

Your Guide to Living in Delroy Park, Dubbo





Delroy Park Estate

Delroy Park is conveniently located close to the city centre, off Minore Road, Dubbo





2023/2024 Subdivision

- Stage 14a - Selling fast - limited lots left
- Stage 14b - Available late 2023
- Stage 18 - Coming soon
- 3km from City Centre
- Elevated position
- 90 fully serviced Lots
- Stage 14 land sizes range from 605m² to 1447m²

'The Outlook' is Delroy Park's newest subdivision in one of the only elevated locations in Dubbo. A development that can provide beautiful views for your new home or investment property.

Current Land Available





A Brief History on Delroy Park

The first stage was developed in 1997 and became Delroy Park South. The Estate was developed with affordable living, lifestyle, and convenience in mind. The various available land sizes created a welcome return to a community feel in a sought-after neighbourhood.

During its development, Delroy Park retained the majority of the original vegetation whilst creating public access to open spaces, cycleways, pergolas, and play areas for adults and children. Lakes, reserves and landscaped gardens were integrated amongst the natural habitats and waterways. It is for this very reason Delroy Park was proudly awarded the GREEN RHINO environmental award from the Dubbo Chamber of Commerce and Industry.

Due to the success of the first release over 20 years ago, the development of Delroy Park has continued to go from strength to strength. As new development releases became available, many community amenities were built, including a shopping centre equipped with a supermarket, doctors and general shops.

Further stages saw the development of the popular Macquarie Anglican School, followed by the Delroy Park shopping centre and further expansion of the open space pathways and community facilities. By this stage, Delroy Park was fast becoming the location of choice for many families and investors.

Well into the 14th land release, Delroy Park looks a little different than it did 20 years ago, but the original vision still forms the basis of everything Delroy Park.

About Dubbo



Established in 1849 the Dubbo region is located approximately 400km northwest of Sydney, in the heart of the beautiful Macquarie Valley, a vibrant regional city by the majestic Macquarie River. Affectionately known as the city of smiles, Dubbo has grown significantly in the last decade. Dubbo boasts the old-fashioned charm of a country town with the advantages of a thriving metropolis.

Dubbo is one of the larger Australian country towns, it is the commercial, industrial, and administrative hub of the Central West. Dubbo is also one of Australia's fastest-growing inland cities.

Scattered throughout Dubbo's city centre are tasty cafes and restaurants equal to those found in larger metropolitan city centres.



Dubbo's main attractions are all within minutes of the city's centre, the historic Old City Gaol and the Western Plains Cultural Centre. However, without a doubt, the main attraction is the Taronga Western Plains Zoo, home to hundreds of rare and endangered animals, including rhinos and big cats attracting approximately 134,000 tourists annually.

The area has something for everyone, from its cultural heritage, magical sunsets, entertainment, thriving business centre, and parks and playgrounds, all on the doorstep of the Australian outback.



Dubbo's Weather

In Dubbo, the Summers are warm, the Winters are cool, and it's mostly clear year-round. Over the year, the temperature typically varies from 3°C to 33°C.

Avg.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
High	32°C	31°C	28°C	24°C	19°C	16°C	15°C	17°C	20°C	24°C	28°C	31°C
Temp.	25°C	24°C	22°C	17°C	13°C	10°C	9°C	10°C	13°C	17°C	21°C	24°C
Low	18°C	18°C	15°C	11°C	7°C	5°C	4°C	4°C	7°C	10°C	14°C	17°C

Quick Facts

Growth & Expansion

The city has enjoyed steady population growth for the past four decades. While many other agricultural centres in the region have been confronted with decline and fragile economies, Dubbo has expanded its population by 59% over 25 years.

As an emerging region with a projected population of 60,000 by 2036, there is an overwhelming need for well-planned development and infrastructure to support the forecast growth of the town.

Dubbo is part of Australia's first Renewable Energy zone aiming to replace coal-fired power stations with solar, wind, and eco-storage facilities, making the city a national leader in environmental expansion.

Health & Wellness

General Practitioners and other Health Services at your fingertips include Dentists, Orthodontists, Physiotherapists, and rehabilitation facilities.

The Dubbo Region Health and Medical Services include a major Public & Private Hospital that will undergo an exciting major upgrade in 2023.

