

LOT 164 VOLKER CIRCUIT
"PANORAMA" BAHRS SCRUB QLD 4207



BAYFIELD 198 COASTAL



\$518,700

FIXED PRICE ZERO SURPRISES CONTRACT

LAND PRICE: \$237,000

LAND : 425m²

HOUSE PRICE: \$281,700

HOUSE: 198m²

REGISTRATION EXPECTED:

JANUARY 2022



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LOT 164 VOLKER CIRCUIT

“PANORAMA” BAHRS SCRUB QLD 4207

BAYFIELD 198 COASTAL



DESIGNER RANGE - PREMIER INCLUSIONS

- Fixed Price Site Costs
- 1200mm Wide Front Entry Door
- Split System Air Conditioner to Living Room & Bedroom 1
- Roller Blinds To Windows and Sliding Door (Excludes Wet Areas, Window Behind Cooktop & Garage If Applicable)
- Security Screens To Opening Windows & Doors
- Floor Tiling & Carpet Throughout
- Two (2) Pendant Lights Above Kitchen Bench
- Cold Water Point To Fridge Space
- Three (3) Double Power Points With USB Ports
- Undermount Sink With “Mizu Soothe” Sink Mixer Tap With Pull Out Spray
- 900mm Wide Stainless Steel Freestanding Gas Cooker
- 900mm Wide Glass Canopy Rangehood
- Frameless Mirrors to Bathroom
- Mirrored Wall Cabinet To Ensuite
- Wall Mounted Vanity Unit With Square Basin & Shark Nose Finish (No Handles)
- Upgraded Ceiling Fans Throughout Including Alfresco
- Stainless Steel Magnetic Door Stops
- Inset Laundry Tub With Cabinetry Under & Stone Benchtop
- Smoke Alarms & Quality Low Energy Lighting
- Fencing, Premier Grade Landscaping, Driveway & Path
- Clothesline, Letterbox & Pre-Selected Designer Colour Scheme



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PREMIER INCLUSIONS

CURRENT AS AT 01.02.2021



PRE-CONSTRUCTION

- ◆ Engineers soil report & slab design
- ◆ Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ◆ Fixed price site works including cut/fill and retaining walls as required.
- ◆ Engineer designed concrete slab & footings with control joints where applicable
- ◆ T2 treated timber frame & trusses
- ◆ Termite treatment to slab penetrations and physical perimeter barrier
- ◆ Sewer & Storm water connections to existing serviceable connection points
- ◆ Water connection from pre-tapped water main

ENERGY EFFICIENCY

- ◆ 6 Star Rated as per government regulations.
- ◆ R2.5 ceiling batts to ceiling area (excluding garage and external roof area)
- ◆ R1.5 walls batts to external walls (where required)
- ◆ Double sided foil "Wall-wrap" to external stud walls
- ◆ Energy Efficient Hot Water Unit
- ◆ Weather seals fitted to external hinged doors
- ◆ Wall mounted split system reverse cycle air conditioner to living room and bedroom 1
- ◆ 500 KPA water pressure limiting device
- ◆ Energy efficient down lights to dwelling, fluorescent lights to garage

BRICKS, WINDOWS, ROOFING & GARAGE

- ◆ Select range of clay bricks from the Builders standard range
- ◆ Natural mortar with raked joints
- ◆ Feature render finish to front façade where required (Refer plan for details)
- ◆ Powder coated aluminium windows in the standard Builders range of colours
- ◆ Powder coated aluminium framed barrier screens to all openable windows and external doors
- ◆ Keyed window locks to all opening sashes and sliding doors

- ◆ Metal roof or concrete roof tiles in the standard Builders range of colours. Refer plan for details
- ◆ Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- ◆ Metal fascia & gutter in the standard Builders range of colours
- ◆ Roller blinds to all windows and sliding glass doors (excludes wet areas, window behind cooktop & garage if applicable)
- ◆ Obscure glass to Bathroom, Ensuite and WC windows

KITCHEN

- ◆ Stone bench tops from Builders standard range
- ◆ Laminate finish to joinery in the standard Builders range of laminates & door handles
- ◆ Overhead Cupboards to kitchen with plaster lined bulkhead (where applicable) Refer plan for details
- ◆ Technika 900mm wide stainless steel freestanding dual fuel (gas) cooker
- ◆ Technika 900mm wide glass canopy rangehood
- ◆ Technika freestanding stainless steel dishwasher
- ◆ 2 x Pendant lights to island bench (if applicable)
- ◆ Undermount stainless steel double bowl sink
- ◆ Mizu Soothe mixer tap with pull out spray
- ◆ Cold water point to fridge space
- ◆ 4 x Melamine shelving to WIP (if applicable to design)

BATHROOM, ENSUITE & TOILET

- ◆ Laminate finish wall mounted vanities with stone top and shark nose finish to cabinetry (no handles), from Builders standard range
- ◆ Clear laminated aluminium framed shower screens in the standard Builders range of colours
- ◆ White acrylic bath (1500mm-1675mm design specific)
- ◆ Mirrored wall cabinet fitted to the same width as the vanity unit to Ensuite
- ◆ 1050mm high aluminium frameless mirror fitted to the same width as the vanity unit to bathroom
- ◆ Chrome mixer tapware (Standard Builders Range)
- ◆ Chrome metal double towel rails and toilet roll holders
- ◆ Dual flush vitreous china suite with soft close seat
- ◆ White GAP Semi Inset Basin 450mm x 410mm



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PREMIER INCLUSIONS

CURRENT AS AT 01.02.2021



CERAMIC TILING & FLOOR COVERING

- ◆ 450mm x 450mm tiles to Main floor, Bathroom & Ensuite floor areas as per plan
- ◆ 2000mm high tiling to shower areas, 500mm tiling above bath and single row of skirting tiles to wet areas
- ◆ Kitchen 600mm tiled splash back
- ◆ Toilet & Laundry floors, 500mm splash back over tub and single row of skirting tiles
- ◆ Builders range carpet to Bedrooms, Lounge, Staircase (if applicable) as per plan

ELECTRICAL

- ◆ Earth leakage safety switch & circuit breakers
- ◆ Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- ◆ Double power point to each room as per electrical plan, Bedroom 1 and Kitchen have double power point with USB port
- ◆ One (1) television point to each living/lounge area + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- ◆ Smoke detectors (hard wired with battery backup)
- ◆ Provide NBN lead in conduit only (ready for connection by others, Developer responsible for supply connection to property boundary)
- ◆ Pre-wiring for two (2) phone / data points
- ◆ Weatherproof external light fittings (where applicable)
- ◆ Ceiling fans to Living, Lounge, Bedrooms and Alfresco
- ◆ Exhaust fan to bathroom, ensuite and internal powder room or WC (if applicable) as per NCC

