



Landcom

Enveloped by nature.

Sweetened by home.

landcom.com.au/sugarwood

SUGARWOOD SUGARWOOD



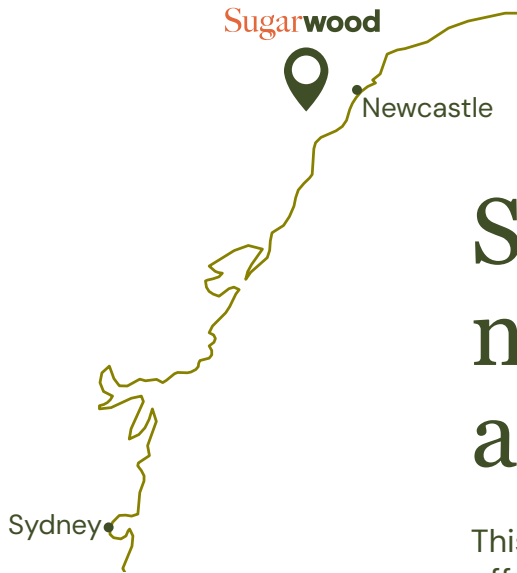


A natural
sanctuary,
perfectly
connected



Newcastle

SUGGAR



Secure a premium, nature-led lifestyle at Sugarwood...

This limited land release offers a rare opportunity to call Newcastle's established inner-west home.

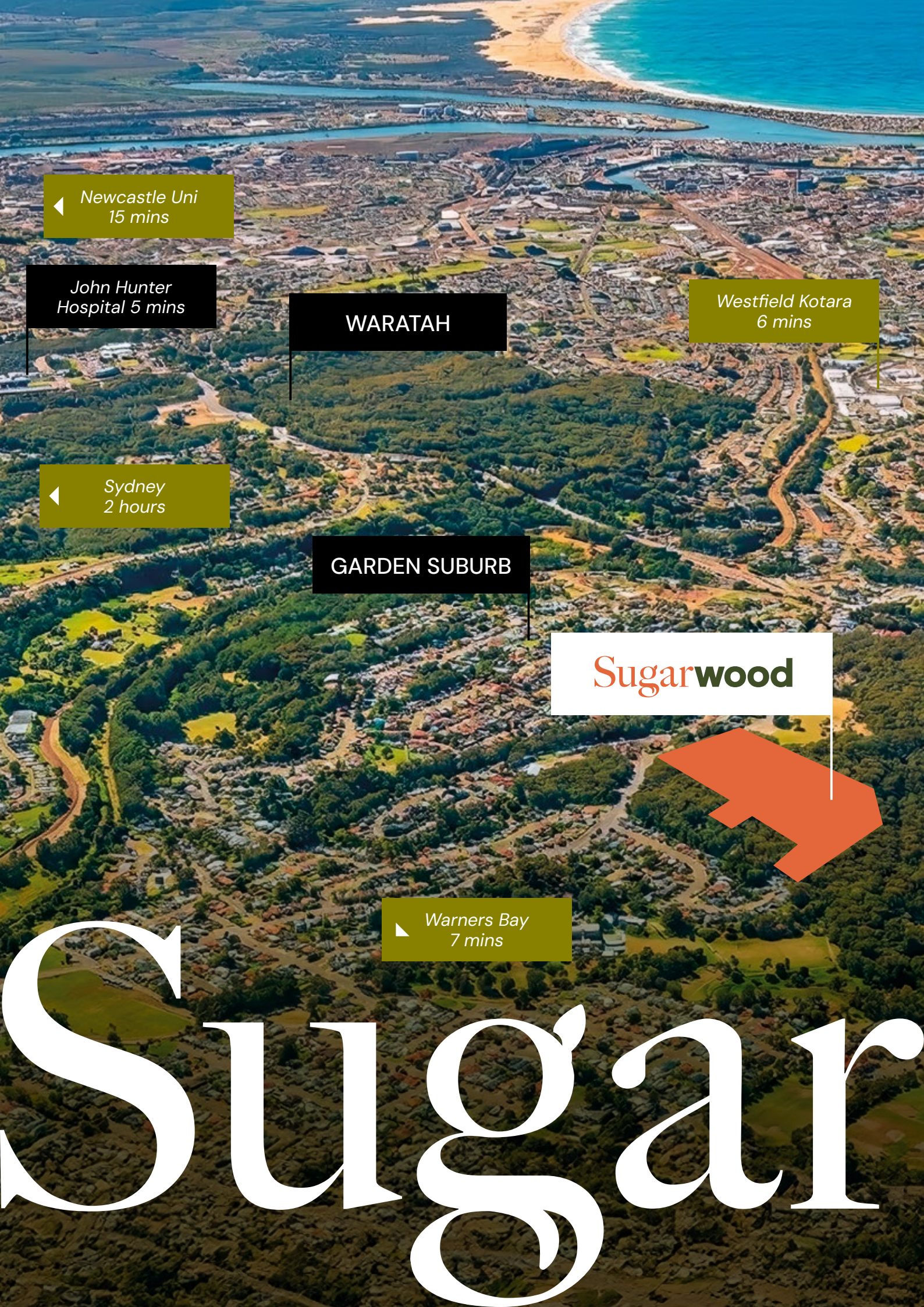
Bordered by 28 hectares of protected forest in Garden Suburb, these generous lots sit within a landmark preservation pocket, ensuring 70% of the landscape will never be built out.

