

Dalyellup

— BEACH —





WHERE CITY CONVENIENCE MEETS COASTAL LIVING

It's time to brush up on your backstroke and backyard cricket. It's time to make sunrise swims and sunset strolls part of your daily routine. It's time to make your move to Dalyellup Beach, where convenience meets the coastline, and leisure meets your lifestyle.

Dalyellup Beach is a connected coastal community just seven minutes outside Bunbury.

Living at Dalyellup you'll have direct access to our beautiful local beach, alongside shops, schools and a range of amenities.

Our community is made up of 14% parks, playgrounds and open spaces, and surrounded by 150 hectares of native Tuart Forest.

It's an established estate filled with life and activity, home to families of all shapes and sizes.

Whether you're buying your first home or looking for a place to settle down, you'll discover a lifestyle you'll love and a community you'll love to be a part of at Dalyellup Beach.



AMENITIES

- 1 Dalyellup Community Garden
- 2 Ampol Petrol Station & Post Office
- 3 Ferndale Sports Ground & Pavilion
- 4 Gravity Extreme Trampolining Centre
- 5 Dalyellup Library
- 6 Dalyellup Community Centre
- 7 Hay Park Multi-Sports Pavilion
- 8 Dalyellup Sports Pavilion
- 9 Dalyellup Skate Park

EDUCATION

- 10 South Regional TAFE
- 11 Bunbury Baptist College
- 12 Milestones Early Learning Dalyellup
- 13 Dalyellup College & Bunbury Community Radio

SHOPPING

- 14 Bunbury Cathedral Grammar School
- 15 Tuart Forest Primary School
- 16 Bunbury Catholic College
- 17 Dalyellup Primary School
- 18 Edith Cowan University
- 19 Bunbury Farmers Market
- 20 Parks Centre Shopping Centre
- 21 Dalyellup Town Square
- 22 Dalyellup Shopping Centre
- 23 Gosse Way Shopping Centre



LOCATION OVERVIEW

Dalyellup Beach is a picturesque coastal estate, located between Bunbury and Busselton in the South West region of Western Australia.

Dalyellup was founded in 1999 and has become a thriving community with established schools, shops and sporting associations.

Satterley's vision for Dalyellup Beach includes over 130 hectares of coastal reserve, 50 hectares of Tuart Forest and 11 hectares of foreshore reserve.

Dalyellup Beach is an award winning, masterplanned Satterley community.

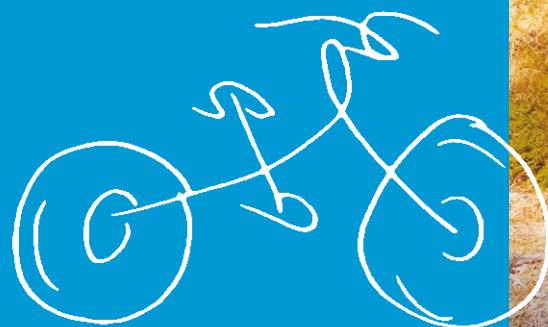
Local shopping centre with a Woolworths, pharmacy, medical centre and much more.

We've got four local schools: two public primary schools, a public high school and a private school catering from Kindergarten to Year 12.

Dalyellup Beach has 25 kilometres of walking and bike paths to take you along the coast and into the preserved Tuart Forest.

Bunbury CBD is just a seven minute drive away.

The estate has multiple public transport links to Bunbury and Perth.



WHERE THE FOREST MEETS THE SEA



At Dalyellup Beach, you'll have the opportunity to build a brand new, modern home. At the same time, you'll be surrounded by our natural coastline and native Australian bushland.

Dalyellup Beach features 20 hectares of parks, playgrounds and open spaces. Our estate is built around a picturesque freshwater lake, with BBQ facilities and picnic grounds for everybody to enjoy.

There are 25 kilometres of walking and bike paths running along the coast and through native Tuart bushland. With so many outdoor activities for the whole family to take part in, it's easy to live a healthy, active lifestyle at Dalyellup Beach.





COME AND ENJOY LIFE AT DALYELLUP BEACH

If you choose to make your home at Dalyellup Beach, you'll start off as a neighbour and soon find yourself surrounded by friends.

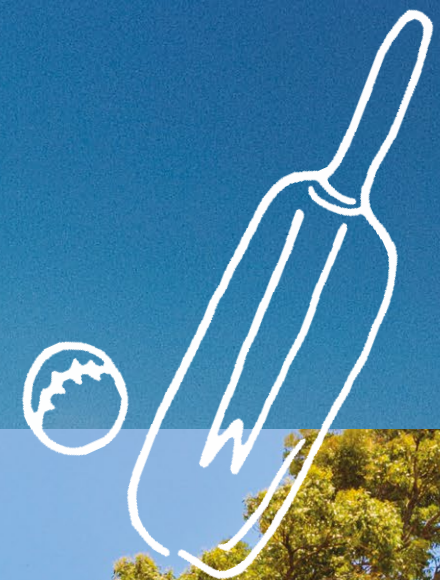
Dalyellup Beach is a close knit, coastal community with an open, friendly population. Living in a Satterley masterplanned estate means you'll have the benefit of a dedicated in-house community team, who work together with local not-for-profit group, the Dalyellup Collective, to enliven and connect your neighbourhood. You'll enjoy a regular calendar of events, activities and social occasions that help bring the community together.