STANDARD INTERNAL & EXTERNAL FEATURES

- ◆ 2440mm nominal Ceiling height
- ◆ 2040mm x 820mm feature external front door with clear glazing
- ◆ Flush panel paint grade external hinged doors to other external doors (where applicable)
- ◆ Paint grade flush panel internal passage doors

- ◆ Gainsborough Tri-Lock Contemporary Lever Set to front entry
- ◆ Internal lever door furniture
- ◆ Magnetic stainless steel door stops (excludes garage & wet areas)
- ◆ Deadlock to all external hinged doors
- ◆ 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- ◆ Three (3) coat, one colour internal paint system to Manufacturers specifications in Builders standard colour "Lexicon Quarter (or equivalent)
- ◆ Two (2) coats to ceiling to Manufacturers standard specifications
- ◆ Two (2) coat external paint system to external trim and doors to Manufacturers standard specifications
- ◆ Mirror sliding robe doors and melamine single rail and shelf to wardrobes
- ◆ Vinyl Sliding doors to linen with melamine shelving (where applicable- Refer plan for details)
- ◆ Laundry cabinet with 20mm stone benchtop, inset sink, chrome mixer tap
- ◆ Stone bench tops from Builders standard range
- ◆ Laminate finish to joinery in the standard Builders range of laminates & door handles
- ◆ Two (2) external garden hose taps
- ◆ AAA Rated hand shower rail and tapware
- ◆ Exposed aggregate (unsealed) concrete driveway, path & alfresco
- ◆ Landscaping including A grade turf to front and rear yard and Premier Grade garden bed to front garden with garden edging (refer landscape plan)
- ◆ Timber fencing to side and rear boundaries including returns and gate
- ◆ Fold down clothesline
- ◆ Render finish painted letterbox and metal insert
- ◆ Cover grade timber staircase with paint grade balustrading (if applicable to design)

WARRANTIES

- ◆ Twelve months maintenance period
- ◆ 6 Year structural guarantee



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WE WELCOME YOU TO DISCOVER MORE IN A FRD HOME

FRD Homes is a dedicated residential building and construction company. We are privately owned, licenced by the Queensland Building & Construction Commission (QBCC) and operate within the highest standards of the Housing Institute of Australia (HIA).

Our homes are beautiful yet practical and are designed to meet the needs of the modern Australian family. We build futures and offer a range of quality homes which provide wonderful living spaces for our residents. Whether you are building your first home, you are an experienced investor or completing a residential community of in demand house and land packages, we can design and construct homes which are timely and affordable and meet the complexities of any budget, size, shape or covenant.

All our homes are built on a fixed priced contract set prior to execution so there are no hidden fees for peace of mind.

WORKING WITH FRD GROUP

FRD Homes is part of the FRD Group which, since 2005, has been involved in the development, sales and management of more than 40 residential communities across southeast Queensland. We are an integrated property company with interests in finance, real estate and development. Our people have significant experience in property investment, development and construction and understand the stringent requirements of our strategic partners across our markets. We appreciate your need for full disclosure, open communication and expert response.

Our directors alongside all our team, invite you to do business with FRD and welcome you to discover more in a FRD Home today.



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EXPRESSION OF INTEREST



Date:

PROPERTY

Lot #:

Stage #:

FIRB:

Price:

REFERRER/AGENT(S)

Name:

Agency Name:

BUYER INFORMATION

Full name of each buyer is required. As per drivers licence or passport.

First Name/s:

Surname:

First Name/s:

Surname:

Company:

Address:

Phone:

Mobile:

Email:

Photo ID:

Purchaser Type:

FIRST HOME BUYER

OWNER OCCUPIER

INVESTMENT

GUARANTORS:

Must be included if the buyer is a company or Trustee. All directors must provide guarantees.

Name:

Address:

Name:

Address:

INTERESTED PARTIES SOLICITORS:

Name:

PO BOX: Suburb:

Street Address: Suburb:

Phone: Fax:

Email:

LENDING INSTITUTION:

Name: Phone:

Email:

HOLDING DEPOSIT:

\$1,000.00 payable on signing this Expression of Interest

Payable to:
Astill Legal Group Pty Ltd Law Practise

National Australia Bank
BSB # 084-572
Account # 8817 42425

Please include a reference – including the lot number, estate name and purchaser’s surname: e.g. Lot 123/ Panorama/ Mr or Mrs Buyer. When deposit is paid by electronic transfer, a copy of the bank deposit transfer is required to be submitted with this form

Holding Payment made by: *(please tick)* BANK DEPOSIT CREDIT CARD *(For Credit Card, please fill in a Credit Card Authorisation Form)* RECEIPT

CONTRACT PARTICULARS:

Total Deposit: Finance: YES NO

Initial Deposit: **\$1000** (upon signing an expression of interest)

Balance Deposit: (payable days after finance approval, within days of contract date)

Notes:

REGISTRANT’S ACKNOWLEDGEMENTS

The registrant acknowledges that:

