



A PRIVATE ACREAGE RELEASE

Saddlebrook

ESTATE · WINDELLAMA, NSW

The life you actually want.

INFORMATION PACK

THE RELEASE

They're not making more of this.

Saddlebrook is a limited release of 108 acreage homesites on the creek country between Goulburn and Canberra. Five to thirty acre blocks with room for horses, sheds, and the kind of space the city quietly priced out. It is delivered with MJW Building Worx, the team whose last release, Glenmore, nearly tripled in three years.

108

HOMESITES

5 to 30

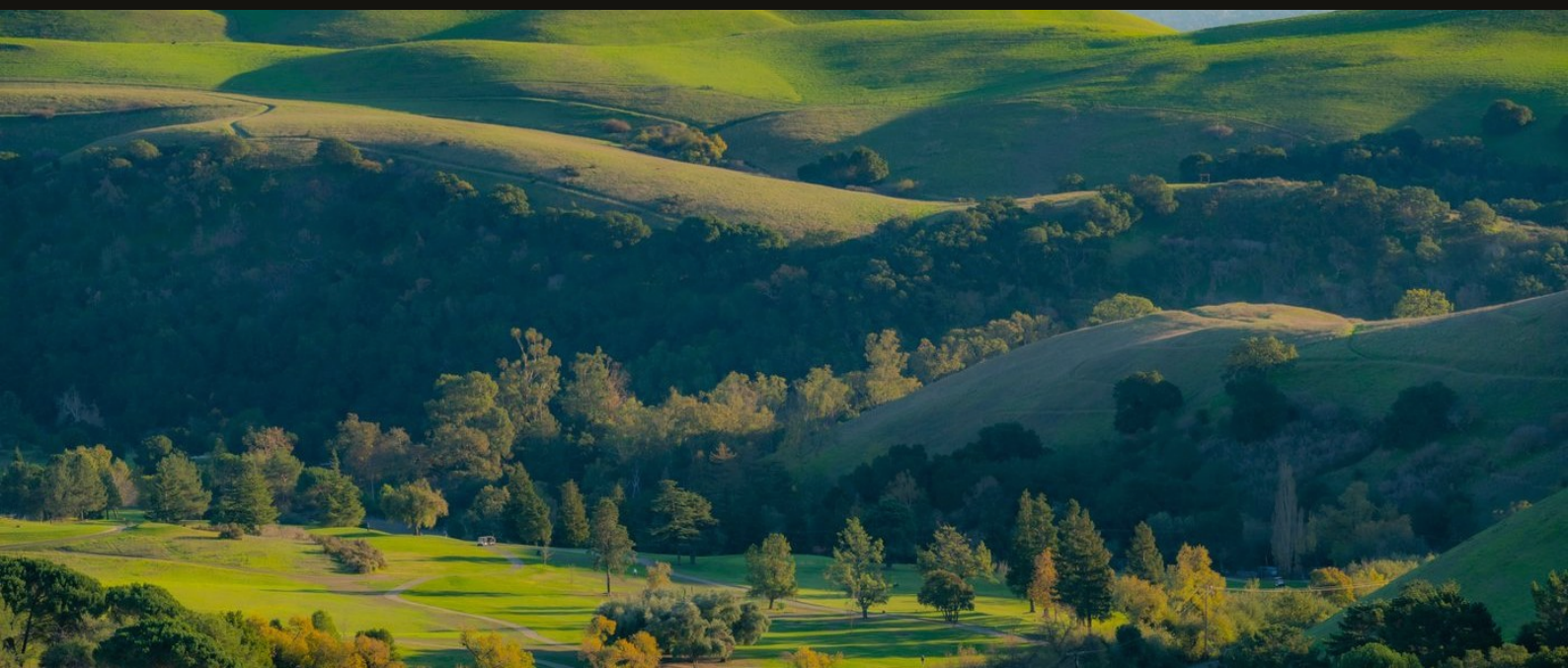
ACRES

625m²

ENVELOPE READY

R5

LARGE-LOT ZONED





THE LAND

Not lots. Land.

5 to 30 acre homesites

108 blocks on gently sloping grazing country stitched with live creeks and dams. Room for the horses, the shed, the veggie patch, and a paddock between you and anyone else.

Building envelope, already sited

Every block carries a marked 25m by 25m (625m²) building envelope, positioned for aspect and set clear of the creek lines. You know exactly where the home goes before you sign.

Creeks, dams and conservation

Natural watercourses thread the estate, and the timbered ridges are held as C2 conservation. The outlook you buy is the outlook you keep.

THE NUMBERS

The case is the corridor, not just the comp.

