

An ideal place to live



Tasmania's Central Coast sits quietly on the state's northern coastline, fringed by a lush rural hinterland and facing the sea. A picturesque summer holiday destination, the sedate pace of life and close proximity to major services has heightened Central Coast's appeal as an ideal place to live.

Tasmania's Central Coast is a pleasant mix of rural and urban, of progress and natural environment, of close-knit community and optional seclusion. It is a place where tourists come to visit and return to live.

No parking meters. A moderate climate of refreshing winters and humid-free summers, mild enough to spend outdoors. Attractive, affordable housing. Friendly people and safe streets. Qualities even long-term residents don't take for granted.

Spanning an area of more than 900 square kilometres, Central Coast is bordered to the west by the Blythe River and east by the Forth River; from sandy beach to the Black Bluff mountain range; snow-capped in the depths of winter and within sight of the famous Cradle Mountain wilderness.

Tasmania's Central Coast is an area that offers all the services you would expect from a larger urban centre, in one of the most tranquil and captivating settings in Australia.

For more information on Tasmania's Central Coast visit the website:
www.centcoast.tas.gov.au



Tasmania's Central Coast



The towns Penguin and Ulverstone

The pace of life is easy. The people are obliging. The mainland is just over an hour away by air ...

The coastal townships of Penguin (population 5 500) and Ulverstone (population 12 000), are the business hubs of Tasmania's Central Coast. Eighty-five per cent of the area's population of around 21 000 people live along the coastal strip.

Penguin, named after the colonies of fairy penguins that nest along its foreshore, is in every sense a seaside town. Quaint. Familiar. Sprayed by the sea on stormy days and overflowing with bargain hunters on Sunday market days, when the town's old school is crammed with crafts and local fare.



Set off the main highway, Penguin has a history of community involvement and, like Ulverstone, facilities to show for it. Public and private primary and secondary schools that are modern and progressive; golf courses and bowling clubs are highly regarded and well-utilised; and an athletics facility at Penguin that is national-standard.

On Penguin's southern doorstep is the beautiful Dial Range, a 5 200 hectare recreational area of forest reserves, walking and riding trails with spectacular views of the coastline.



Thirteen kilometres to the east, the rural township of Ulverstone stretches from surf and swimming beaches through an ever-changing rural landscape, where local families reaching back for generations have helped build the area's reputation as an agricultural haven.

Ulverstone has retained its character but moves with the times. Centrally positioned between its larger counterparts of Burnie (to the west) and Devonport (to the east), Ulverstone has become the preferred residential and business location for people seeking ready access to the town's larger urban neighbours.

Making the break



The population of Tasmania's Central Coast swells in the warmer months as a steady stream of Tasmanian families uphold long-held traditions of casual summers by the sea.

But recent years have seen a new stream of out-of-towners merging permanently into the 'lifestyle lane' running through Central Coast. People who are leaving the rat race and the urban sprawl of bigger cities or the oppressive humidity of the far north, for a lifestyle with a slower pace, more affordable housing and more accommodating weather.



Distances too, are in the moderate range. Less than half an hour's drive from the Devonport ferry terminal and Devonport's regional airport, mainland Australia is within easy reach. For business people able to service clients electronically, the low overheads, ready IT access and commutable distances to Melbourne are strong incentives for relocation.

For others, the notion of an island lifestyle, a strong sense of community and a less stressful existence are incentive enough.

New settlers, new businesses - the Behjat family

The Behjat family moved from Perth WA to Tasmania's Central Coast in 2001 and within 12 months had established their businesses, purchased their home and (most importantly) settled their two young daughters happily into part-time day care.

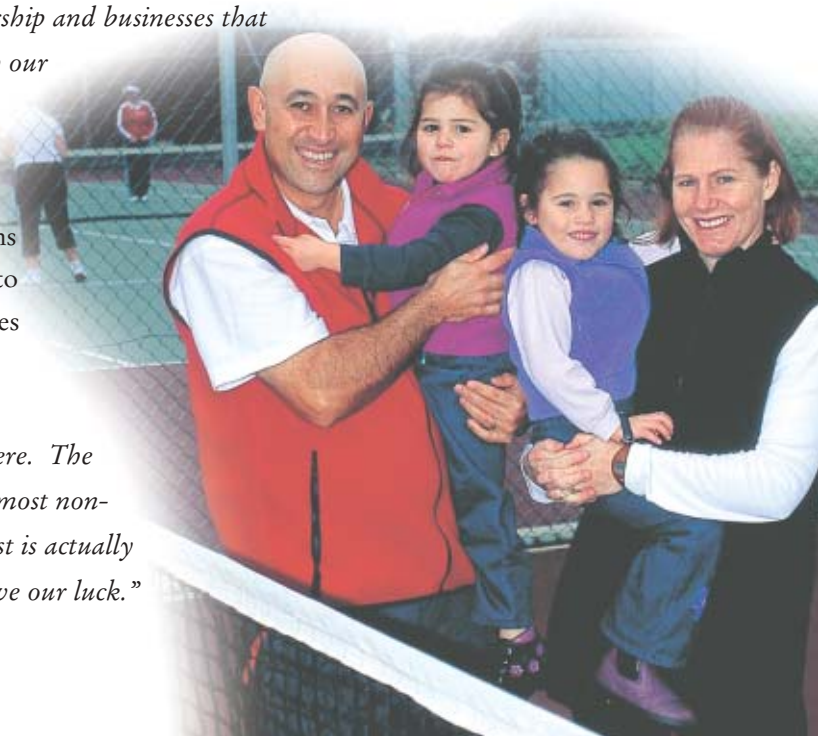
Saeed, a professional tennis coach and Denise, a former corporate superannuation consultant, decided to make Central Coast their home after eight months in Tasmania, "sussing out their ultimate location".



