



Settle in Down South

Birdwood
COWARAMUP • MASTERPLANNED COMMUNITY

A warm, golden-hour photograph of a rural landscape. In the foreground, several cows are grazing in a grassy field. The background features a line of trees and a body of water, all bathed in the soft, hazy light of the rising or setting sun. The overall mood is peaceful and nostalgic.

Affectionately known as **Cowtown**

Cowaramup is nestled between WA's most iconic holiday spots, Busselton and Margaret River. Named by the Wardandi people, Cowaramup means 'Place of the Cowara,' after the purple-crowned lorikeet that calls this land home. With Cowaramup being a bit of a tongue-twister, locals have embraced the nickname 'Cowtown,' complete with a herd of life-sized cow statues grazing through the main street.

“ Cowaramup has a rich history of dairy, cattle, timber, winemaking, and working the land. Its greatest produce, however, is the country charm that keeps people coming back. ”

Once little more than a General Store and a Town Hall, Cowaramup has blossomed into a haven for food lovers, offering an impressive mix of local produce, artisanal delights, and gourmet experiences that reflect the area's rich agricultural roots.



Look what's within a short walk from your doorstep...

- Gourmet Food Merchant
- The Candy Cow
- Millers Little Ice Cream Shop
- Seven Seas Tea
- Temper Temper Fine Chocolate
- Cowaramup District Social Club
- Town & Country Pizza Cowaramup
- Cowtown Cafe & Bakeshop
- Smithereens cafe
- West Winds Distillers
- Strange Brew Wine Bar
- Cowaramup French Bakery and Patisserie
- +81 Cowaramup Coffee & Pizza
- The Servo Taphouse
- Cowaramup Meat Specialists
- Red Feather Coffee
- Evolve Cacao Health Food
- Liquor Barons Cowaramup
- New Supermarket & Specialty Stores (under construction)
- Cowaramup Surgery (GP)
- Cowie Physiotherapy & Pilates
- Body & Spine Co. Chiropractor
- Cape to Cape Osteopathy
- Cowaramup Child Care
- Bus Stops to High Schools



"Gourmet Food Merchant"



"Millers Ice Creamery"



"Providore"



The good old days, **only better.**

At Birdwood Cowaramup, nature, freedom, and community come together so kids can still roam free, climb trees, build cubbies, and ride bikes without a care while parents breathe easier knowing they're safe.

“ Let the kids walk to school, the skate park, the BMX track, footy oval, splash lakes and bushland knowing they don't need to cross any busy roads. ”

In town on the country side.

Bussell Highway

Birdwood Cowaramup gives you all the charm of country living, with easy access to everything that makes this town special, without crossing the busy Bussell Highway. Walk or ride to school, sport, skate parks, bush trails, splash lakes, and even the future supermarket (currently under construction). From ice cream at Millers to a quiet gin at West Winds, it's all right here, wrapped in nature and community.

Bussell Highway

Busselton

Margaret River



Future Supermarket & BP Petrol Station



Shops Parents Love - GFM, Liquor Barons Cowaramup



Shops Kids Love - Candy Cow, Millers Ice Cream



Skate Parks, BMX Track (for radical dudes)

Birdwood

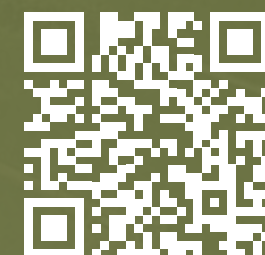
COWARAMUP • MASTERPLANNED COMMUNITY



Estate will include: Running, Riding Trails, Bench Seating, Picnic Settings, Picnic Shelters, Adventure Playground Area inc. Nature Play, Basketball Half-court, BBQ Facilities, Dog Off Leash Park, Active Kick-About Area, Exercise Stations and Bushland



Cowaramup Primary School (easy walk along paths)



Scan to explore the community

260m to supermarket

350m Walk to town

Walking & bike bush track to school

Waverley Rd



Footy Oval & Cricket Nets (after school hit and kick)



Nature Ride & Running Trails



Bushland to Explore & Build



Splash Lakes (fresh but kids love it)

A person is silhouetted while surfing on a wave. The sky is a vibrant mix of orange, pink, and purple, indicating a sunset or sunrise. The water is a deep teal color with white foam on the wave's crest. In the bottom left corner, there are abstract, overlapping shapes in shades of olive green and mustard yellow.