A house in Canberra now medians around \$1.04 million. In the Goulburn region it is roughly \$640,000. That gap keeps pushing priced-out capital buyers into this corridor for space and value.

+54% Goulburn dwelling values, 5 years to Dec 2025	\$400k Below a Canberra house, on median
1.4% Rental vacancy, a market with no slack	108 Lots at Saddlebrook, released in stages

THE LAST RELEASE · SAME TEAM, SAME CORRIDOR

GLENMORE, 2021

\$575,000

GLENMORE, TODAY

\$1.5 million

GROWTH IN 3 YRS

x2.6 & rising

01 Canberra's overflow

Priced-out families and government workers keep pushing into the corridor for space and value.

02 Finite large-lot land

Zoned R5 acreage on the Canberra commuter belt is scarce and rarely released. 108 lots, then none.

03 Growth with a floor

About 3,359 new homes needed by 2036, fast rail and a park-and-ride planned for Goulburn, and thousands of renewable-energy jobs.

04 A proven operator

Same team, same corridor as Glenmore, the release that nearly tripled. The formula, run again.

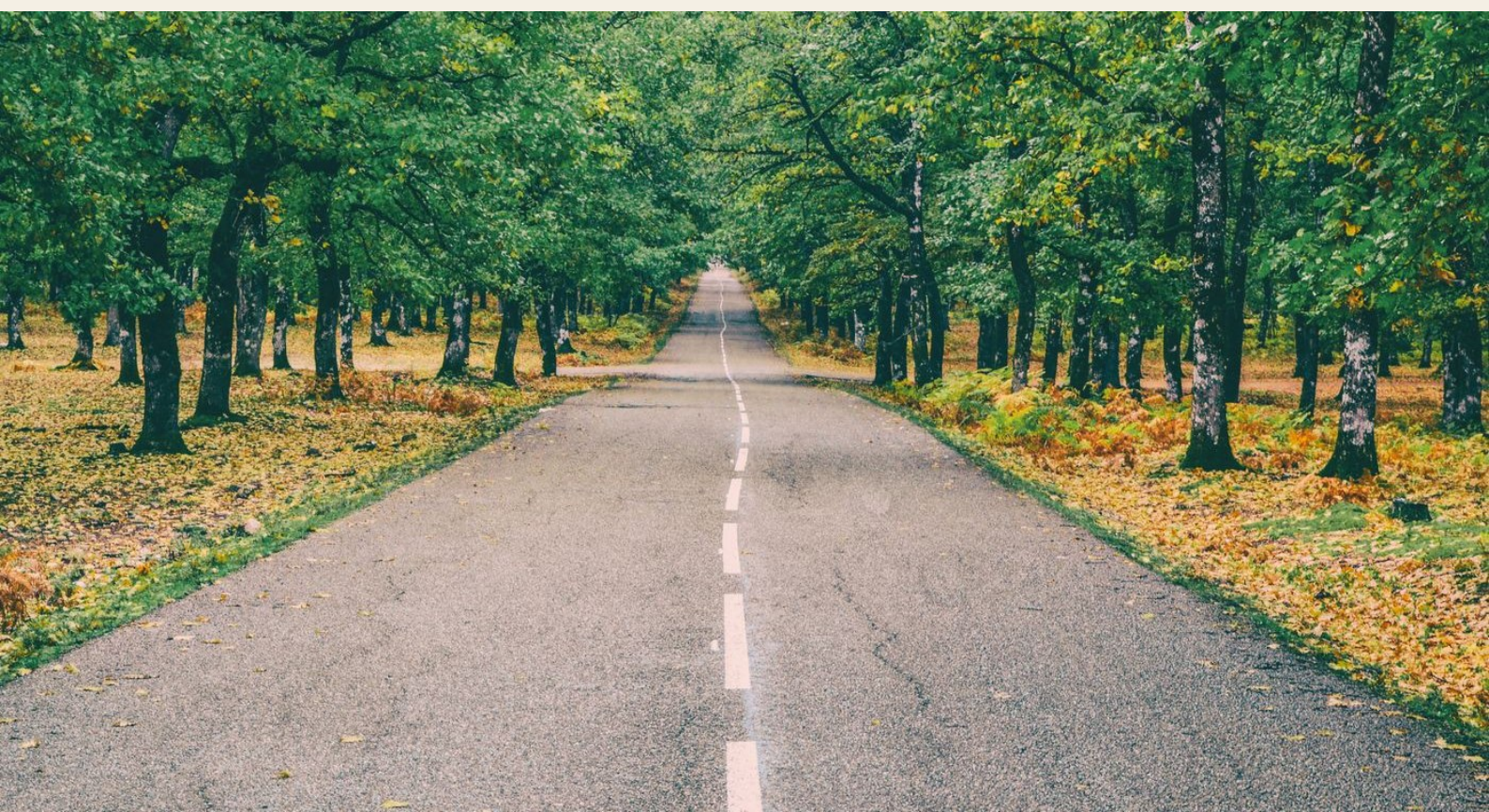
Regional figures (Goulburn and Canberra medians, growth, vacancy, housing and jobs forecasts to 2025 to 2036) are from public sources including Loan Market, DPN, propertyvalue.com.au, Goulburn Post and Goulburn Mulwaree Council. Glenmore figures are indicative of the developer's prior project. Past performance is not a guarantee of future value. Nothing here is financial advice or an offer.

