



*a refreshing*  
**NEW ADDRESS**



*a* **THOUGHTFULLY  
DESIGNED**

*new address providing extraordinary  
beauty, superior attention to detail and  
fresh exciting home choices, along with health  
and wellbeing at its core, to bring to life a*

**VIBRANT**  
*community.*



# Waterlea



Artist's impression





*Never before has there  
been anywhere like this*

















*Waterlea*



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# WELCOME TO WATERLEA

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*where people love to belong*

When Captain Rea first stood here in 1850, surveying his outlook of Mount Marrow and the cooling waterways that lay before him, something stirred deep in his soul. He knew then, that it would be a wonderful place to make home. Generations later, Waterlea is everything he saw and more. To come home to fresh open air, uplifting community spirit and boundless natural beauty.

Waterlea is a refreshing new address - a haven of all that's good about country living. Hallmarked by a serpentine creek and verdant landscapes that flow through the entire neighbourhood, a vibrant village hub and grand parklands, it's the perfect place to build your dream home and a beautiful future.

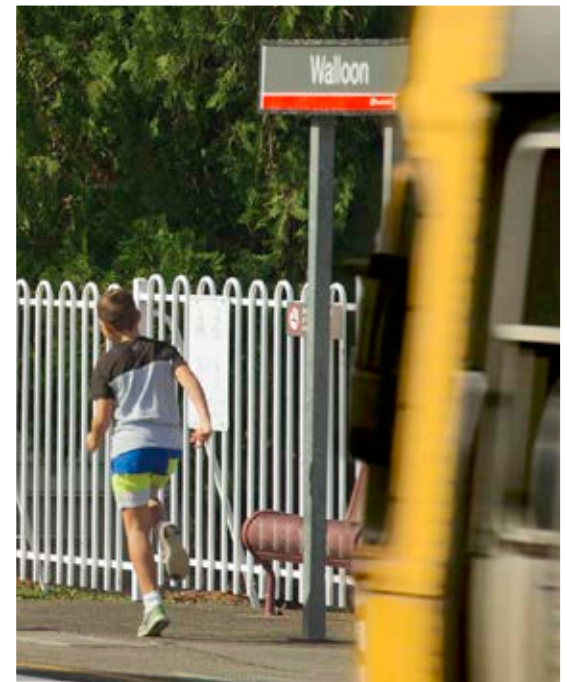
**WHOLESOME**  
*community spirit*



**REVITALISING**  
*green space*



**VIBRANT**  
*retail hub*



**CONNECTED**  
*to everything you need*



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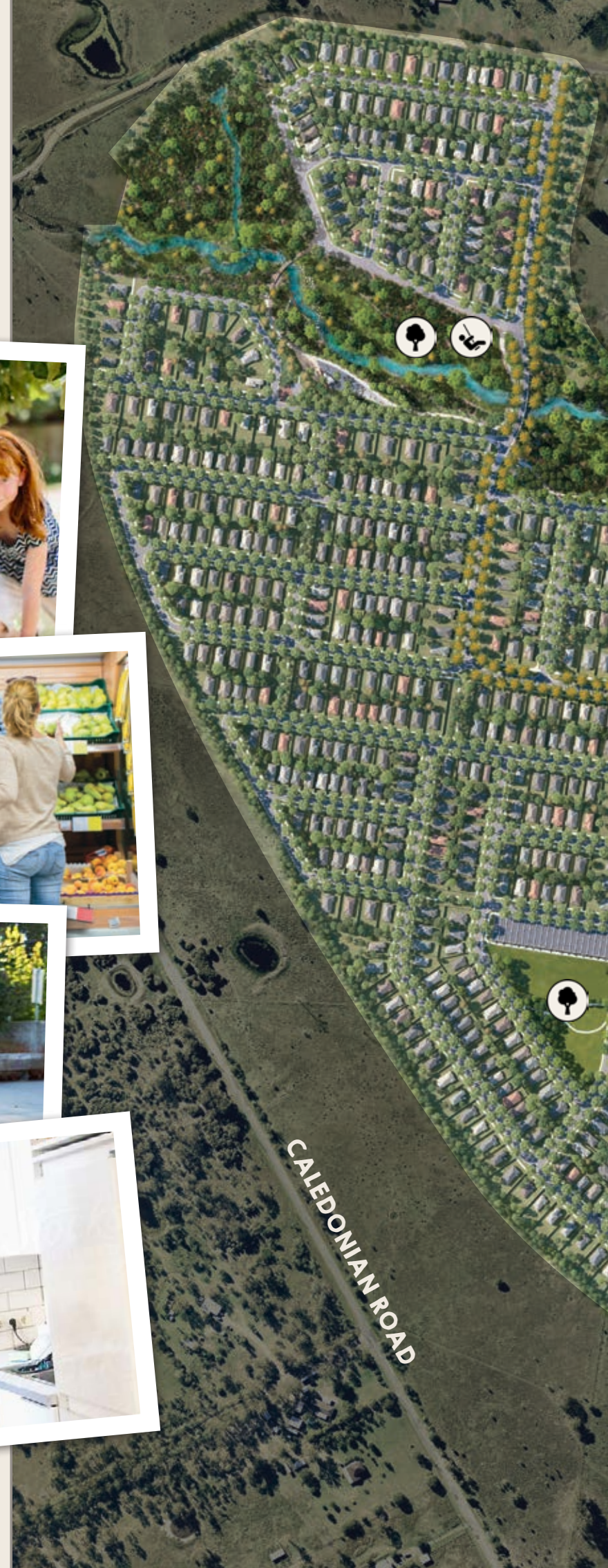
# MASTERPLAN

