





3250

DISCOVER A NEW HORIZON AT CLEARWATER

Welcome to Clearwater,
Colac's most coveted address.

A masterplanned community located
on the serene shores of Lake Colac,
Clearwater is perfectly placed just
moments from Colac's Town Centre.

Call Clearwater home and you will be rewarded
with an enriched lifestyle at the heart
of a warm and engaging community.
Clearwater will provide a bounty of choice,
lakefront, parkside or the opportunity
to downsize. Find the ideal homesite
to suit every life stage and budget.

Just a short drive from the city of Geelong,
Torquay beaches and the natural playground
of the Great Otway National Park. This
picturesque location provides tranquillity
and adventure, ideal for those seeking
a peaceful home and vibrant lifestyle.



**“IT’S NOT JUST ABOUT
FINDING A PLACE TO LIVE.**

**IT’S ABOUT DISCOVERING
A HAVEN WHERE EVERY DAY
IS A HARMONIOUS BLEND
OF PEACE, CONVENIENCE,
AND COMMUNITY SPIRIT.”**

ACTUAL CLEARWATER FORESHORE



LAKEFRONT LIVING IN THE HEART OF COMMUNITY



Enjoy the many benefits of living within a masterplanned community. Desire a lakeside retreat to enjoy the picturesque sunset or a luxurious new family residence? Ranging from 350m² to 1600m², Clearwater has the perfect lot for you.

More than just a home, the contemporary urban design incorporates shared green spaces perfect for families, friends and neighbours to enjoy. An active area, soccer fields, playgrounds and a future childcare facility – all just steps away from your new home.

5 minutes from the town centre, Clearwater offers the rare privilege of lakefront living – where residents can enjoy spectacular views and easy access to established community amenities.



LAKE COLAC BOAT RAMP

COLAC BOTANICAL GARDENS

LAKEVIEW CAFE

COLAC CRICKET GROUND

COLAC YACHT CLUB

COLAC BOWLS CLUB

COLAC WEST PRIMARY SCHOOL

COLAC TOWN CENTRE

STODART STREET PLAYGROUND

FORESHORE TRAIL

STODART STREET

EVERYTHING YOU LOVE ABOUT COLAC AT YOUR DOORSTEP

Renowned for its regional charm and welcoming community, Colac is the ideal place to call home.

Everything is within easy reach, including supermarkets, medical centres and retail stores. A mix of public and private schools provide options for parents while the many sport and recreation clubs are the pride of the community. Colac offers small-town connection with a well-rounded lifestyle.

CLEARWATER
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50. Colac Golf Club & Racecourse



40. Colac Botanical Gardens



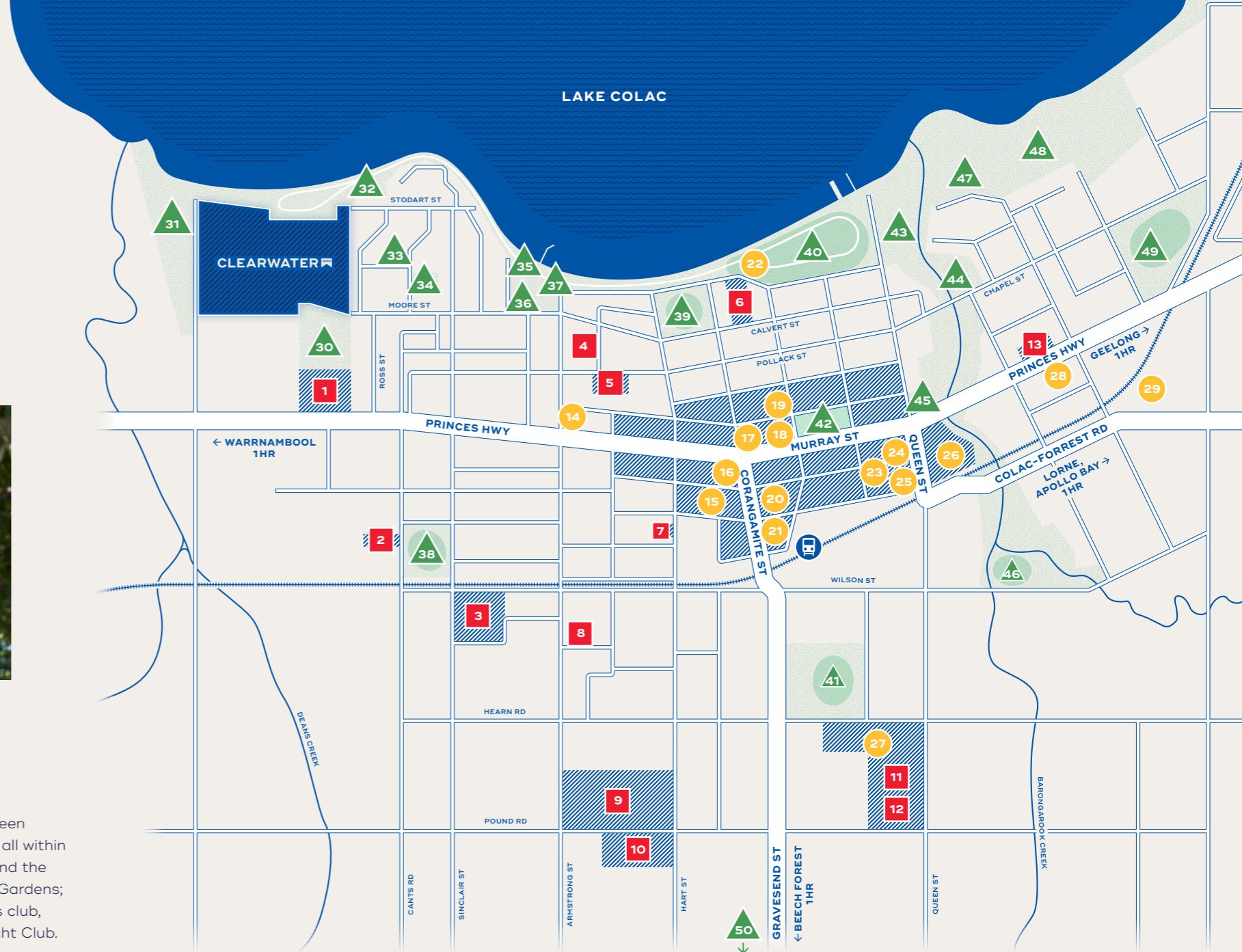
Living an active life has never been easier with a range of activities all within walking distance. Meander around the foreshore trail to the Botanical Gardens; hit the greens at the local bowls club, or take in the historic Colac Yacht Club.

