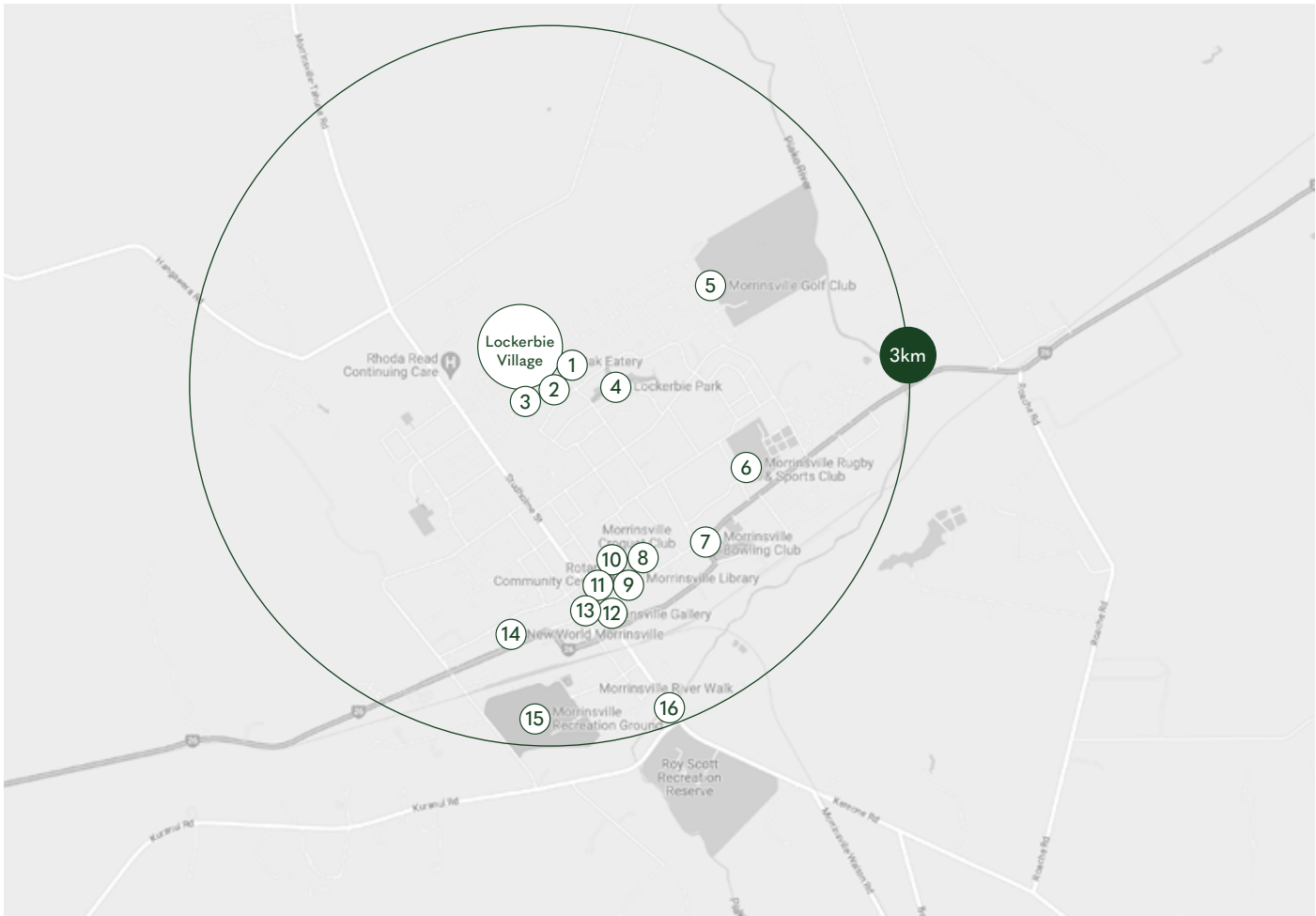




# Care & Support



We intend for Village residents to have access to quality, specialised care close to home. To make this happen we have entered into an agreement with CHT Care Homes, a not-for-profit organisation with a proud history of over 60 years providing rest home, hospital and dementia care services, as well as innovative facility design. CHT Care Homes has received resource consent to construct a 60-bed aged care home on land right beside the Village and construction is still in the planning stage.



- ① Oak Eatery
- ② Lockerbie Junction
- ③ Davies Park
- ④ Lockerbie Park
- ⑤ Morrinsville Golf Club
- ⑥ Morrinsville Rugby & Sports Club
- ⑦ Morrinsville Bowling Club
- ⑧ Morrinsville Croquet Club
- ⑨ Morrinsville Library
- ⑩ Rotary Community Centre
- ⑪ Countdown
- ⑫ The Warehouse
- ⑬ Morrinsville Gallery
- ⑭ New World
- ⑮ Morrinsville Recreation Ground
- ⑯ Morrinsville River Walk

## You're in good company

Lockerbie Village is nestled in the warm heart of Lockerbie Estate. You're only ever a short walk from the Estate's café Oak Eatery, playground and Lockerbie Junction, which is planned to start in 2025. The Village is also only a five-minute car ride to Morrinsville's local shops, eateries and a range of social clubs, including bowls, golf, croquet and Rotary.





# Peace of mind

Lockerbie Village sits in a quiet, safe and connected country neighbourhood where you can relax and enjoy the refreshing simplicity of complete peace of mind. From the 24-hour emergency call systems in a gated community, through to exterior home maintenance, when you retire at Lockerbie, your sense of security and certainty is guaranteed.



# Your time for easy

You've worked hard. Now it's time to sit back and let our dedicated, friendly Village staff take care of things. There are no hedges to trim, lawns to mow, holes to dig or gutters to clear. So grab the golf clubs, take a dip in the pool or pick up a deck of cards. Whatever you choose to do — make the most of your time for easy.







# Independent & Kiwi-owned

Lockerbie Village is  
100% New Zealand  
owned and operated.  
If you'd like to find out  
more about living at  
Lockerbie Village,  
contact us today.

[sales@lockerbievillage.co.nz](mailto:sales@lockerbievillage.co.nz)  
Phone - 021 539 044  
[www.lockerbievillage.co.nz](http://www.lockerbievillage.co.nz)





# LOCKERBIE

## VILLAGE

[www.lockerbievillage.co.nz](http://www.lockerbievillage.co.nz)

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