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Centred around a natural creek featuring a chain of ponds, rock pools, a cascading lake, natural open spaces and a buzzing village heart, Waterlea is a community made up of 8 beautiful neighbourhoods with a relaxed yet vibrant village vibe.

Shaped by the natural landscape and an inspiring view of Mount Marrow to the South, it's perfectly placed for an idyllic life in the countryside while staying connected to everything you need from modern life.

- **1,500 lots in a masterplanned community**
- **Projected population of 4,500 residents**
- **Parkside café with fresh food markets / organic grocer and bakery in central retail hub**
- **8 distinct residential neighbourhood precincts**
- **Central parklands featuring flowing creek with cross-over bridge and landscaped recreational and play spaces**
- **Wide range of lot sizes many with creek, pond or park frontage**
- **Multi-Builder Display Village**
- **Leading edge environmental sustainability**
- **100m wide green spine parkland through the entire length of the project**
- **Community activity areas for concerts, sporting, recreational activities and adventure play**
- **Interconnected bike and walking paths**
- **Exercise stations dotted along the green spine parkland**





TAYLORS ROAD



KEY

- |                   |                 |
|-------------------|-----------------|
| Local park        | Display village |
| District park     | Shopping        |
| Sports facilities | Café            |
| BBQ area          | Car parking     |
| Playground        | School          |
| Sales Office      | Amenities       |

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KARRABIN ROSEWOOD ROAD

ROHL ROAD







Waterlea  
WALLOON

FOCACCIA

Handwritten menu board with various items and prices.



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**CENTRAL RETAIL HUB FEATURING A PARKSIDE  
CAFÉ WITH FRESH FOOD MARKETS**

Artist's impression





*Waterlea*





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# CREATING A

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## *vibrant village heart*

There's a whole lot more to Waterlea than the inspiring backdrop of this historic land. With a village hub featuring a retail centre at its heart, where you'll get the pick of the freshest produce from local farms and artisan producers and your very own village café serving up wholesome food straight out of the community garden.

This is where the neighbourhood comes to life. There'll be markets, community events and festivities all year round to enjoy with fellow neighbours and visiting friends alike.

Better yet, it's all just a stroll or a ride away, thanks to the grand creekside parklands and a network of picture-perfect paths that run right through the entire village.



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# PARKS GALORE

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*to refresh and revitalise*

Waterlea is a place that brings people together. Pepered with community spaces, bridges span and connect nature trails around the rolling waters of the creek, so you'll never go a day without saying g'day.

Here you'll find the perfect balance of tranquility and the active lifestyle you've always wanted; adventure playgrounds, fitness circuits and sporting grounds provide all the get-up-and-go you'll ever need. Right on your doorstep.

