

Newsletter

1881·Tullimbar

ISSUE

2

Your community news

10 / 2020

Come
to
life!

Earthworks, roads,
drainage, kerbs, gutters,
landscaping, and a bridge
...our community has
come to life!



Welcome

Our community is taking shape! Western Earthmoving's (WEM) workers have been very busy undertaking civil infrastructure and subdivision works for the first 149 land parcels. They are well underway on bulk earthworks with roads and drainage, kerb and gutters and landscaping clearly visible. Work is almost completed on the first 72 land lots (Stage 1A) and the bridge through to Broughton Avenue connecting future stages is almost finished.

The first area (Bushwalks 1A) is anticipated to be registered by the end of the year followed by additional stages early in 2021 and onwards. Our first residents are planning to move in late 2021. The first neighbourhood park with interactive playground equipment, BBQ area and sheltered seating is also well underway.

Works on Stage X1 on Broughton Avenue will commence in late October 2020, followed by Stage 3 and 4 in late November 2020. Our community garden is starting to show signs of life too with several vegetables ready for harvesting soon.

1881 Tullimbar is a unique community nestled in the foothills of Macquarie Pass and spans 90 hectares. Over 200 sales have been secured, mostly to local purchasers (10 – 15 km radius) who are very familiar with the area. Proximity to Shellharbour's beaches, Illawarra Escarpment, a wide variety of land lot choices, high-quality masterplanned design and an affordable price point have driven sales in this picturesque development.

The idyllic community embraces the natural amphitheatre provided by Illawarra Escarpment and sits on the edge of Macquarie Pass National Park. The beautifully designed high-quality facilities, homes and masterplanned community will provide a lasting legacy in the Tullimbar area, showcasing where people love to live.

Kind regards

Eric Li, Chief Executive Officer
Dahua Group NSW & QLD



Green fingers working in the community garden.

Community Garden Comes To Life

Green fingers have been working hard in our Tullimbar Village Community Garden located near Balmoral Parade in 1881 Tullimbar. Cucumbers, beetroot, capsicums, Asian vegetables, potatoes, carrots and butternut pumpkins have been planted with harvesting imminent. Community gardens are a great way to promote an active and healthy lifestyle. Fruit trees have also been planted around the perimeter of the 36 gardens beds. The cultivation of edible plants and educating children about where their fruit and vegetables comes from will add great value to the Tullimbar community. Eighty-year old local resident, Mary Boerebach is providing a delicious home-made morning tea for working bees every Sunday which has been warmly received by gardeners. If you would like to participate call Carol King on 0428 881 626.

Purchasers Return to Their Roots

Michelle and Glenn Don are returning to their roots to retire. Friends purchased in 1881 Tullimbar and by accident they stumbled across the sales office. Michelle said, "We like the regional location which is close to local beaches and the area has a strong community vibe. Our land parcel is perfect for us – it is in a great location, the price was right and our families, hospitals and general practitioner are close. Our home will have no steps, a large living area for entertaining and small yard for minimal maintenance."

Michelle and Glenn Don love the regional location.



Stage 4 & 1B – Land Unveiled

Local home hunters are embracing the opportunity to secure a land parcel in 1881 Tullimbar with over 200 now sold. Dahua has released a wide range of new land choices in Stage 4 and 1B in the tranquil rural community.

Stage 4 land highlights include flat land and a mix of product – small, medium and large lots ranging from 300 to 525m². Stage 1B features elevated lots, a secluded quiet location within the project, 1,000m² sloping lots, Illawarra Escarpment views and registration by mid-2022. Prices start from \$262,000*.

1881 Tullimbar provides a wide range of land lot choices.



Adenbrook Homes' Saxon kitchen.

Introducing Award-Winning Builder - Adenbrook Homes

Adenbrook Homes is fast gaining an enviable reputation as a builder of choice in 1881 Tullimbar with award-winning designs, value for money packages, flexibility, high quality workmanship and the company's ability as a local builder to deliver big brand promises. The Saxon and Brampton designs are very popular with purchasers and suitable for lots around 12.5 metres wide. Both of these home designs feature open plan family living layouts, alfresco areas and separate living zones for privacy.

Ultimate bundle offers include upgraded Monier Atura low-profile roof tiles; stone benchtops in the kitchen, bathroom and ensuite; soft-close drawers; shower niches; heightened ceilings; Clipsal iconic ultramodern range switchgear and 1020mm entry doors plus much more. Home and land packages in 1881 Tullimbar start at \$538,900 (land size 375m² and home size 171.6m²) up to \$700,000.



Tullimbar Public School new undercover playground.

Sponsorship - New Interactive Undercover Playground

Tullimbar Public School's 400 plus students have received a new \$15,000 interactive undercover playground spread across several facilities, thanks to Dahua's incredibly generous support.

The extensive range of rubber playground markings and games include Twister, Snakes and Ladders, an obstacle course, fitness studio, Mirror Moves, toy car track, target practice, static long jump, What's the Time Mr Wolf? and several more.

"Creating an interactive learning environment via games helps improve student's motor and social skills. Comradeship and teamwork will also be developed when using these fun games that require mind and body work. Supporting local students' growth and development is an integral part of our community work," said Eric Li, CEO of Dahua Group, NSW & Qld.



♻️ Matt and Jess' green fingers will be put to use in their sustainable garden.

Exclusivity and Country Feel Draws Buyers

Matt and Jess Clubb live in the Macarthur region and were looking for a coastal move. They spent many weekends researching developments in the Wollongong area and finally found 1881 Tullimbar. Matt said, "The estate has a limited number of stages and proposed lots; has a country feel and Escarpment views; will be 15 minutes from our favourite fishing, kayaking and other recreational spots and has great accessibility to Sydney. We simply fell in love with 1881 Tullimbar's exclusivity and plan to build a spacious five bed home to entertain family and friends. A self-sustainable garden will also be constructed."



🕒 1881 Tullimbar Sales Office - open 10-4 every day.

Our Opening Hours

The Sales Office is located on the corner of Broughton Avenue and Braemar Street, Tullimbar. Opening hours are from 10am to 4pm daily. Visit our friendly sales consultants today.

Call 1300 885 546.



🏥 A new hospital is coming soon to Shellharbour.

Shellharbour Hospital's New Plans

The New South Wales government recently announced its plan for a new hospital in Shellharbour with extra jobs to be created.

They have committed to build a \$320 million hospital on a new site which will double the capacity of the current hospital with emergency, maternity and mental health services. The new public hospital will be a great addition for our community.



🚧 Albion Park Bypass is expected to open in 2022.

Albion Park Bypass

Transport for NSW is building an extension of the M1 Princes Motorway between Yallah and Oak Flats to bypass Albion Park Rail. The bypass will complete the 'missing link' for a high standard road between Sydney and Bomaderry. Part of the bypass between Croome Road and Wollybutt Drive is already open. Completion is expected in 2022 and purchasers in 1881 Tullimbar will benefit from reduced travel times and congestion heading east and west on the Princes Highway towards Wollongong and Sydney's CBD.

Fast Facts

Did you know?...

-  Tullimbar Public School nestles the development.
-  Albion Park Shopping Centre is 2.7 kilometres away.
-  Eight schools are located within the local area.
-  Stockland Shellharbour is approx. 11.5 kilometres away.
-  The total land size of 1881 Tullimbar is 90-hectares.
-  Land prices in the estate start from \$262k.*
-  Lot sizes at 1881 Tullimbar range from 375m² to 678m².
-  500 homes will be built at 1881 Tullimbar.
-  Home & Land Packages start from \$532k.*