1. _____ 2. _____
Signature/2 of registrants

Date: _____ Property Consultation: _____

PROJECT MANAGED BY

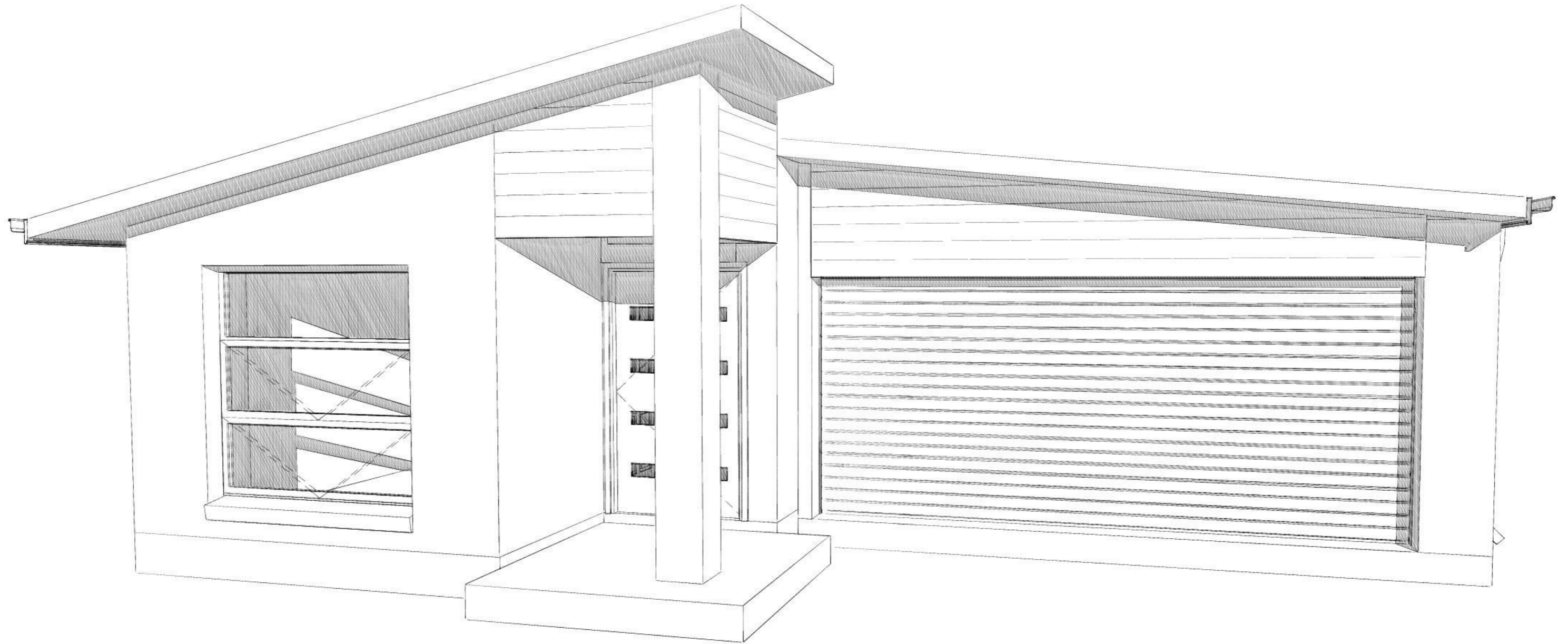
URBANBASE
RESIDENTIAL | PROPERTY | DEVELOPMENTS

PROUDLY MARKETED BY

one:pm

THE BAYFIELD 198

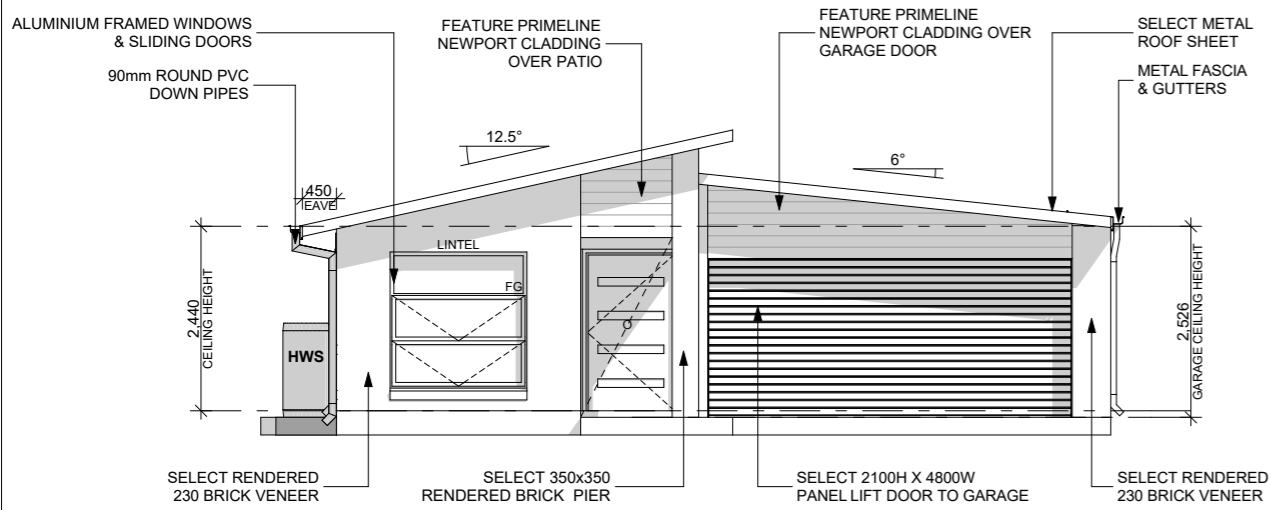
COASTAL



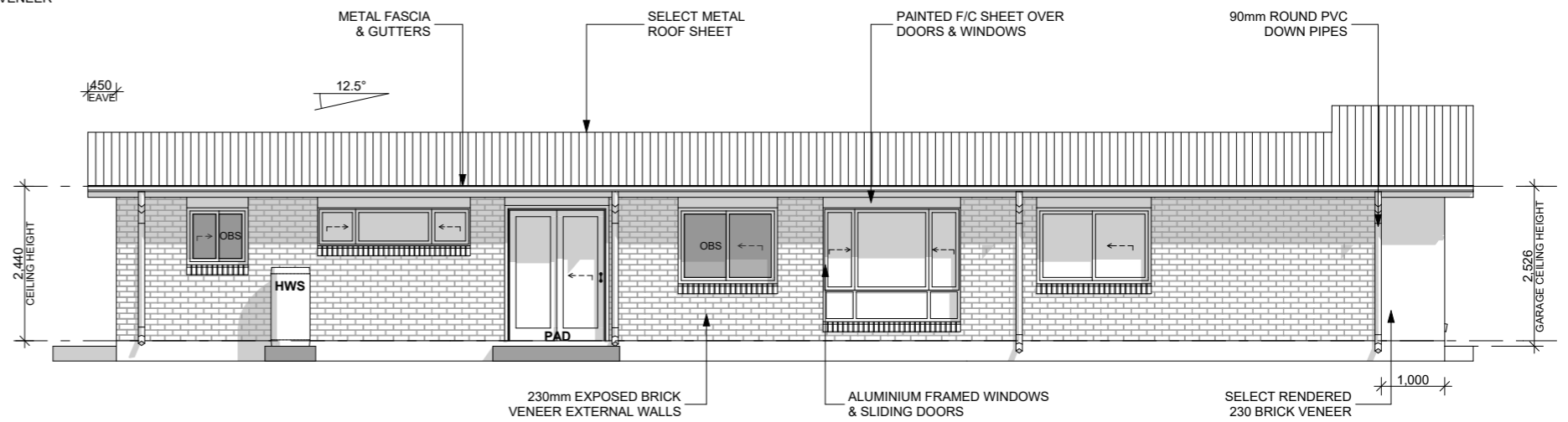
CONCEPT PLANS

PLEASE NOTE : THESE ARE **CONCEPT PLANS ONLY**. PLAN MODIFICATIONS MAY BE REQUIRED DUE TO, BUT NOT LIMITED TO, SITE CONDITIONS, ESTATE COVENANTS AND/OR BUILDING DESIGN GUIDELINES.