There's always a reason to catch that fresh subtropical air, whether you're on your morning jog or an evening stroll with the pooch. A chain of ponds, rock pools and waterside walks tell an inspiring story of the land's past, designed to relax and revitalise your soul.







**CAPTAIN REA PARK**  
Artist's impression



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# LOCATION

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## & connectivity

Just 13 minutes by train to Ipswich from Walloon Station, Waterlea brings authentic countryside living to those who want to come home to somewhere truly special, every day.

Hop on the Warrego Highway and you'll find yourself in Brisbane in just 45 minutes. Or head south and you've got all the spoils of the Gold Coast for a day trip to some of the best beaches in the world.

Closer to home, the charming town of Walloon has a fantastic State School, a convenient selection of shops and local eateries to feed your soul.

Being so close to Ipswich has great advantages for those who work there, as well as major shopping, recreation and entertainment just minutes away by car.

At Waterlea your newly built home will also be connected to the nbn™ network, Australia's broadband network.




The nbn™ will provide both your internet and landline services the fastest and most reliable broadband for years to come.

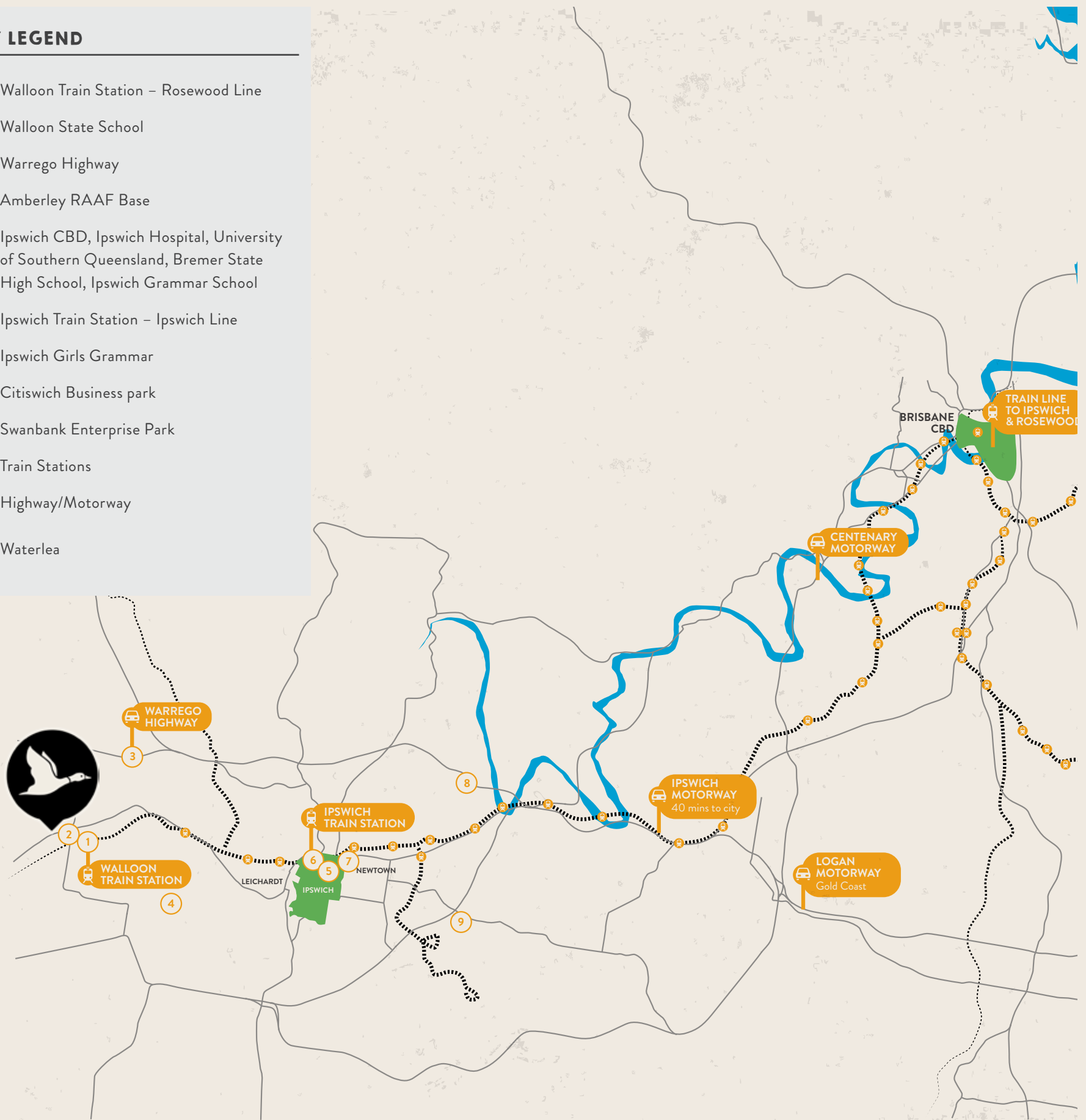


*Waterlea*



## KEY LEGEND

- 1 Walloon Train Station – Rosewood Line
- 2 Walloon State School
- 3 Warrego Highway
- 4 Amberley RAAF Base
- 5 Ipswich CBD, Ipswich Hospital, University of Southern Queensland, Bremer State High School, Ipswich Grammar School
- 6 Ipswich Train Station – Ipswich Line
- 7 Ipswich Girls Grammar
- 8 Citiswich Business park
- 9 Swanbank Enterprise Park
-  Train Stations
-  Highway/Motorway
-  Waterlea













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# OUTLOOK - WALLOON

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*Located within 12km of the Ipswich CBD, Walloon offers residents local access to education, employment, recreation and retail amenity.*

Source: Urbis Market Outlook Walloon, September 2015 and August 2016



## GROWTH OUTLOOK

The combination of affordable land, substantial infrastructure investment and a diversified and growing local economy has ensured that the Ipswich LGA is one of the fastest growing regions in South East Queensland (SEQ).