LOCATION

Far enough to breathe. Close enough to matter.

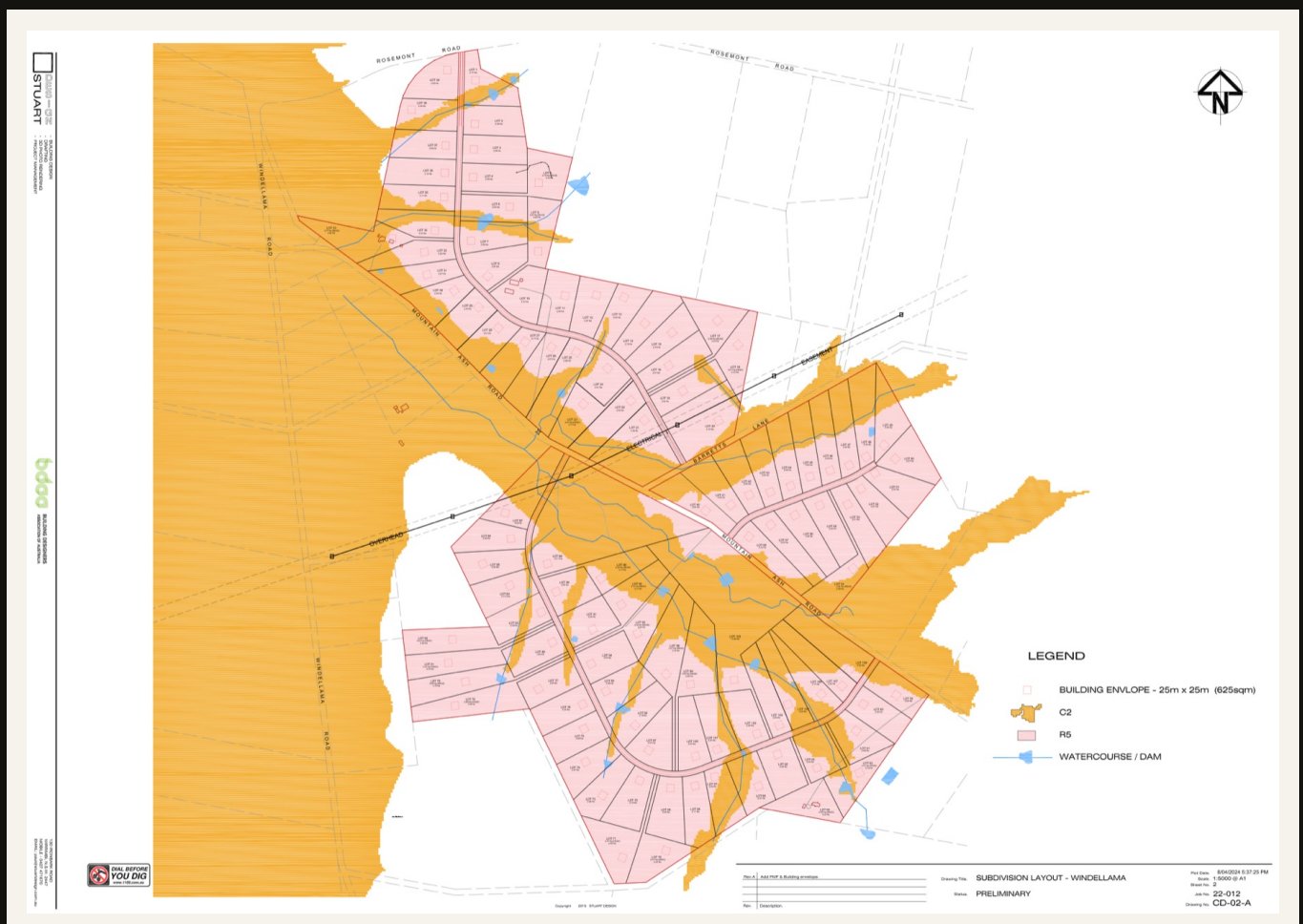
Off Windellama Road, southeast of Goulburn. About forty minutes to Goulburn's schools, hospital and rail, and roughly ninety to Canberra. Fast rail and a new park-and-ride are planned for Goulburn Station. The Snowy Mountains are a weekend away.