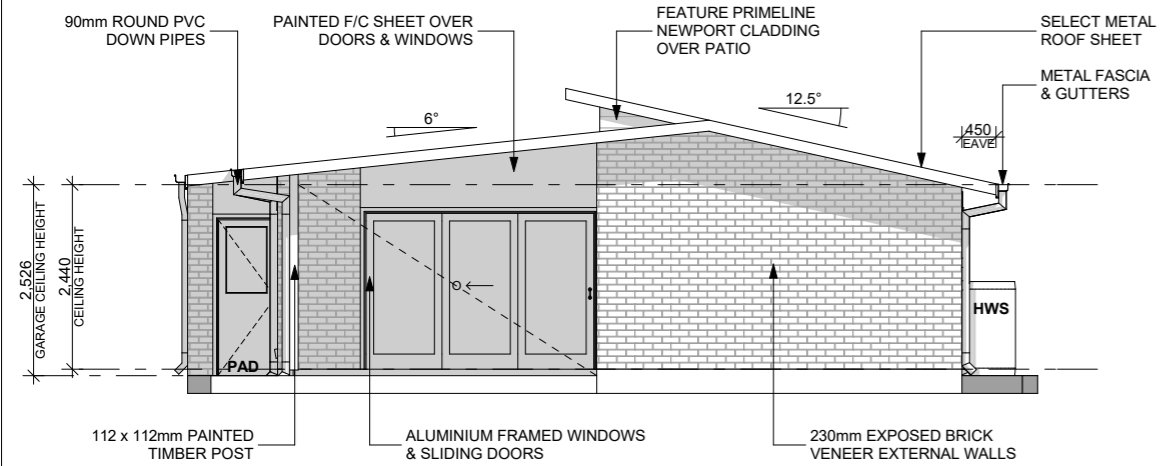
	STANDARD:	NOTE:	Amendments:	Client Signature:	Wind Rating:	Areas:	UNIT 1	UNIT 2	Address:	Client:	Status: A	Date: 17.11.20
		Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.	A 17.11.20 CONCEPT PLANS xx	Client Signature Approval: Client Initials: Date: NOTES:		LIVING FLOOR PAD PATIO ALFRESCO DOUBLE GARAGE TOTAL AREA PER UNIT	138.08 m ² - m ² 4.28 m ² 18.27 m ² 36.38 m ² 196.91 m ²	- m ² - m ² - m ² - m ² - m ² - m ²			Scale: 1:46.74 @ A3	Drawn by: XX
	CUSTOM:										Drawing Title: COVER PAGE	
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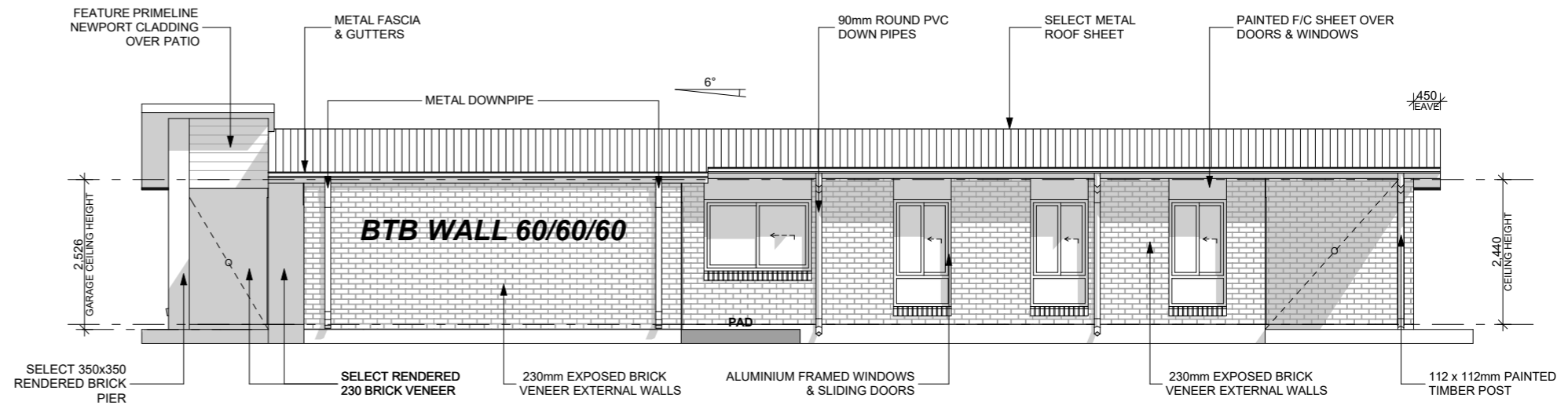
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100