Waterlea Walloon is close to established infrastructure such as the Walloon train station and major road networks. A primary school, IGA supermarket and other convenience retail is located within the suburb, while the Amberley RAAF Airbase, a major employment node is a short 10 minute drive away.

With limited greenfield land available in SEQ and demand for affordable detached housing continuing, Walloon is expected to grow at a greater rate than current government projections have allowed.

## EMPLOYMENT OUTLOOK

In close proximity to Walloon is the RAAF Amberley Airbase, currently employing around 5,500 personnel with continuing employment growth planned over the next few years. Other major employment nodes within proximity to Walloon include the Citiswich and Swanbank Enterprise Parks (20 km).

Strong employment growth is forecast for the Ipswich LGA at an annual rate of approximately 3.9 per cent per annum over the 20 years 2011 to 2031. This rate of growth will add 76,000 new jobs to the Ipswich LGA by 2031. The Ipswich LGA is characterised by a younger demographic than the Brisbane LGA, with a higher proportion of the population under 19 years of age. The Ipswich LGA also has a lower proportion of people aged over 55 than the Brisbane LGA.

## POPULATION OUTLOOK

Population projections for the Walloon Catchment indicate substantial continued population growth for the catchment, increasing by an average of 6,000 new residents per year to a total of 141,120 residents by 2031. Population will grow at an annual rate of 8.2 per cent over the 20 years 2011 to 2031, much higher than the projected population growth rate for the Ipswich LGA at 4.8 per cent per annum over the same time frame.

## INFRASTRUCTURE

Walloon is an area in close proximity to all the good things happening in the local region:

### Ipswich Motorway Upgrades

More than \$3.6 billion completed to date.

### Citiswich Business Park

Queensland's largest masterplanned industrial estate to be developed over seven stages in the next 5-10 years.

### Ipswich CBD Redevelopment

One of Australia's largest urban renewal projects, valued at \$150 million, creating a more vibrant Ipswich with new commercial and retail.

### Ipswich Hospital Extension

\$128 million upgrade recently completed, providing 90 additional inpatient beds, paediatric and clinical facilities.

### Swanbank Enterprise Park

Projected to bring up to 14,000 jobs to the Ipswich region.

## DISCLAIMER

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*Waterlea*



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**NEW ADDRESS**







1800 996 52

[waterlea.com.au](http://waterlea.com.au)