

LOT 133 VOLKER CIRCUIT
"PANORAMA" BAHRS SCRUB QLD 4207



HAMILTON 211 URBAN



\$518,700

FIXED PRICE ZERO SURPRISES CONTRACT

LAND PRICE: \$228,000

LAND : 530m²

HOUSE PRICE: \$290,700

HOUSE: 211m²

REGISTRATION EXPECTED:

JANUARY 2022

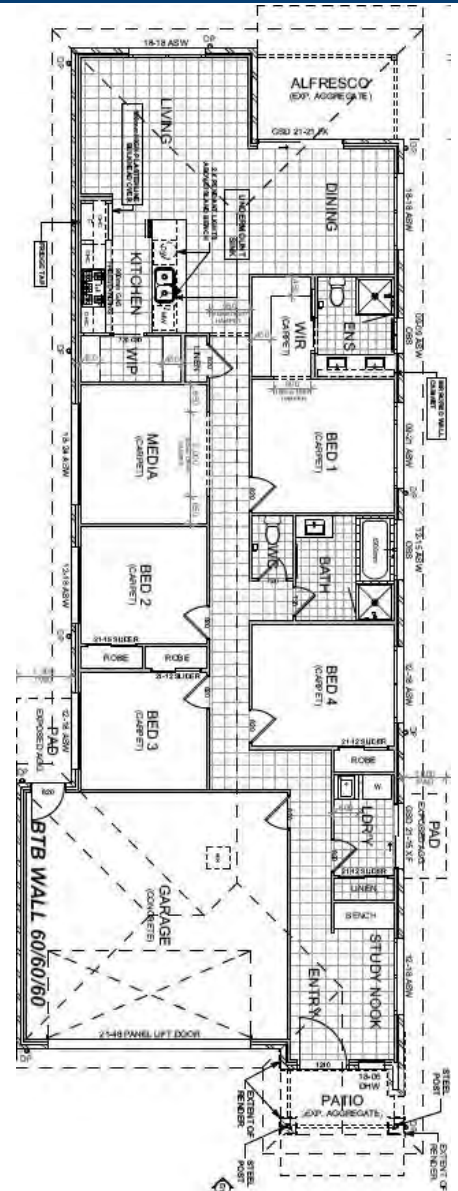


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HAMILTON 211 URBAN



- 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

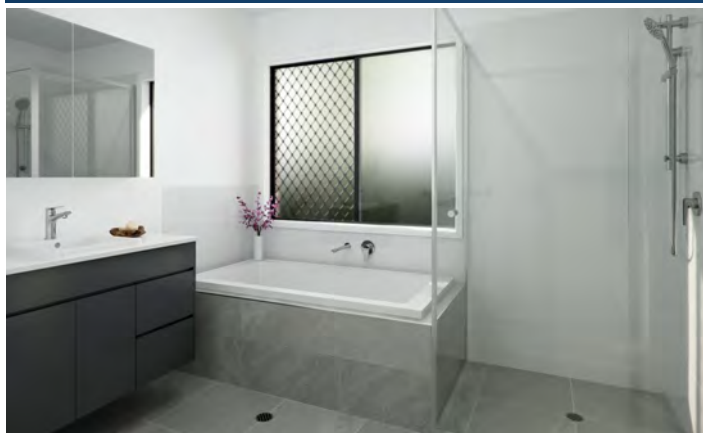
- ♦ Laminate finish wall mounted vanities with stone top and shark nose finish to cabinetry (no handles), from Builders standard range
- ♦ Clear laminated aluminium framed shower screens in the standard Builders range of colours
- ♦ White acrylic bath (1500mm-1675mm design specific)
- ♦ Mirrored wall 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:	<input type="checkbox"/> YES	<input type="checkbox"/> 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 MARKETING BY

one:pm

An architectural elevation drawing of a single-story house. The house features a gabled roof with a wide overhang. The exterior walls are made of brick. On the left side, there is a large garage door with horizontal slats. To the right of the garage is a small, narrow window. Further right is a covered front porch supported by four square columns. The porch has a flat roof that is part of the main house's roofline. The drawing is a black and white line art with some shading to indicate depth and texture.

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.

