

Newsletter

1881·Tullimbar

PROPERTY
INSIGHTS ISSUE

6

Your community news

09 / 2026



A Growing Community.

1881 Tullimbar continues to expand. Approximately 275 homes are now built and a further 25 are under construction. Our landscaping program is flourishing with thousands of native plants and shrubs now planted along the Hazelton and Cooback Creek corridor. Outdoor recreation, greenery and friendly neighbours are building a sense of place at Tullimbar.

Progress Update

Welcome to the latest edition of our newsletter. It has been a busy few years at the estate and I’m pleased to share our progress with you.

Stages 1 to 4 comprises 325 lots in total. Of these, approximately 275 properties (including duplexes and multi-dwellings) are already built and 25 are currently under construction. We have also secured development approval for the remaining Stages 5 to 9 (approximately 180 lots) with construction now underway.

Since our last newsletter we have reached important milestones. All parks and the oval in Stages 1 to 4 (including three parks and Tullimbar Oval) have been completed and dedicated to Council. We have also completed the Vegetation Management Plans for these stages including weed removal and the planting of thousands of native plants and shrubs along Hazelton and Cooback Creek corridor.

Bulk earthworks are now underway in Stages 7 and 8 with our contractor Western Earthmoving. Council’s Tullimbar Oval master plan is also progressing with a concept design completed following community engagement.

These new stages pave the way for more homes and public amenity - additional roads, a new park in future Stage 8 along Cordeaux Parade and a pedestrian bridge linking Stage 3 to Balmoral and Yerrinbool Parades, connecting residents to Tullimbar Public School and Tullimbar Oval. A new crossing will also be built linking Stage 1B to Stages 4 to 6.

Externally, Council’s upgrade of Yellow Rock Road (linking the estate to Calderwood) is on track for completion in 2026.

1881 Tullimbar continues to stand out in today’s property market thanks to its unique location, wide range of lot typologies and proximity to shopping facilities, transport and schools. For those considering buying, the growth speaks for itself - a 300 sqm block that sold for \$235,000 at the start of the project in 2020 now sells for approximately \$410,000.

Over the next 12 to 18 months, we expect a significant increase in construction activity as we complete more residential stages and infrastructure, delivering much needed housing to the region.

We look forward to providing more updates soon.

Kind regards,

Eric Li, General Manager, Development
Dahua Group Australia



First Land Release in Three Years

A new land release, the first in three years is now selling. It offers one of the most diverse ranges of lots seen at the estate to date, from compact 300 sqm blocks to small acreage lifestyle lots with prices starting from \$399,000*.

This release has something for everyone - first home buyers, savvy investors and upsizers looking for more space. What sets it apart from earlier stages is the community that now surrounds it. Buyers can drive through completed streets and established parks, complete with a half-court basketball court and community gardens.

Downsizers easing mortgage pressure and Sydney buyers chasing better value are driving strong interest across the Illawarra. Tullimbar remains one of the last pockets in the Illawarra where a home on a 300sqm block can still be found for under \$1 million. Registration for the new lots is expected in the second half of 2027.

Contact our sales team on 1300 885 546 or visit the Land Sales Office at 4 Eden Place, Tullimbar (10am – 4pm, seven days) to find out more.

Fast facts

Tullimbar Public School nestles the development.	Eight private and public schools within close proximity.	Calderwood Village is approx. one kilometre.	Stockland Shellharbour is approx. 11.5 kilometres.	Albion Park railway station is approx. three kilometres.	Lot sizes are between 300 to 6,000 sqm.	Approx. 500 homes will be built.	The land size is 90 hectares.



New Shellharbour Hospital Coming Soon

Construction of the new Shellharbour Hospital has reached its highest point, bringing Illawarra communities a step closer to expanded health services. Rising eight storeys and backed by more than \$820 million in joint NSW and Commonwealth funding, it forms part of a \$1 billion investment in health infrastructure across the Illawarra-Shoalhaven region.

For Tullimbar families, that means quality care close to home - an expanded emergency department, more operating theatres, a dedicated paediatric assessment unit, maternity care, plus mental health, rehabilitation, aged care and renal dialysis services all under one roof.

The hospital also includes a rooftop helipad for critical cases and 1,000 parking spaces. A real highlight is the Geera Garden - a 15,000 sqm green space (about the size of three soccer fields) designed with local Aboriginal community groups.

The main building is already well advanced, and the multi-storey car park is now underway with construction on track to wrap up late in 2027.



Growing Friendships, One Harvest at a Time

For sisters Sue and Pauline, the Tullimbar Village community garden is about much more than growing fresh vegetables. It is a place to connect with the community and share the rewards of hard work.