True Down South living

Down South is legendary for a reason. It's where world-class waves meet rolling vineyards. Where towering karri forests stand silent and strong. And where time slows to match the rhythm of the land and sea. There's a lot to explore - at your own pace.

In the Heart of the Margaret River Region

Scan to
explore
the region





Take a dip

Swim in calm sheltered bays.
Swing off trees into rivers.



Put the boat in

Launch from local ramps for
fishing adventures on the coast
or river.

Adventure awaits, with waves, caves and cape
trails for days, there's so much to explore in
the world's best backyard - Down South.



Explore the coast

Explore 123km of coastal
Cape to Cape Track.

Go below

Discover over 150 caves,
some with guided tours.



Ride all day

World-class Wooditjup MTB
Trails just down the road.



Lose yourself

Wander through towering karri
forests and wildflower trails.



Paddle in

Drive the coastal tracks and
access over 100 surf breaks.
Waves for all abilities.





Stroll the Vines

Explore over 5,000 hectares of vineyards, with many inviting you to wander through the rows.



Settle in for a Long Lunch

The food scene here is the hidden gem. Pair local flavour with world-class drinks.

The countryside is dotted with gourmet purveyors, award-winning vineyards, craft breweries, and restaurants that celebrate the area's raw beauty and rich flavours.

Step inside the Cellar

Go straight to the source in a region famous for award-winning Cabernet Sauvignon and Chardonnay.



Take Home a Bottle

Grab a bottle from one of 200+ renowned wineries and savour the region at home.



Chat with the Brewer

Visit 20+ venues serving up handcrafted beers and hearty meals — perfect for weekend adventure.



Harvest **every day**

Where the forest meets the sea. Where produce is picked fresh from the paddock and served straight to the plate. Where endless rows of vines rise and fall into the horizon. This is life down south, rich in its spoils - and Birdwood Cowaramup is right at the heart of it all.


Welcome to Birdwood Cowaramup

Cowaramup has a country charm unlike anywhere else. We’re weaving that character into every part of the Birdwood land release.

Every element of Birdwood’s masterplan is designed to bring people together. Shaded walking trails, nature play areas, picnic nooks, and preserved mature trees create natural gathering spots. Thoughtfully connected pathways link seamlessly to Cowaramup town centre, just 450 metres away.

Let the kids climb and explore, get moving on the exercise stations, shoot hoops, or enjoy a BBQ while the dog burns off energy in the off-leash park. It’s all in the plan.





Coming Soon

- Adventure Playground
- Nature Play
- Basketball Half-court
- BBQ Facilities
- Shade Structures
- Exercise Stations
- Over 55's Community
- Shelters
- Dog Off-Leash Area
- Footpath Connection to Town