<div><div><div>FRD</div><div>HOMES</div></div><div>FRD Homes Pty Ltd Suite 4/34 Harvest Court, Southport QLD 4215 Ph : 07 5512 4188 F : 07 5512 4122 QBCC Lic 15046435</div><div>© Copyright Reproduction in whole or part is forbidden without prior written consent. If In doubt... ASK! Do not assume.</div></div>	STANDARD:		NOTE:		Amendments:		Client Signature:		Wind Rating:		Areas:		HOUSE		Address:		Client:		Status: A		Date: 06.05.2021	
			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 06.05.21 CONCEPT PLANS xx		Client Signature Approval: Client Initials: Date: NOTES:				LIVING FLOOR		151.39 m²		-		-					
	CUSTOM:										FIRST FLOOR		- m²									
											PAD		- m²									
												PATIO		7.11 m²								
												ALFRESCO		12.42 m²								
												GARAGE		39.83 m²								
												TOTAL AREA		210.75 m²								

Drawing Title:		COVER PAGE	
Model:		THE HAMILTON URBAN 211	
Ver:		1	
Drawing No.:		p. 1	

NOTE:- HWS LOCATION TBC.

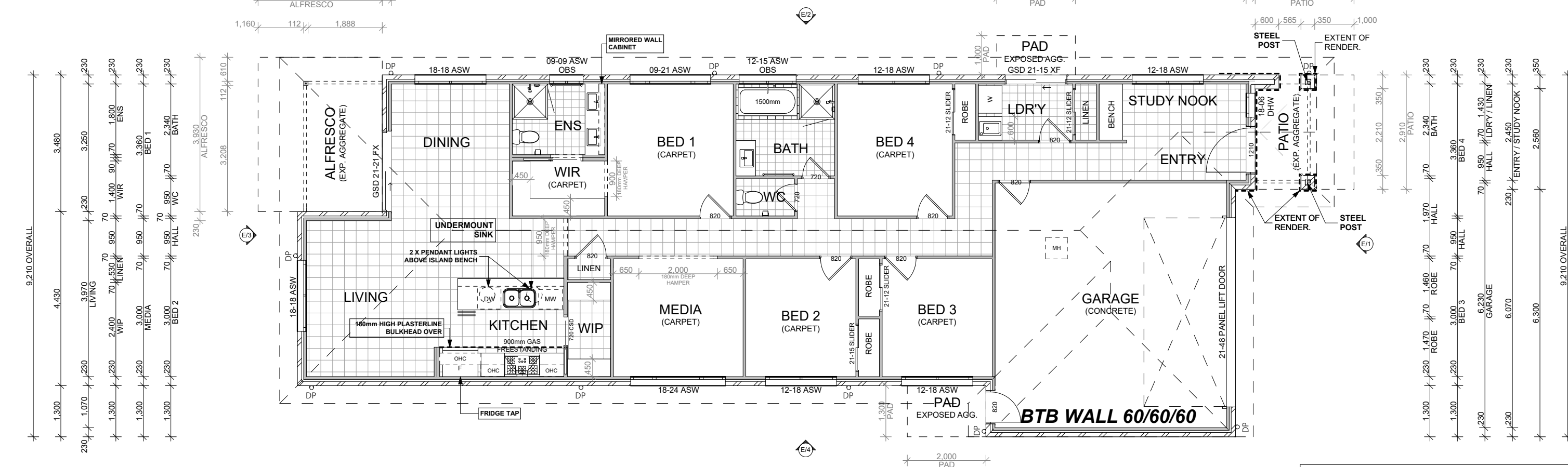
NOTE:- 2700mm ISLAND BENCH WITH MICROWAVE SPACE AND POT DRAWER UNDER.

NOTE:- BUILT IN BECHTOP TO STUDY NOOK.

AREA:

TOTAL = 210.75m²

NOTE:- FINISHES AS PER INCLUSIONS PACKAGES.



NOTE:- 900mm APPLIANCES TO KITCHEN.

NOTE:- MIRRORED WALL CABINET TO ENSUITE.

NOTE:- UNDERMOUNT SINK TO KITCHEN.

NOTE:- 600mm BENCHTOP WITH MILENA 32 INSET TUB (2001420) TO L'DRY .

NOTE:- 180mm HIGH PLASTERLINE BULKHEAD OVER KITCHEN.