Sugarwood is your regional gateway, positioned 20 minutes from Newcastle's CBD and moments from Warners Bay. With the M1, Expressway, and rail links at your doorstep, you are perfectly connected to the Hunter, Sydney, and the coast.

Discover a life where the convenience of the city is always sweetened by the peace of home. Whether building for your family or your future, Sugarwood is the definitive setting for a life in balance.



WOOD



Newcastle Uni
15 mins

John Hunter
Hospital 5 mins

WARATAH

Westfield Kotara
6 mins



Sydney
2 hours

GARDEN SUBURB

Sugarwood



Warners Bay
7 mins

Sugar

Newcastle CBD
20 mins

MEREWETHER

KOTARA

Charlestown Square
6 mins

A37 Newcastle
Inner City Bypass

CHARLESTOWN

WOOD



Every essential
is already at your
doorstep

Garden Suburb strikes the perfect balance between city access and lifestyle ease. It offers versatile living for growing families, professional couples, and downsizers alike.

Parents can tap into an established network of quality local schools, while Newcastle University and John Hunter Hospital are just a short commute away.

When it's time to unwind, you can soak up the retail energy of the formidable Charlestown Square and Westfield Kotara, or enjoy lakeside dining at nearby Warners Bay. This level of connectivity ensures you spend less time in transit and more time enjoying the very best of Newcastle.



Sugar



A sanctuary preserved for the future

Sugarwood preserves 70% of the surrounding site (28 hectares) as a permanent sanctuary that will never be built out.

Through a formal Biodiversity Stewardship Agreement, we are rehabilitating native ecosystems and protecting critical habitats for threatened species like the Powerful Owl and Squirrel Glider.

This landmark effort maintains a vital green corridor while providing a natural cooling effect for the entire community.

WOOD



Sustainable by
design, inclusive
by nature



Sugarwood brings a fresh, future
focused perspective to life in
Garden Suburb.

We've designed this project as a renewables
ready sanctuary. By removing reticulated gas and
embracing an all-electric future, we're making
space for solar power, electric vehicles, and low
carbon materials to thrive.

True sustainability also means social inclusion.
We are proposing to develop affordable housing
dwellings on the future medium density lots,
which will ensure that the heart of our village
remains diverse, accessible, and inclusive for
generations to come.

Sugar

Spacious living in a tranquil, low- traffic enclave



-  **LOCATION**
Myall Road,
Garden Suburb
-  **RESIDENTIAL LAND
SUBDIVISION**
Lots from 471m²
to 901m².
-  **PHASED DELIVERY**
Across 4 stages.
Construction started
March 2025.



WOOD



Freedom to build your dream home, your way

Home is a personal concept that looks different for every family.

For some, it might be a light-filled sanctuary built on sustainable principles; for others, it's a bold architectural statement or a functional space for growing children.

Sugarwood provides the freedom to bring your own builder and define that vision on your terms.

This is your opportunity to bypass standard templates and design a home that reflects your lifestyle. It is a setting where your unique vision leads the way, ensuring your personal definition of home remains yours.



Why Landcom?

As the NSW Government land and property developer, Landcom increases housing supply by unlocking strategic sites across the state.

In collaboration with the market, we create resilient and inclusive communities that prioritise the wellbeing of residents. We lead with heart to deliver a diverse range of housing options, including a commitment to affordable housing. This focus on sustainability sets a new standard for modern living, providing the foundations for families and future generations to thrive.



100,000+

*Homesites
delivered for NSW
since 1976*



Top 3

*Most sustainable
residential developer
in Australia*



\$44m

*Invested into local
community infrastructure
and parks last year*

Creating resilient
and inclusive NSW
communities

WOOD

Sugarwood

Myall Road, Garden Suburb
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Landcom

Your *Local* Property Partner

Shiels + Co
Property

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