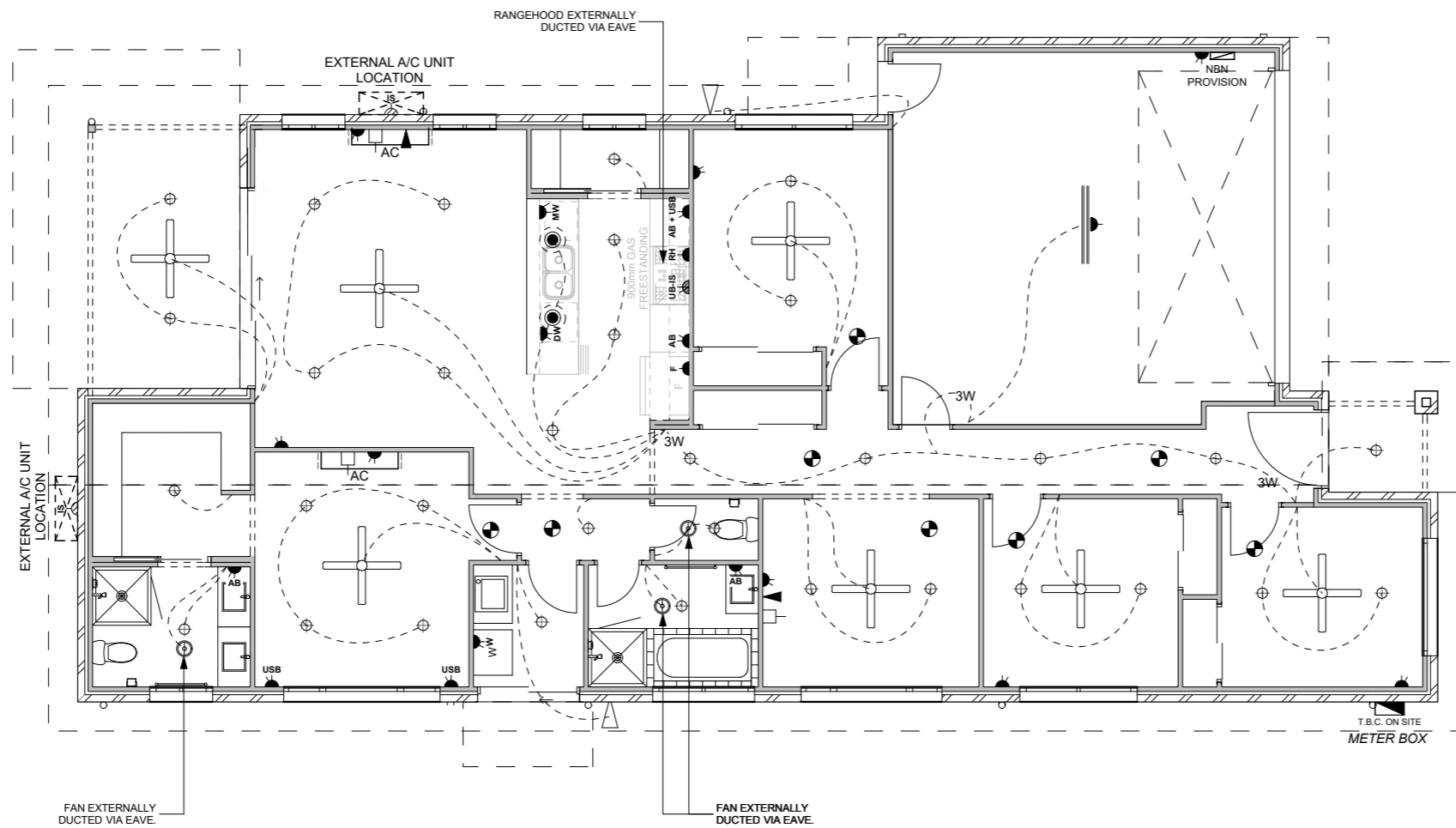
ELEVATION 4
1:100

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	CUSTOM:	Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.	A 17.11.20 CONCEPT PLANS xx	Client Signature Approval: Client Initials: Date: NOTES:		LIVING FLOOR PAD PATIO ALFRESCO DOUBLE GARAGE TOTAL AREA PER UNIT	138.08 m ² - m ² - m ² 18.27 m ² - m ² 36.38 m ² 196.91 m ²	- m ² - m ² - m ² - m ² - m ² - m ²		Scale: 1:100 @ A3	Drawn by: XX		
Drawing Title: ELEVATION 1,2,3,4													
Model: THE BAYFIELD 198 COASTAL										Ver.: 1		Drawing No.: Page No.: p. 7	



NOTE:- KITCHEN RANGEHOOD, BATHROOM, ENS AND WC EXHAUST SYSTEMS TO BE EXTERNALLY DUCTED VIA EAVES.

NOTE:- DRAINAGE PUMP TO BED 1 AC UNIT, TBC ON SITE.

NOTE:- MW GPO IN ISLAND BENCH.

NOTES:
 ALL GPO'S TO BE @ 300mm ABOVE FLOOR LEVEL UNLESS ABOVE THE BENCH WHERE THEY SHALL BE @ 1050mm ABOVE FLOOR LEVEL WITH THE EXCEPTION OF THE FRIDGE, DISHWASHER AND RANGE HOOD POINTS THAT SHALL BE LOCATED WHERE REQUIRED TO SUIT THE APPLIANCE.
 WASHING MACHINE AND NBN GPO'S TO BE @ 1500mm ABOVE FLOOR LEVEL.
 ISOLATION SWITCH TO BE LOCATED NEAR EXTERNAL AIR CONDITIONING UNIT AND TO BE 1600 HIGH ABOVE SLAB LEVEL.
 LIGHT SWITCHES TO BE @ 1350mm ABOVE FLOOR LEVEL.
 80% OF LIGHTING TO BE ENERGY EFFICIENT.
 CONFIRM WITH BUILDER, POWER REQUIREMENTS FOR THE SELECTED APPLIANCES.
 ALARM LOCATION T.B.C ON SITE