Dog off leash park

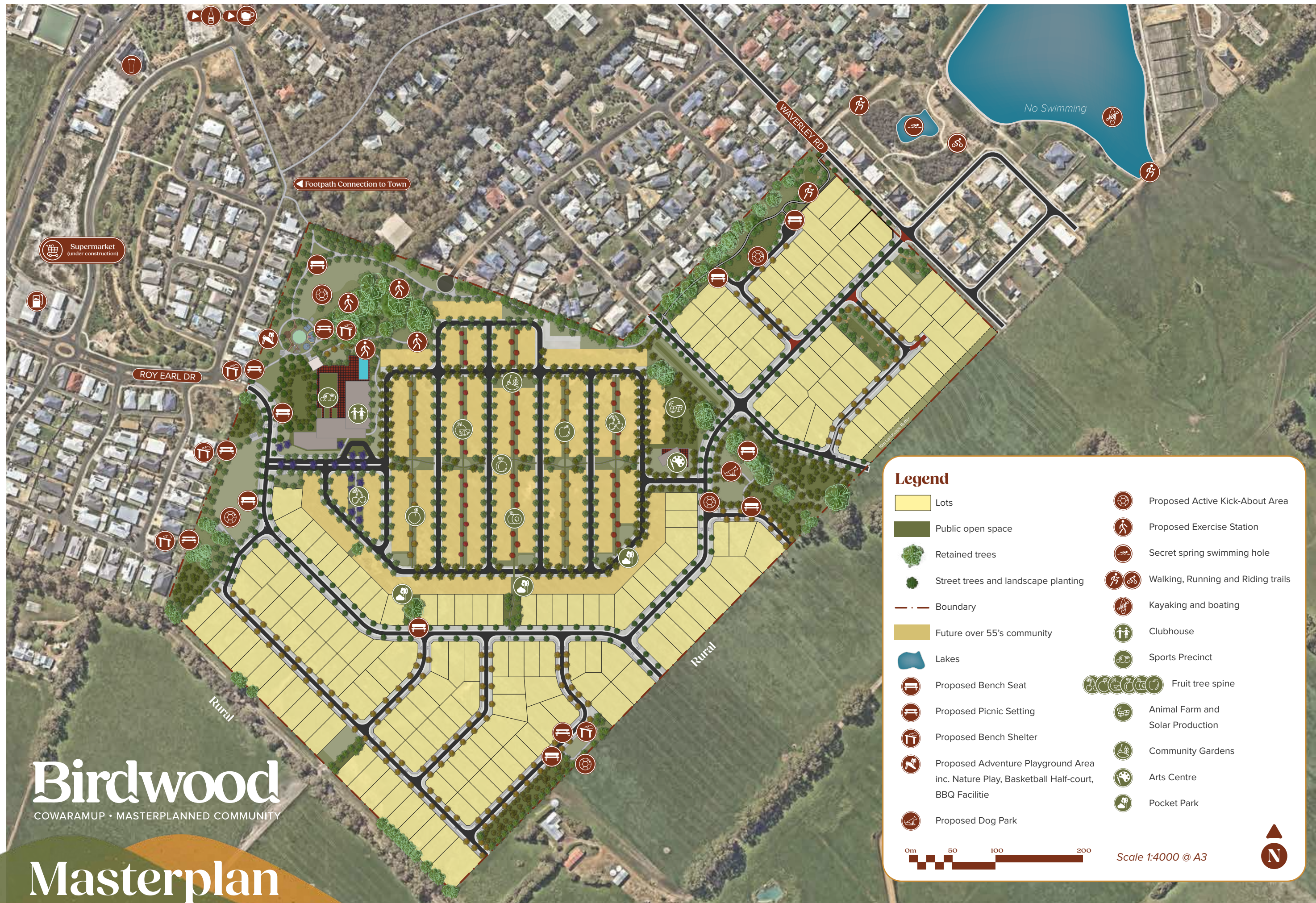
Project Partners



Yolk Property Group boasts industry awards and global recognition for delivering innovative and sustainable projects. The Group is also the South West’s largest developer with land releases in Busselton, Margaret River, and Cowaramup.



Everland creates vibrant, innovative communities for Australia’s over-55s. With decades of experience in land lease, retirement, and aged care, Everland is helping deliver the over-55s community at Birdwood Cowaramup. The team will deliver quality homes and a resort lifestyle in an active, welcoming setting.



Birdwood
COWARAMUP • MASTERPLANNED COMMUNITY

Masterplan

Legend

- | | |
|--|------------------------------------|
| Lots | Proposed Active Kick-About Area |
| Public open space | Proposed Exercise Station |
| Retained trees | Secret spring swimming hole |
| Street trees and landscape planting | Walking, Running and Riding trails |
| Boundary | Kayaking and boating |
| Future over 55's community | Clubhouse |
| Lakes | Sports Precinct |
| Proposed Bench Seat | Fruit tree spine |
| Proposed Picnic Setting | Animal Farm and Solar Production |
| Proposed Bench Shelter | Community Gardens |
| Proposed Adventure Playground Area inc. Nature Play, Basketball Half-court, BBQ Facility | Arts Centre |
| Proposed Dog Park | Pocket Park |

0m 50 100 200

Scale 1:4000 @ A3



Big blocks.

Right in Town.



Plunkett Homes past display home

At the heart of all the attraction is Birdwood Cowaramup, just 450m to Cowaramup's main street and all the attractions that gather beyond. Here, you can build new with big blocks for sprawling homes and storage for all the adventure toys.

SALES AGENTS
**Katherine &
Ryan Severn**
0438 904 494

Realtime Realty

Birdwood
COWARAMUP • MASTERPLANNED COMMUNITY

birdwoodcowaramup.com.au

Disclaimer: Draft structure plan shown, subject to approval and may change. Images for illustrative purposes only.

Image acknowledgments: Cowaramup BMX Club, Cowaramup Tennis Club, Cowaramup Junior Football Club, Cheeky Monkey Brewing and Cidery, Beerfarm, Gourmet Food Merchant, Millers Little Ice Creamery, Victory Point Wines, Coward & Black Vineyards