~40 min GOULBURN	~90 min CANBERRA	<2.5 hr SYDNEY	Snow A WEEKEND SOUTH
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THE MASTERPLAN

108 homesites, held by the land.

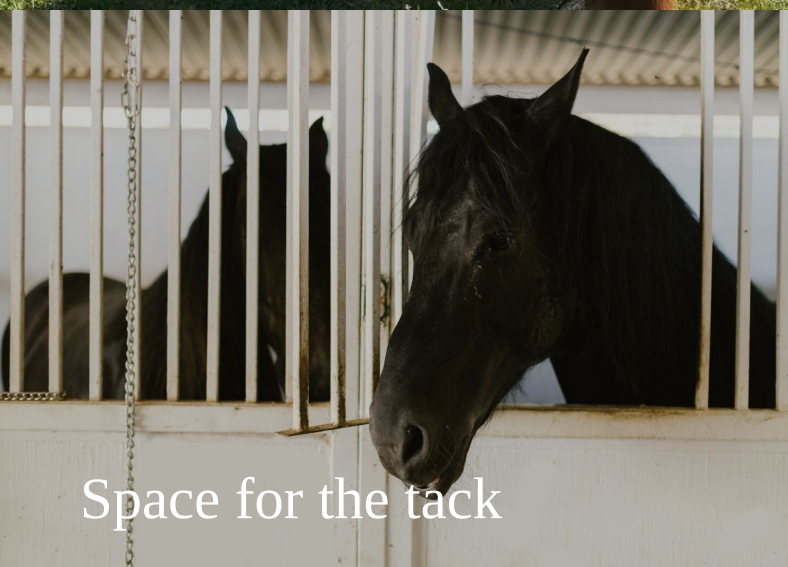


Homesites (R5)
 Conservation (C2)
 Creeks & dams
 Building envelope

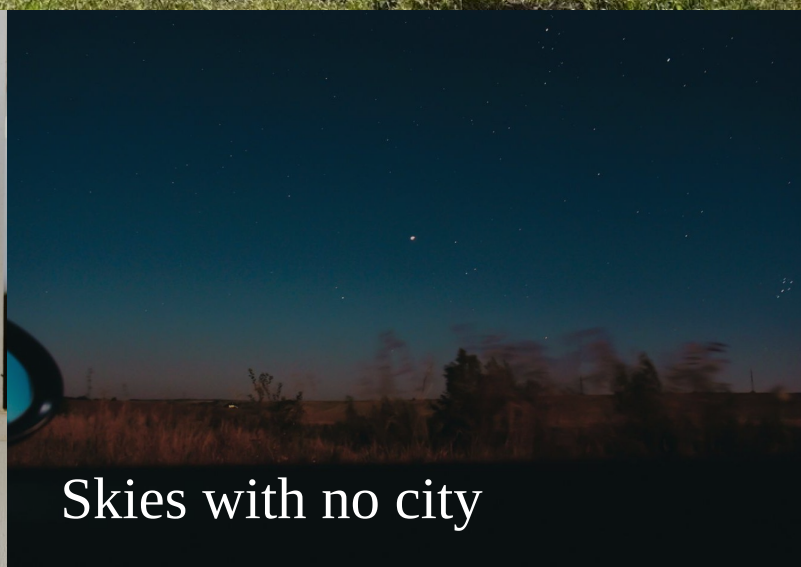
Preliminary subdivision layout, Windellama, Goulburn Mulwaree LGA. Lot numbers, sizes and building envelopes as shown. Boundaries indicative and subject to final survey and council approval.



Ride out before the day starts



Space for the tack



Skies with no city

THE LIFE

Room in it.

Saddle up before the day starts and follow the creek line. Build the shed, run the chooks, light the fire when the frost comes in. This is land you live on, not just an address.



HOW TO SECURE YOUR BLOCK

First in, first choice of aspect.

01 **Register your interest**

Put your name down online, no obligation. The register is first in line.

02 **Receive the pack**

We send the price guide, block map and staging the moment they release.

03 **Choose your block**

Stage one prices lowest and the register picks first. Every stage after lists higher.

04 **Build with MJW**

House and land packages designed around your block with MJW Building Worx.

REGISTER YOUR INTEREST

saddlebrookestate.com.au

Delivered with MJW Building Worx · Windellama, NSW