



Ownership Overview

Your Coastal Investment &
Lifestyle Opportunity

Mobys Beachside Retreat offers a relaxed lifestyle investment, giving you the chance to own your own beach house in a beautifully managed coastal setting at Boomerang Beach

Want to learn more?

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Ownership Structure

Each beach house is individually owned under a Torrens Title within a Community Title (Community Deposited Plan).

This means:

- You have sole ownership of your individual beach house (your lot)
- You also share ownership of common property (gardens, roads, facilities, etc.) with other owners

Ownership Responsibilities

As an owner, you are responsible for:

- Council Rates
- Water supply & usage charges
- Insurance for your individual beach house
- Community levies, (which include shared electricity & WiFi)
- The cost of repairs and maintenance of your beach house

Owner Use

Mobys is designed primarily as a holiday accommodation destination, not for permanent living.

Owner usage guidelines:

- Up to 28 consecutive nights per stay
- Up to a maximum of 112 nights per calendar year

Letting & Management

One of the key benefits of owning at Mobys is access to a professional onsite holiday letting and management team (at additional cost). Benefits include:

- Marketing and promotion to a large, established audience
- Handling of all guest bookings and enquiries
- Guest check-in, support, and on-site service
- Professional cleaning and housekeeping
- Ongoing care, minor maintenance & presentation of your beach house

With strong repeat visitation and an established brand presence, Mobys provides a streamlined, low-maintenance ownership experience, allowing you to enjoy your beach house while we handle the rest.

(Participation in the letting pool is optional.)

Important Information

This is a general guide only and does not constitute financial or legal advice. Prospective purchasers should seek independent advice and review all relevant documentation, including contracts and disclosure statements, before making any decisions.