GPO LEGEND

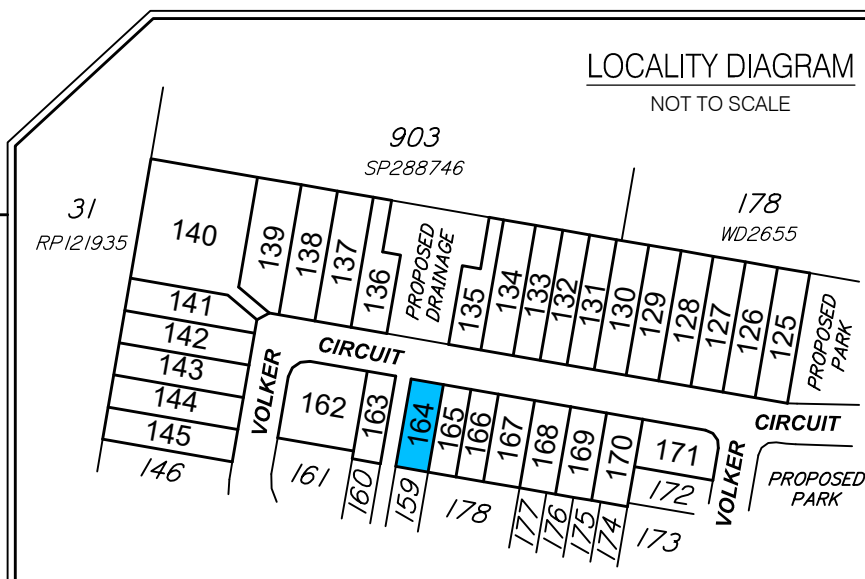
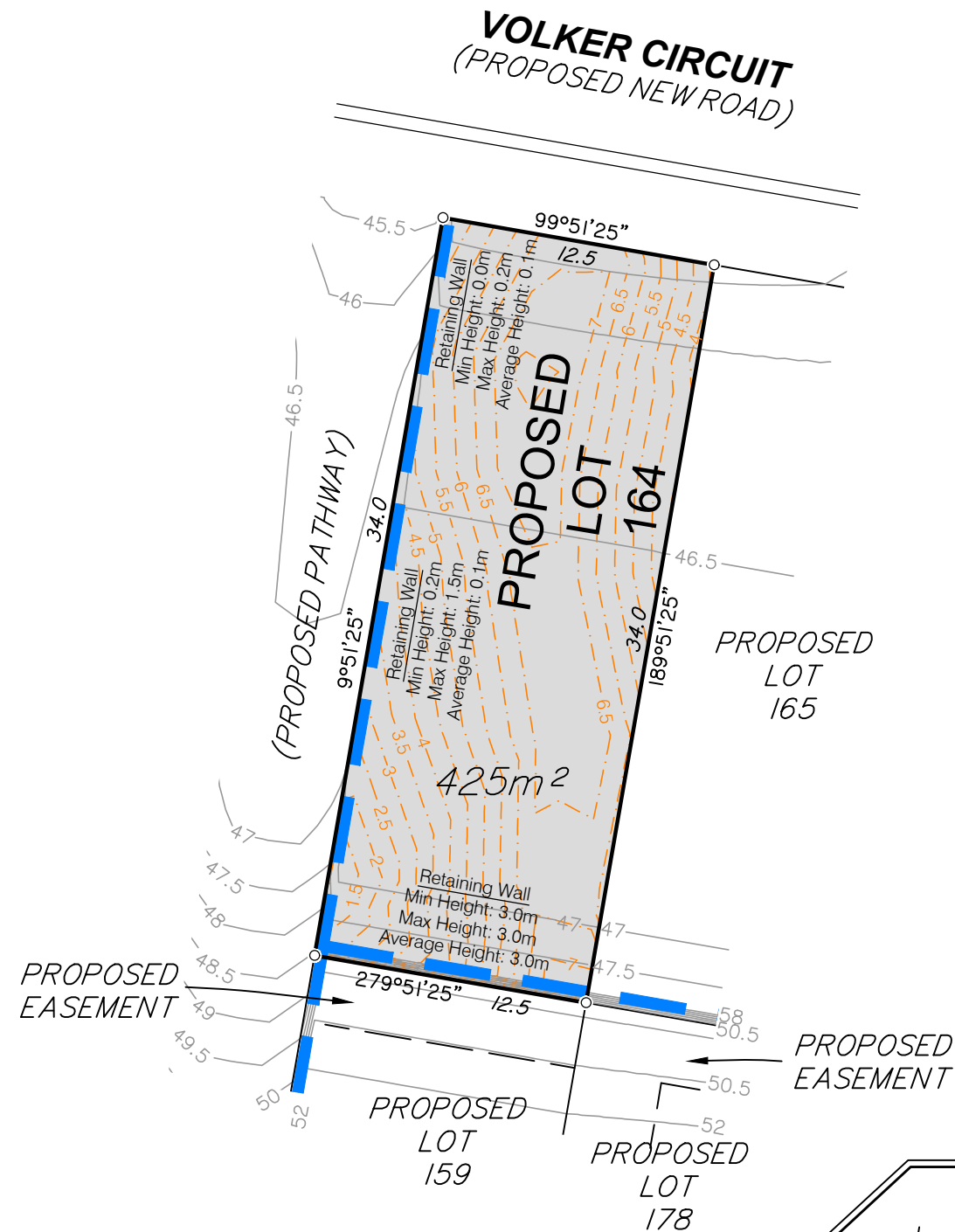
SYMBOL	DESCRIPTION
MW	MICROWAVE
WP	WATER PROOF
AB	ABOVE BENCH
AB + USB	ABOVE BENCH DOUBLE GPO + USB
USB	DOUBLE GPO + USB
UB-IS	UNDER BENCH ISOLATOR FOR ELECTRIC OVEN + COOKTOP OR FREESTANDING UNIT
UB	UNDER BENCH GPO FOR GAS COOKTOP
RH	RANGEHOOD
DW	DISHWASHER
F	FRIDGE
W	WASHING MACHINE @ 1500mm
NBN	NBN @ 1500mm

SYMBOL	DESCRIPTION
T.B.C. ON SITE	METER BOX
T.B.C. ON SITE	SUB METER BOX
⊗	ROUND FLURO
○	STANDARD BATTEN HOLDER
⊕	LED DOWNLIGHT
●	PENDANT LIGHT
⊙	DOWNLIGHT
—	1200mm FLOURO
⌋	WALL MOUNTED LIGHT 1850mm HEIGHT ABOVE FFL.
⌋	LOW WALL LIGHT
⌋	TWIN SENSOR SPOT LIGHT
⌋	SPOT LIGHT
⊗	INTER-CONNECTED PHOTOELECTRIC SMOKE DETECTOR
⊗	EXHAUST FAN / LIGHT COMBO
⊗	EXHAUST FAN
▲	SINGLE GPO
▲	DOUBLE GPO
▲	IN CEILING GPO
⊗	ISOLATION SWITCH
⌋	TV POINT
⌋	TELEPHONE POINT / DATA POINT
⌋	NBN / FTTH WALL OUTLET
⊗	CEILING FAN WITH LIGHT
⊗	CEILING FAN ONLY
⊗	900mm 3 BLADE CEILING FAN ONLY
⊗	2 HEAT IXL WITH FAN
⊗	3 IN 1 FAN / LIGHT / HEAT
HWS	HOT WATER SERVICE
⊗	WALL MOUNTED INSTANTANEOUS NATURAL GAS HWU
⊗	NATURAL GAS METER
---2W---	TWO WAY SWITCH
---3W---	THREE WAY SWITCH

ELECTRICAL LAYOUT
1:100

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				NOTES:		PATIO	4.28 m ²	- m ²			Drawing Title: ELECTRICAL LAYOUT		
						ALFRESCO	18.27 m ²	- m ²					
						DOUBLE GARAGE	36.38 m ²	- m ²					
						TOTAL AREA PER UNIT	196.91 m²	- m²					



Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

Where applicable,

Easements are shown as:

NOTE:

This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

Lot may be subject to a Bushfire Management Plan, for which a copy is available from Council.

DISCLOSURE PLAN FOR PROPOSED LOT 164

This plan shows:

Details of Proposed Lot 164 on the Reconfiguration Plan BRSS7765.000-14-10 dated 6 April 2021, which accompanied a Minor Change Application to the Decision Notice for Combined Application with respect to land described as Lots 101-106 and 907 on SP164900 at 1, 3, 5, 7 KJay Close and 12 & 14 Volker Circuit, Bahrs Scrub. The Decision Notice for the Combined Application was approved by Logan City Council on 15 December 2016 (Council Reference: COM/49/2015). The current Minor Change Application was approved by Logan City Council on 6 April 2021 (Council Reference: COM/49/2015/A).

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Retaining Walls are shown as:

Area of Fill shown as:

Fill ranges in depth from 1.1m to 10.3m.

Compaction of fill will be carried out in accordance with Australian Standard AS 3798-2007, with Level 1 certification.

Design surface contours based on A.H.D. datum at an interval of 0.5m, shown as:

Depth of Fill contours based on A.H.D. datum at an interval of 0.5m, shown as:

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Resources. Design surface contours, retaining wall heights and fill areas shown hereon have been plotted from data supplied by Peak Urban 31/03/2021.