Nestled within the heart of this history-rich town and set on the beautiful Colac Lake, Clearwater provides a breathtaking escape from the hustle and bustle of contemporary life, while ensuring convenient access to essential services. It's the best of both worlds.



LOCAL CONVENIENCE IN A SERENE ENVIRONMENT

17. Austral Hotel



EDUCATION

1. Colac Specialist School
2. Creative Minds Early Years
3. Colac S.W. Primary School
4. Winifred Nance Kindergarten
5. Colac West Primary School
6. St. Marys Catholic School
7. Millville Children's Centre
8. Wydinia Kindergarten
9. Trinity College
10. Sacred Heart
11. Colac Secondary College
12. The Gordon Colac Campus
13. Colac Primary School

AMENITY

14. Colac Pharmacy
15. Colac Area Health
16. Queenie & Co
17. Austral Hotel
18. Kmart
19. Babil Oddfellows
20. Woolworths
21. Colac Otway Performing Arts & Cultural Centre
22. Lake View Cafe
23. ALDI
24. Colac Medical Centre
25. Bunnings
26. Coles
27. Bluewater Leisure Centre
28. IGA
29. Yeowarra Hill

PARKS & RECREATION

30. Future Sports Field & Open Space
31. Future Wetlands
32. Stodart Street Reserve
33. Ball Street Park
34. Donaldson Street Park
35. Colac Yacht Club
36. Western Bay Park
37. Colac Bowling Club
38. Colac Western Oval
39. Colac Cricket Ground
40. Colac Botanical Gardens
41. Central Reserve
42. Memorial Square
43. Barongarook Creek Reserve
44. Hugh Murray Reserve
45. Sculpture Park
46. Eastern Reserve
47. Esplanade Reserve
48. Bird Sanctuary
49. Colac Showgrounds
50. Colac Golf Club & Racecourse (2 minutes)

- Recreation Areas
- Amenity
- Train Station
- Roads
- Train Line
- Creeks

THE TEAM BEHIND CLEARWATER



DM PROPERTY

With a collective experience of more than two decades in the development field, the DM Property team is spearheaded by directors Brendan Mullan and David Dordevic.

DM Property delivers exceptional projects throughout Victoria, demonstrating a steadfast dedication to environmental, social, and governance practices whilst reinvesting in the local community through their projects.

DMPROPERTY.COM.AU



RPM GROUP

RPM Group is Clearwater's sales partner.

An industry leader in multiple property sectors, RPM Group offers a complete service to buyers with a commitment to providing advice and professional service.

RPMGRP.COM.AU

RPM[®]

ARK CAPITAL

Ark Capital is Clearwater's joint venture partner.

Leading with authenticity, market agility, and a broad knowledge base, Ark Capital brings experience and a track record of success to the investment table, providing lasting value and consistent returns to investors and partners.

ARKCAPITALFUNDS.COM.AU



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All areas and dimensions shown are approximate only and subject to final survey. Whilst every effort has been made to ensure its accuracy, neither the Vendor nor its Agent shall accept any responsibility for any errors that may be contained herein. Prices are subject to change without notice. The estimated title date is approximate only and subject to regulatory approvals beyond the Vendor's control.