Redevelopment of the hospitals in Dubbo is to the tune of \$150 million. This will contribute to the growth of many industries during construction and ongoing employment opportunities.

The 'Alternative Health Space' is another growing sector with Naturopaths, Nutritionists, Massage Therapists, Reiki, and Mediation Masters - all available at your doorstep.



Work Opportunities In the Area

Dubbo is currently experiencing growth across a range of industries with massive investment in:

- Construction - \$1.507 billion
- Manufacturing - \$888 million
- Rental, hiring, and real estate services - \$677 million
- Health care and social assistance - \$506 million
- Public administration and safety - \$369 million

The town offers a multitude of employment opportunities within the Health, Retail, Education, Government services, Tourism, Manufacturing, Construction, Agriculture, Transport and Business Services sectors.

The region currently boasts 4,800 registered businesses and is growing by the year.

Delroy Park alone has provided residents with significant work opportunities through the construction and development of homes, shopping centres, and commercial retail outlets.

With so many employment options within minutes of Delroy Park, you'll have the opportunity to achieve your career goals whilst creating the perfect work/life balance for yourself and your family!





Family Friendly & Affordable Living

Delroy Park has been called the 'new Dubbo' and has the community vibe and accessibility you've been looking for.

You'll find warm and friendly neighbours within this idyllic home estate. Rest easy knowing you're surrounded by good people and facilities, all whilst having that wonderful community feel.

Within footsteps of your door, you'll enjoy bike tracks, dog parks, sporting grounds, golf courses, picturesque vistas, and gathering areas for your next birthday or function.

Gyms and group fitness classes make it easy to stay healthy here, whilst community groups are dotted around the region catering to various ages and needs.

Within Delroy Park, you'll find card groups, knitting, walking, art, and agricultural groups, as well as many volunteer and charity organisations you can be part of.

Delroy Park is known for its friendliness and inclusivity, emphasising the quality of life for all who live here. It outshines the big cities in both affordability and lifestyle, with an impressive range of housing options, health and education services and little to no work commute – your quality of life is second to none.

There are vast job opportunities available in Dubbo that don't necessarily come with traditionally lower regional location salaries, and the median house price of capital city dwellings is well over \$1,000,000. Delroy Park is your affordable luxury lifestyle living without the city price tag.



How to get to Dubbo

An easy drive approximately 4 hours from Sydney's Western Suburbs, along with Dubbo's major airport flying direct from Sydney, Newcastle, Canberra, Brisbane, Melbourne and Broken Hill, Regional NSW has never been so easy to reach in as little as an hour!

The Dubbo XPT train runs daily from Sydney to Dubbo, as well as NSW Trainlink services to Lithgow with connecting coaches through to Dubbo. The most direct public transport services take just over 7hrs to reach Dubbo from Sydney.

Amenities

Two of Delroy Parks' most frequently visited nearby attractions are the Dubbo Golf Club, described as an idyllic inland oasis. The Club boasts 27 holes winding through treelined fairways, pesky bunkers, and many beautiful waterways.

Taronga Western Plains Zoo is home to hundreds of Native and International animals. The Zoo contributes to putting Dubbo on the destination map and continues to draw record tourism crowds to the area.

- Dubbo Regional Theatre and Convention Centre
- Macquarie Regional Library
- Old Dubbo Gaol
- Western Plains Cultural Centre
- Caravan parks
- A large number of hotels and motels for all budgets
- Electric Vehicle fast charging
- Train Station
- Airport
- Sports Club
- Turf Club
- Cafes
- Bars
- Modern Playgrounds
- Hospital
- Private school
- Sporting grounds
- Recreational Centres
- Golf Courses
- Swimming pools
- Parks & Botanical Garden



Contact us to secure your ideal home site in Delroy Park, Dubbo



Your trusted agent and connection

PETER WHALAN

Peter has been involved in Delroy Park for most of its 20-year history. With an extensive background in Real Estate and Development, Peter will guide you through selecting your ideal block to get

the most out of your build. Being a lifelong local himself, Peter will help you connect with the Delroy Park community so you can feel at home as soon as you move in.



delroypark.com.au | peter@delroy.co | 0419 608 696 | [@delroyparkestate](https://www.instagram.com/delroyparkestate)