Project:

**BAHRS POINT
STAGE 4C**

Client:

URBAN BASE



Brisbane Office
Level 1
18 Little Cribb Street,
Milton Qld 4064
PO Box 1399
Milton Qld 4064



SCALE 1:300 @ A3

LEVEL DATUM	AHD		
LEVEL ORIGIN	PSM175935 RL11.449		
COMPUTER FILE	BRSS7765-04C-5-1		
SCALE	1:300 @ A3		
DRAWN	MIS	DATE	09/08/2021
CHECKED	SHL	DATE	09/08/2021
APPROVED	RG	DATE	09/08/2021

UDN

BRSS7765-04C-029-1



EDUCATION

- 1 Goodstart Early Learning Mt Warren Park
- 2 The Boulevard Early Learning Centre Windaroo
- 3 The Boulevard Early Learning Centre Mt Warren Park
- 4 Beenleigh Family Daycare
- 5 C&K Windaroo Community Kindergarten
- 6 C&K Mt Warren Park Community Kindergarten
- 7 Edens Landing State School
- 8 Windaroo Primary School - 3km
- 9 Windaroo Valley High School - 1.6km
- 10 Mount Warren Park State School - 5.3km
- 11 Beenleigh State High School - 5.7km
- 12 Beenleigh State School
- 13 Beenleigh Special School
- 14 St Joseph's Tobruk Memorial School
- 15 Trinity College Beenleigh - 5.9km
- 16 Canterbury College
- 17 Rivermount College - 11km

SPORTS & RECREATION

- 1 Dauth Park - 6.2km
- 2 Chris Green Park - 5.5km
- 3 Windaroo Lakes Golf Course - 2.4km
- 4 Hammel Park - 4km
- 5 Beenleigh Bears Rugby Union Club - 1.9km
- 6 Buccan Conservation Park
- 7 Wuraga Reserve
- 8 Mt Warren Park Golf Club

SHOPPING & DINING

- 1 The Mall Beenleigh - 5.3km
- 2 Beenleigh Marketplace - 5.4km
- 3 Mt Warren Park Shopping Centre - 4km
- 4 Windaroo Village - 1.5km
- 5 7-ELEVEN - 1.9km
- 6 Windaroo Tavern - 2.1km

MEDICAL

- 1 Doctors @ Windaroo/Pharmacy - 1.6km
- 2 Mt Warren Park Medical Centre - 3.9km
- 3 Beenleigh Mall Medical Centre - 5.3km
- 4 Beenleigh Family Practice - 5.7km
- 5 Windaroo Veterinary Surgery - 2.1km

TRANSPORT

- 1 Beenleigh Train Station
- 2 Holmview Train Station



Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries. Information contained is correct as at the time of printing. All distances referred to in this brochure are approximate distances to the destination by road.

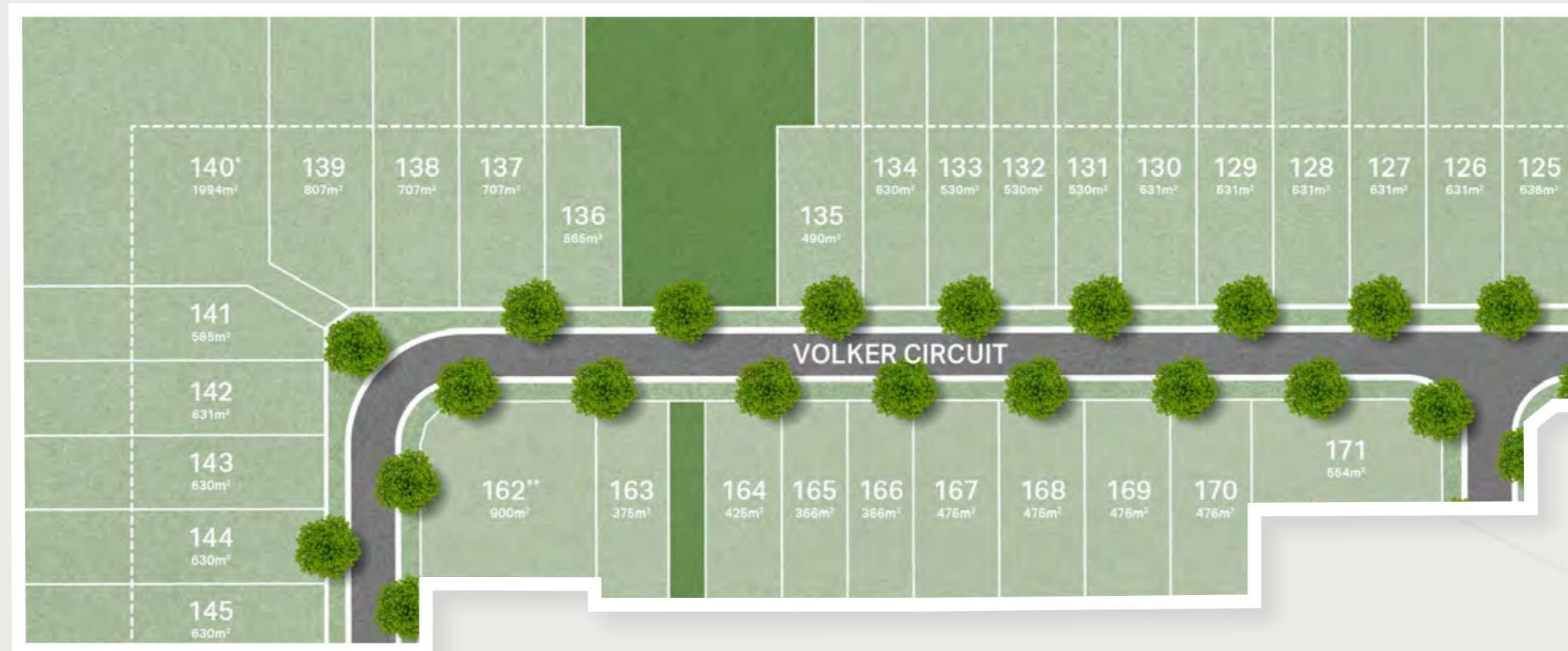


STAGE 4C PLAN

PANORAMA

BAHRS SCRUB

STAGE 4C PLAN NOW SELLING



MASTERPLAN



----- Bushfire setback line

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*Available for duplex STCA
**Available for Multi-dwelling



PANORAMA

BAHRS SCRUB



REFRESH YOUR PERSPECTIVE

See life from a different view at Panorama Bahrs Scrub. Disconnect from the hustle and bustle, connect with nature and reconnect with your family.