"We wanted lifestyle, home ownership and businesses that would allow us to spend time with our children. And we have all three."

Both Denise's and Saeed's businesses draw on the populations of four nearby coastal townships to provide the critical mass that makes their ventures viable.

"Travelling simply isn't an issue here. The distances are short, the traffic is almost non-existent and driving along the coast is actually quite exhilarating. We can't believe our luck."



Retiring in style



"We toured Tasmania on holiday, discovered this place, went back, sold up and here we are. For good."

The story is familiar throughout Tasmania's Central Coast, with more than a few common threads binding the area's older new residents. Niche businesses that can be operated in semi-retirement; real estate prices (business and residential) low enough to drop the jaws of city dwellers; accessible, high quality community and health services; more secure neighbourhoods. Central Coast's older community is both diverse, vibrant and welcoming of newcomers.

For many new residents the weather also, is a welcome relief. Central Coast's climate is mild maritime; four distinct seasons without the harsh extremes of sweltering summers or intolerable winters. Temperatures in summer average a maximum of around 20 degrees C, with winter average maximums 12 degrees C and minimums of 4 degrees C.

The retired couple - Derek and Wendy Onley

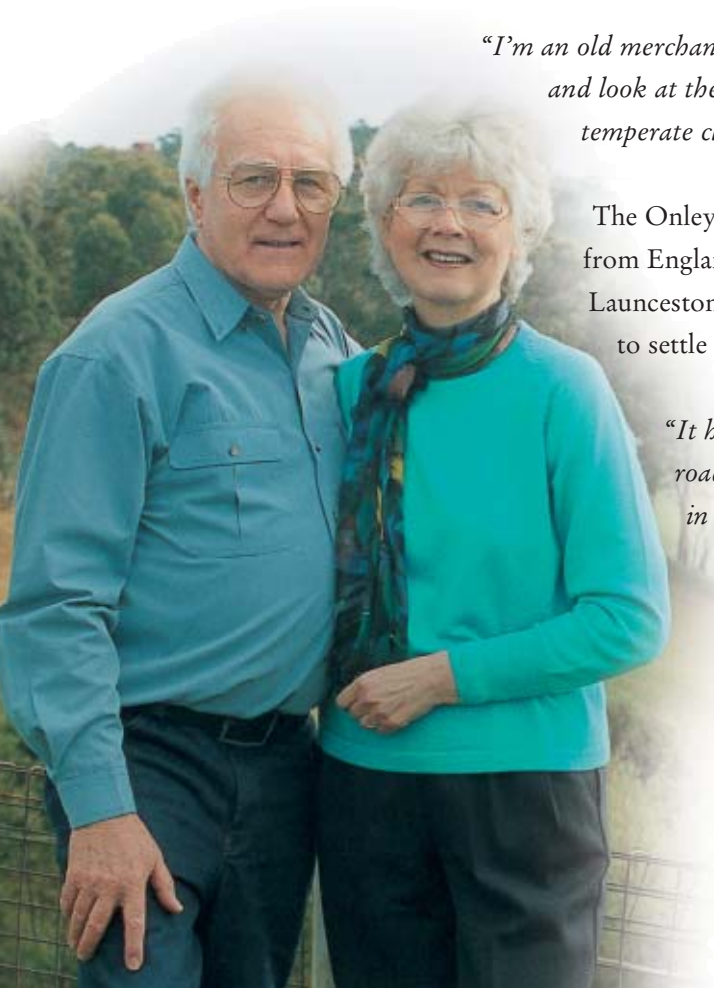
Self-confessed gypsies, Derek and Wendy Onley first decided to make Tasmania their home in 1989, on a campervan holiday around the state.

"You go home and sell the house and I'll stay," were Wendy's instructions to Derek. Almost 14 years later, the Onleys have bought a home in Ulverstone with views of a sparkling sea and a living room that catches the sunlight from dawn till dusk.

"I'm an old merchant seaman, so it was important for me to be able to face north and look at the sea," says 74-year-old Derek. *"We were also attracted by the temperate climate and good water supply."*

The Onleys have perched themselves around Australia since migrating from England in 1965. After a few stints of house sitting for friends in Launceston and Devonport and regular visits to Ulverstone, they decided to settle permanently.

"It hasn't been difficult settling in. We have friends we met at roadside stops when we were touring 20 years ago. You just drift in quietly and you find you're accepted ..."



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