



# SAWTELL COMMONS

between the mountains and the sea



Sawtell

Bongil Bongil  
National Park

SAWTELL COMMONS

Bonville Creek

Lyons Road

Pacific Highway



Unmatched Lifestyle

Sawtell is a true gem of a coastal town situated on the NSW North Coast of Australia. Located approximately halfway between Sydney and Brisbane, it is surrounded by beautiful creeks, beaches and mountains. Sawtell is renowned for its welcoming community, village atmosphere and multitude of wonderful outdoor activities available so close at hand.



Sawtell Surf School amongst the waves

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Iconic 70-year-old fig trees shade picturesque First Avenue which boasts a rich café and restaurant culture, stylish, boutique shopping, a heritage cinema as well as clubs and pubs.

Sawtell's unmatched lifestyle offers safe, patrolled beaches, sought-after surfing and board riding locations and quality fishing, golfing, swimming, hiking, tennis and boating opportunities.

Sawtell Commons is just 3.5km from Sawtell village, nestled in nature between the mountains and the sea. Sawtell Commons is also bordered by the beautiful Bongil Bongil National Park.

It's easy to relax in this peaceful sanctuary set in the quiet of nature yet so close to the vibrancy of Sawtell village and its cosmopolitan culture.



The Kiosk, located at Sawtell Beach



Sawtell Memorial Rock Pool



Zest Cafe coffee and caramel slice



The Hilltop Store



Fishing in Bonville Creek



Sawtell Main Street



## Connected to Nature

At Sawtell Commons you really stay connected to the outdoors and nature. Wide open parklands with BBQ facilities means the kids can run free and enjoy a game of cricket or soccer and it's the ideal spot for families to come together to picnic or celebrate.

A children's playground will keep the little ones occupied and a community garden means everyone can experience firsthand the importance of sustainable living.

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With planned pathways and cycleways offering direct access to the adjacent National Park, you can easily explore the area on foot or by bike and even take a kayak or paddle board down Bonville Creek to the Pacific Ocean. Alternatively, you can sit back, relax and listen to the birds and wildlife all around.



Sawtell Aerial of Bonville Creek and surrounds



Green Turtle hatchling



A relaxing afternoon by Bonville Creek





Your perfectly placed Sanctuary

Sawtell Commons is superbly placed between the mountains and the sea to provide you with the perfect coastal lifestyle and easy access to everything you'll need. Located off Lyons Road, Sawtell its a few minutes drive to Sawtell village in one direction and a few minutes' drive to the Pacific Motorway in the other.

Coffs Harbour and its many amenities are an easy 10-minute drive away including Coffs Central Shopping Centre, local primary and high schools, Southern Cross University and TAFE NSW, Coffs Regional Hospital and Coffs Harbour Airport which offers direct flights to Sydney, Melbourne and Brisbane.



Showcasing Sawtell, the beach, headland and estuary





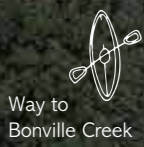
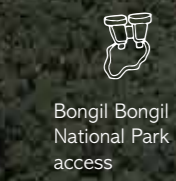
**STAGE 2  
NOW SELLING**

**STAGE 1  
DISPLAY VILLAGE**



Sawtell Commons is set over a picturesque 38.49 hectares, bordering the Bongil Bongil National Park. The Stage 1 Display Village is under construction and we're pleased to announce Stage 2 is now selling.

Future stages are due for release later in 2019 and 2020. These blocks range from 547.5m<sup>2</sup> with the majority being 720m<sup>2</sup>, giving an average block size of 640.3m<sup>2</sup>. All blocks feature a great orientation and planned access to cycleways and pathways, connecting natural vegetation areas to creek reserves and parklands. A children's playground and community garden will feature in the parkland areas.



Water Feature



Way to Village and Sawtell Beach 3.5kms



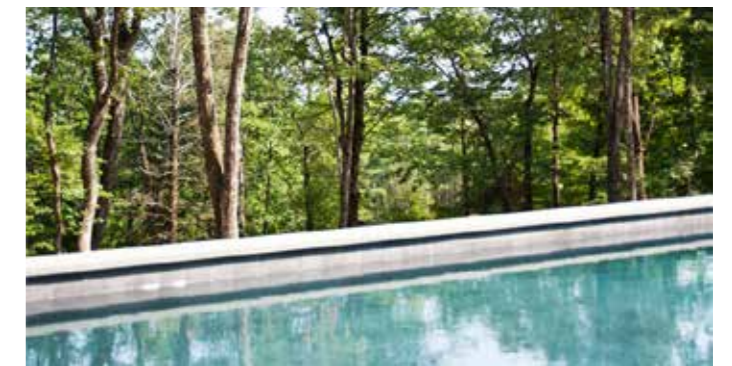
Build the Dream

Your vision of a beautiful home at Sawtell Commons awaits. Find your ideal lot and build your dream home or choose a home and land package from one of our experienced building partners.

Our design guidelines support the vision for Sawtell Commons and will assist your decision making as you progress your building plans.



Fairy Wren, native to Sawtell



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