Wake up with a fresh new perspective, energised by your surrounds. Soak up the sun, breathe in the fresh clean air, recharged for whatever the day brings.

All this, just a short commute from the city centre.

WELCOME TO YOUR OASIS

Set amongst picturesque bushland, just a short drive from both the Gold Coast and Brisbane, Panorama Bahrs Scrub is your sanctuary from the city.

Come home to peace and tranquillity, surrounded by lush forest and wildlife at your doorstep.

All this, with life's modern luxuries within easy reach.





LIVE YOUR DREAM

Build a life your family will love at Panorama Bahrs Scrub. Our selection of boutique house and land packages offers something for all families, whether you're just getting started or you're downsizing with an empty nest.

Simply choose your land from a selection of 72 premium lots and then choose your preferred builder from our selected partners, all hand picked by us for their outstanding quality and reputation.

EVERYTHING YOU NEED AT YOUR FINGERTIPS



EDUCATION

Windaroo Valley High School and Windaroo Primary School provide state school education from Prep – Year 12, while a number of private and independent schools in the area offer additional educational facilities. The Metropolitan South Institute of TAFE is located in nearby Meadowbrook, which is accessible via train from Beenleigh.

Early Learning

- Goodstart Early Learning Mt. Warren Park
- The Boulevard Early Learning Centre Windaroo
- The Boulevard Early Learning Centre Mt. Warren Park
- Beenleigh Family Daycare
- C&K Windaroo Community Kindergarten
- C&K Mt. Warren Park Community Kindergarten

Primary & High Schools

- Edens Landing State School
- Windaroo Primary School
- Windaroo Valley High School
- Mt. Warren Park State School
- Beenleigh State School
- Beenleigh State High School
- Beenleigh Special School
- Bethania Lutheran Primary School
- St. Joseph's Tobruk Memorial School
- Trinity College
- Canterbury College
- Rivermount College

SPORTS & RECREATION

It's easy to be active here at Panorama Bahrs Scrub. Whether you like to hike, bike or run, you will find everything you need right at your doorstep. Avid golfers will enjoy the close proximity to Windaroo Lakes Gold Club and Mt. Warren Park Golf Club.

There are also a number of beautiful parks and reserves in the area including Buccan Conservation Park, Chris Green Park and Wuraga Reserve.

SHOPPING & DINING

Windaroo IGA provides easy access to your daily necessities, while nearby Beenleigh is home to large retail outlets including Coles, Woolworths, Aldi, Bi-Lo and Big W.

Local markets such as the Early Bird and Breakfast Markets in Beenleigh provide a unique shopping experience with a community feel.

An array of cafés and restaurants spanning all cuisines from Chinese to Mexican and everything in between will satisfy all your cravings. Enjoy a delicious meal at the Windaroo Tavern while the kids have fun in the dedicated kids' zone or pick up a world-famous pie from Yatala Pies.

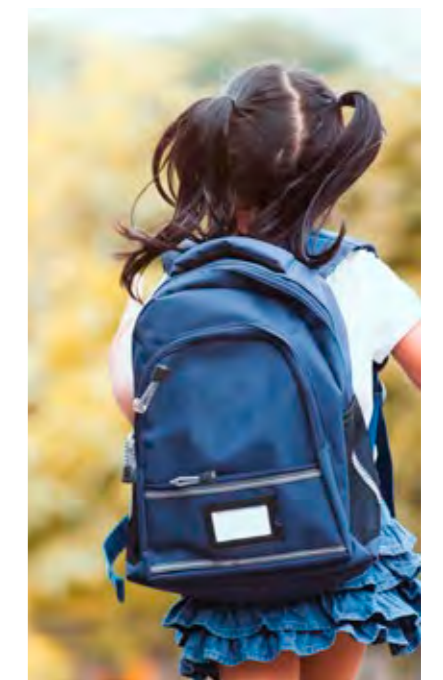
TRANSPORT

Bahrs Scrub is serviced by TransLink bus services, as well as the nearby Beenleigh train station. Other nearby train stations include Edens Landing train station, Holmview train station and Bethania train station.

MEDICAL

You will find a number of medical centres, private GPs and hospitals in the surrounding suburbs.

- Doctors @ Windaroo
- Main Street Medical & Dental Centre Beenleigh
- Beenleigh Family Practice
- Beenleigh Community Health Centre
- All Care Beenleigh Medical and Dental
- Logan Hospital



FROM LITTLE THINGS, BIG THINGS GROW

Our boutique estate boasts lush bushland surroundings with elevated views that will be protected for years to come. At Panorama Bahrs Scrub you can be ensured that as your family grows, so will your natural surrounds.





YATALA PIES

PACIFIC OCEAN

ALBERT RIVER

WINDAROO LAKES GOLF COURSE

RIVERMOUNT COLLEGE

EXIT 38

PACIFIC MOTORWAY (M1)

WINDAROO VILLAGE SHOPPING MALL

WINDAROO VALLEY STATE HIGH SCHOOL

BEENLEIGH BEARS RUGBY UNION CLUB

BEAUDESERT BEENLEIGH RD

SURFERS PARADISE (39KM) ↑

GOLD COAST AIRPORT (73KM) ↑

MOUNT TAMBORINE (34KM) ↑

← 7-ELEVEN (1.9KM)

← BP SERVICE STATION (3.3KM)

← WINDAROO TAVERN (2.1KM)

← WINDAROO VETERINARY SURGERY (2.1KM)

← BRISBANE CBD (32KM)

← BRISBANE AIRPORT (49KM)

← GRIFFITH UNIVERSITY (7.5KM)

← LOGAN HOSPITAL (12.8KM)

← CANTERBURY COLLEGE (3KM)

← HOLMVIEW CENTRAL SHOPPING CENTRE (6.2KM)

STAGE 4B
NOW SELLING

NATURE RESERVE

NATURE RESERVE

STAGE 4C
FUTURE RELEASE

STAGE 4D
FUTURE RELEASE

VOLKER CIRCUIT



YOUR DREAM IS OUR REALITY

When you're ready to set your dream into action, our experienced team will be here to guide you. From helping you choose the ideal land parcel to coordinating your build, we'll be here to help you every step of the way.



WHY CHOOSE LOGAN?



Located in the heart of south-east Queensland, Logan is one of the state's fastest growing regions, with a projected 50% population increase of 548,000 residents over the next 20 years.

This projection has already seen more than \$18 billion of publicly funded projects started so far,

in order to support the booming residential population of what is predicted to be the second fastest growing city in the state.

A number of infrastructure upgrades and developments have also been launched in order to facilitate this growth.