NOTE:- PROVIDE 2 X PENDANT LIGHTS ABOVE ISLAND BENCH.

NOTE:- PREMIER GRADE LANDSCAPING.

NOTE:- FRIDGE TAP.

GROUND FLOOR PLAN
1:100

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	CUSTOM:						Client Initials:				FIRST FLOOR	- m ²			Drawing Title:			
							Date:				PAD	- m ²			GROUND FLOOR			
							NOTES:				PATIO	7.11 m ²						
								ALFRESCO	12.42 m ²	Model:		Ver.:	Drawing No.:					
								GARAGE	39.83 m ²	THE HAMILTON URBAN 211	1	Page No.: p. 3						
								TOTAL AREA	210.75 m ²									



Architectural elevation drawing of a single-story building with a gabled roof. The drawing shows a long profile with a central entrance, several windows, and a garage on the left. Annotations include:

- BRICK VENEER
- RED 230
- 90mm ROUND PVC DOWN PIPES
- PAINTED F/C SHEET OVER DOORS & WINDOWS
- SELECTED METAL ROOF SHEET
- METAL FASCIA & GUTTERS
- 350mm X 350mm RENDERED BRICK PIER
- 22.5°
- 1450mm EAVE
- 2,440 GARAGE CEILING HEIGHT
- 1,500
- SELECT RENDERED 230 BRICK VENEER
- ALUMINIUM FRAMED WINDOWS & SLIDING DOORS
- 230mm EXPOSED BRICK VENEER EXTERNAL WALLS

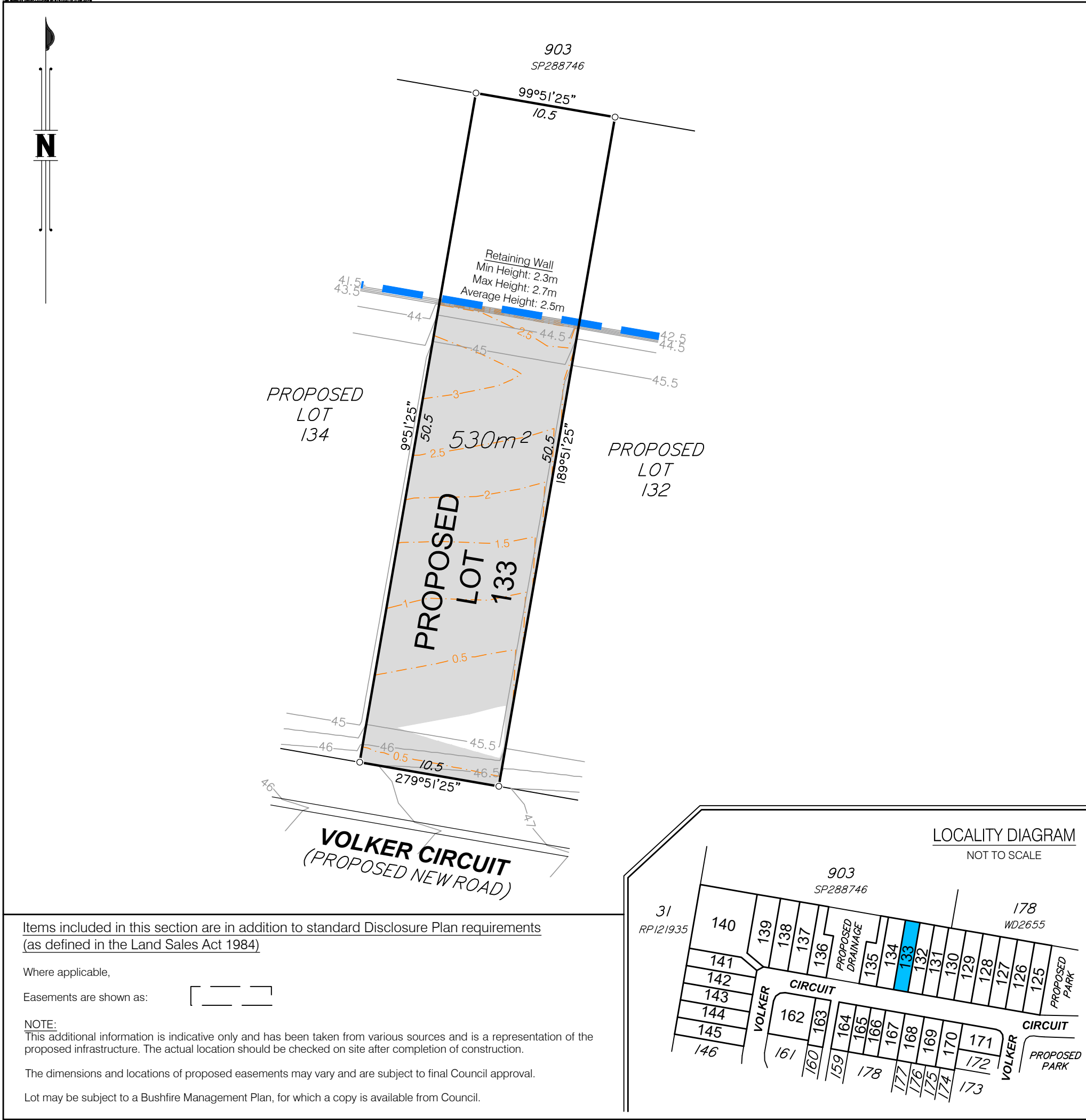
Technical drawing of a garage structure showing a cross-section. The drawing includes the following labels and dimensions:

- METAL FASCIA & GUTTERS**: Points to the roof edge.
- SELECTED METAL ROOF SHEET**: Points to the roof surface.
- PAINTED F/C SHEET OVER DOORS & WINDOWS**: Points to the exterior wall cladding.
- 22.5°**: Indicates the roof pitch angle.
- 90mm R DOWN P**: Points to the roof drainage.
- 1450 EAVE**: Points to the eave overhang.
- 2,440 CEILING HEIGHT**: Dimension for the interior ceiling height.
- 112 x 112mm PAINTED TIMBER POST**: Points to the vertical support post.
- ALUMINIUM FRAMED WINDOWS & SLIDING DOORS**: Points to the main entrance and windows.
- 230mm EXPOSED BRICK VENEER EXTERNAL WALLS**: Points to the brickwork on the exterior walls.
- 2,440 GARAGE CEILING HEIGHT**: Dimension for the exterior ceiling height.

Architectural elevation drawing of a building facade. The drawing includes the following callouts and specifications:

- EXPOSED BRICK VENEER EXTERNAL WALLS** (on the left side)
- METAL FASCIA & GUTTERS** (pointing to the roofline)
- 90mm ROUND PVC DOWN PIPES** (pointing to a vertical pipe)
- PAINTED F/C SHEET OVER DOORS & WINDOWS** (pointing to a window)
- SELECTED METAL ROOF SHEET** (pointing to the roof)
- 22.5°** (roof pitch angle)
- FALL GUTTER TO BACK** (arrow pointing towards the rear of the building)
- 350mm X 350mm RENDERED BRICK PIER** (pointing to a vertical pier on the right)
- BTB WALL 60/60/60** (text on the right wall section)
- 230mm EXPOSED BRICK VENEER EXTERNAL WALLS** (pointing to the brickwork on the right)
- SELECT RENDERED 230 BRICK VENEER.** (pointing to a specific brick area on the right)
- ALUMINIUM FRAMED WINDOWS & SLIDING DOORS** (pointing to a window unit)
- CEILING HEIGHT 2,440** (vertical dimension on the left)
- GARAGE CEILING HEIGHT 2,440** (vertical dimension on the right)
- 450mm EAVE** (dimension at the roof edge on the left)

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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 133

This plan shows:
Details of Proposed Lot 133 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 0.0m to 3.4m.

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

LANDPARTNERS
built environment consultants

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

p: (07) 3842 1000
f: (07) 3842 1001
e: info@landpartners.com.au
w: www.landpartners.com.au