In their first year tending a garden bed, they have already harvested delicious Dutch Cream potatoes used in everything from roasts to stir fries. Their winter crop includes spinach, cauliflower and zucchinis, with snow peas and strawberries to come.

Sue says she doesn't have enough space at home to grow all the vegetables she enjoys, making the garden the perfect solution.

"We love fresh vegetables and it is so rewarding to grow them yourself. One of the best parts has been meeting new people," she said. Having recently moved to the area, Sue says the garden has helped her and Pauline form friendships with fellow residents who share a passion for gardening.

Generosity runs deep here too as gardeners often leave extra produce for others to enjoy. The fruit trees have also been producing with juicy oranges recently picked, alongside grapefruit, herbs, a curry leaf plant and bay leaf tree.

Interested to learn more? Contact Carol King on 0428 881 626.

📍 Sue and Pauline

Calderwood Village Now Open

Everyday convenience is now even closer to home with Calderwood Village (owned by Revelop), within one kilometre from 1881 Tullimbar.

The neighbourhood centre brings together Woolworths, BWS, Priceline Pharmacy, Anytime Fitness, Young Academics Early Learning Centre, Calderwood Medical Centre, Illawarra Family Dental and a growing mix of specialty retailers and services.

Residents can also recharge their EVs at the centre's DC charging stations while they shop or grab a coffee. Calderwood Village is a welcoming destination to shop, dine, stay active and connect with family and friends.

For more information and to stay in the know, visit: www.calderwoodvillage.com.au

📍 Calderwood Village



Early Learning on Your Doorstep

Bungalow Early Learning Centre Tullimbar is bringing quality early education minutes from home for 1881 Tullimbar families.

Located at 12 Paul Circuit, the purpose-built centre provides 73 places for children aged 0 to 5 years. It offers a safe, nurturing and engaging environment where little learners can grow, discover and thrive.

Operated by the locally owned Bungalow Group, the centre supports every stage of a child's early development. Experienced educators deliver play based learning that builds curiosity, creativity, confidence and school readiness.

Dedicated learning spaces for different age groups and engaging indoor and outdoor play areas encourage children to explore, build friendships and develop new skills each day.

For young families considering a move to 1881 Tullimbar, a quality early learning centre within the community is one more reason to make the move.

To learn more or book a tour, visit www.bungalowgroup.com.au or call 02 4202 3925.

📍 Bungalow Early Learning Centre Tullimbar





Builder Spotlight: G.J. Gardner Homes

📍 *Laguna Kitchen*

For more than 15 years, G.J. Gardner Homes has been helping Illawarra families build homes designed for the way they live. Combining local knowledge with one of Australia's most extensive ranges of flexible home designs, the team works with buyers to find a home that's tailored to suit their lifestyle, block and budget.

"We live and work in the communities we build in, so we understand the opportunities every block presents. Whether it is designing for a sloping block, maximising escarpment views or helping families find the right home for the way they want to live, our local knowledge makes a real difference," says Mark Ghaleb, New Home Consultant.

Partnering with 1881 Tullimbar was a natural fit. "We were drawn to Dahua Group's vision of creating a community where families can build not just a house, but a place they'll love coming home to for years to come. Those values align perfectly with the way we approach every home we build," added Mark.

Today's buyers are looking for homes that combine functionality with lifestyle including open-plan living, generous alfresco areas, walk-in pantries and split-level designs that make the most of the Illawarra landscape.

"Our homes are designed under the direction of Lead Designer Peter Mannion. His philosophy is simple - every space should work, every room should feel balance and every home should be designed around the way families live. That's why we are able to recommend homes that not only look great but genuinely work for the families who live in them," Mark added.

Home designs start from \$380,000*. To find out more, visit www.gjgardner.com.au

📍 *Laguna Dining*



📍 *Dylan and Rachael*

Dylan and Rachael, alongside their two greyhounds live at the foot of the escarpment. They share their thoughts:

1881 Tullimbar – Lifestyle Meets Convenience

"We wanted somewhere that balanced lifestyle and convenience. 1881 Tullimbar offered this and so much more. The escarpment gives the estate a real sense of breathing room, and we are out walking the dogs most mornings exploring the bushland surroundings. Calderwood Village is within a two-minute drive, while Kiama and Jamberoo are a short trip for a weekend at the beach. What surprised us most is how peaceful and secluded it feels. The estate almost has a gated community feel we didn't fully appreciate until living here day to day."



Land Sales Office Opening Hours

The Land Sales Office is located at 4 Eden Place, Tullimbar. Opening hours - 10:00am to 4:00pm, seven days a week. Visit our friendly sales team or call 1300 885 546.

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