Whatever you're into, you're bound to find a local club to suit your interests, from Scouts to the local Surf Club.

With dozens of community groups active in Dalyellup Beach, there's always something happening. There's even a community garden where you can grow your own fresh fruit and vegetables.

Our community development team has helped the Dalyellup Beach Community form great working relationships with the Shire of Capel, Surf Lifesaving WA, Tuart Forrest Primary School and Dalyellup College. These partnerships, along with our commitment to actively involving residents, have led to a strong community spirit in Dalyellup Beach.

SHOPS, SCHOOLS AND AMENITIES ON YOUR DOORSTEP



Dalzell Shopping Centre



Dalzell College



SHOPS

Dalzell Beach is a thriving community with its own well-established shopping village situated in the estate. Enjoy the convenience of Dalzell Shopping Centre on your doorstep, with Woolworths, Bakers Delight, a BWS bottle shop and pharmacy. There's even a Domino's Pizza and McDonald's, so you can get some cheeky take out for a picnic on the beach. Or head to the Dalzell Ale House, a family-friendly tavern serving up casual meals. We've also got a local café, a medical centre and a gym, and the future will bring even more shops to our community.

Just a few minutes' drive from Dalzell you'll find the Parks Centre, which has a range of grocery and specialty stores, as well as a Coles and Kmart. Bunbury CBD is just a seven minute drive away, so it's easy to pop into town to check out the boutiques or enjoy a café breakfast.

SCHOOLS

Dalzell is an ideal place to raise a family. It's filled with parks and playgrounds, and we've got big, family-sized lots with enough room for that puppy your kids have been begging for. There are also four schools within our community, giving you plenty of education options, all within walking distance of our homes.

There's two public primary schools; Dalzell Beach Primary School and Tuart Forest Primary School, as well as Dalzell College, our local public high school. Dalzell is also home to Ocean Forest Lutheran College, a private school offering education from Kindergarten to Year 12.

RECREATION

At Dalzell Beach you don't need to go far to get outdoors in the fresh air. Explore the cycling and walking trails that meander through the estate or take an off-road adventure along the stunning 4WD accessible beach.

Bounce around at the Gravity Extreme Trampolining Centre, make waves at the Dalzell Beach Surf Life Saving Club, or head to the Dalzell Sports Ground & Pavilion, home to local football, soccer and cricket clubs.

There's plenty of parks and playgrounds for the kids to burn off energy too, including the new Skate Park located in the Town Centre precinct. Future plans for this area include a nature playground, BMX pump track and community and youth centre.

TRANSPORT

Dalzell Beach has public transport links to and from Bunbury, as well as into Perth. TransBunbury runs convenient, regular buses between Dalzell and Bunbury Bus Station, so from Bunbury you can access the whole of WA.

The TransWA Australind Train runs between Perth and Bunbury, as do South West Coach Lines. The Margaret River and Dunsborough coach lines all stop in Bunbury on their way to Perth, so heading to the Perth CBD is both simple and convenient.

WE'VE GOT LOTS TO SUIT YOUR LIFESTYLE

Dalyellup is a family community, and that means our lot sizes cater to every kind of family.

Our affordable lots are perfect for first home buyers as an entry-point into the housing market. We also offer bigger lots to give you space for your family to grow, with room for a shed and a cubbyhouse too.

Whether you're just establishing your first home or looking to downsize, you'll discover a lot you'll love at Dalyellup.

To see what we can offer you, and find out about the wide range of lots available, feel free to contact our friendly Sales Professionals to discuss your options.



YOUR DREAM BLOCK OF LAND IS JUST A STROLL FROM THE BEACH

Your coastal dream awaits you at Dalyellup Beach, with land located just 600m away from the Indian Ocean.

Start the day with a peaceful stroll along the shoreline, or head to your favourite spot on the foreshore reserve for a twilight BBQ.

Blue sky, sunshine, crystal clear water and white beaches. It's what coastal life at Dalyellup Beach is all about.



THE SATTERLEY DIFFERENCE

When it comes to creating communities, practice makes perfect.

Satterley, Australia's largest private residential land developer, creates some of Australia's finest residential communities – beautifully landscaped places to call home.

With more than 40 years' experience in real estate and land development, founder Nigel Satterley has a proven track record of delivering award-winning communities. Under his direction, Satterley has planned and created 165 estates, sold more than 60,000 lots and celebrated more than 100 industry awards.

Trust, quality and strong financial performance are the keystones of the company. The brand has become one that people know and trust.

It's no wonder that more than a quarter of a million people choose to call a Satterley community home.

People know that when they move into a Satterley community they are purchasing a lifestyle, not just a postcode – a place that meets their current and future needs.

See the difference for yourself at Dalyellup Beach.



Nigel Satterley AM
Chief Executive



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DALYELLUPBEACH.COM.AU

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