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-014-1		

SCALE 1:300 @ A3



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

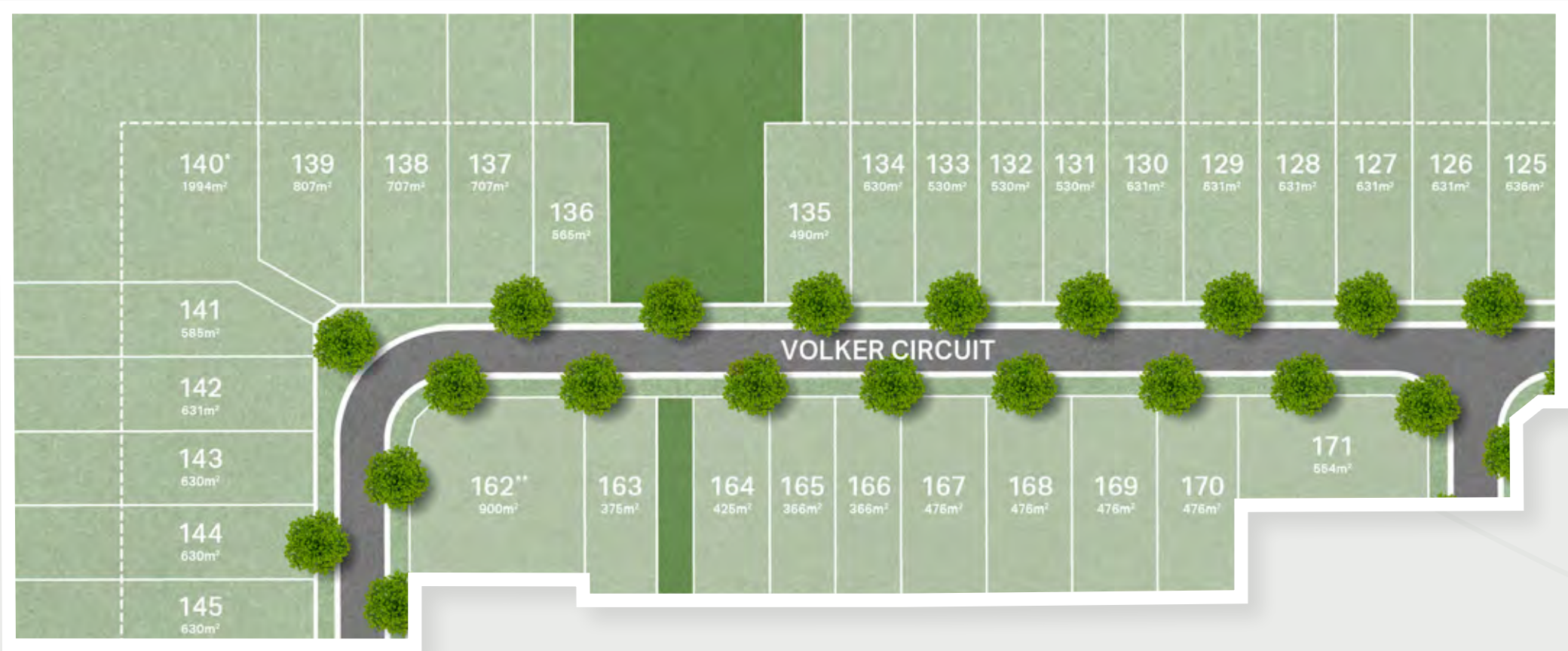
- 1 Beenleigh Train Station
- 2 Holmview Train Station



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



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.

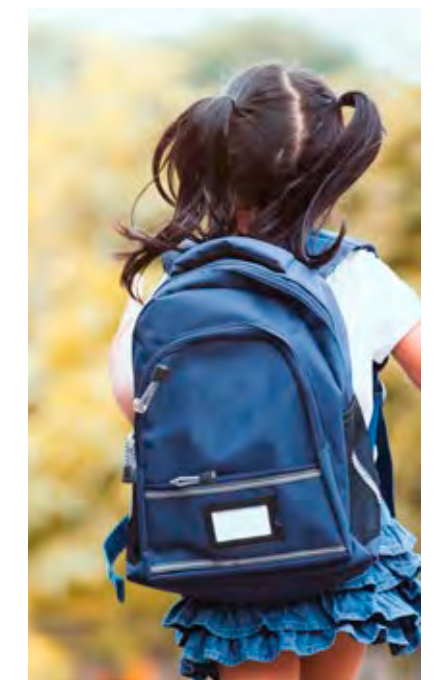
TRANSPORT

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)

BEENLEIGH BEARS
RUGBY UNION CLUB

WINDAROO
VILLAGE
SHOPPING
MALL

WINDAROO
VALLEY STATE
HIGH SCHOOL

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.