

# Your Guide to Living in Delroy Park, Dubbo



 **Delroy**Park

[delroypark.com.au](http://delroypark.com.au) | [peter@delroy.co](mailto:peter@delroy.co) | 0419 608 696 | @delroypark



# Delroy Park Estate

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



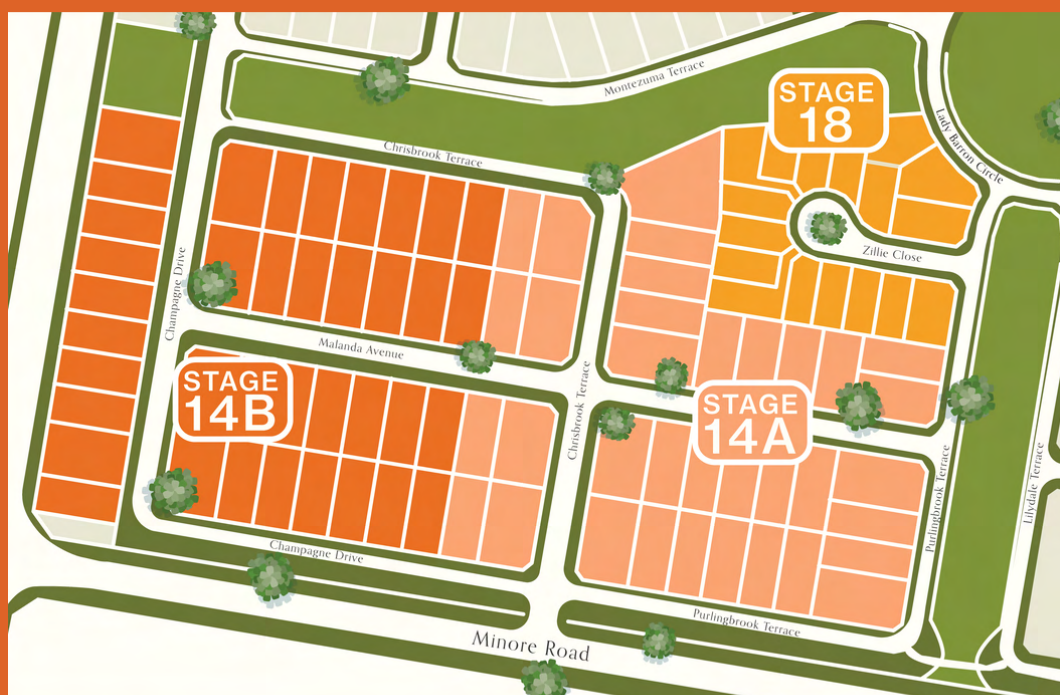


## 2023/2024 Subdivision

- Stage 14a - Is 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
- Stage 14 selling from \$275,000

'The Outlook' is Delroy Park's newest subdivision, located 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 very first stage was developed in 1997 and was to become Delroy Park South. The estate was developed with affordable living, lifestyle and convenience in mind, with a variety of land sizes being available which created a welcome return to a community feel and sort after neighbourhood.

During its development Delroy Park was able to retain the majority of the original vegetation whilst creating public access open spaces, cycleways, pergolas and play areas for adults and children. Lakes, reserves and landscaped gardens were also integrated amongst natural habitats and waterways and 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 supermarket, doctors and general shops.

Further stages saw the development of the popular Macquarie Anglican School, followed by the Delroy Park shopping centre & 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.

Now 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 north west 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," the city 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 and 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 cities 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 which attracts 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 course of 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 rates for the past four decades, expanding its population by 59% over 25 years while many other agricultural centres in the region have been confronted by decline or fragile economies.

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 which aims 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 includes a major Public & Private Hospital that will undergo an exciting major upgrade in 2023. Redevelopment of Dubbo's hospital is to the tune of \$150 million. This will contribute to the growth of many industries during construction as well as ongoing employment opportunities once in full operation.

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 local 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 is being called the 'new Dubbo' that has a community vibe and the 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, good facilities and 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 a variety of 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 with a big emphasis on 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, with the median house price of capital city dwellings well in excess of \$1,000,000, Delroy Park really 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 Park's most frequently visited nearby attractions are the Dubbo Golf Club, described as an "Idyllic inland oasis," boasting 27 holes winding through treelined fairways, pesky bunkers, and many beautiful waterways, and

Taronga Western Plains Zoo, home to hundreds of Native and International animals, the Zoo has been a major contributor 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 Centers
- 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 Real Estate and Development. Peter will guide you through selecting your ideal block to getting 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](http://delroypark.com.au) | [peter@delroy.co](mailto:peter@delroy.co) | 0419 608 696 | [@delroypark](https://www.instagram.com/delroypark)