



URBAN LIVING AT IT'S BEST



YOUR FUTURE IS SANCTUM

Sanctum presents a great opportunity and one of its kind in the area. Whether it's a place to call home, or one to invest in, don't miss your chance to be one of the first to benefit from this exciting and dynamic new development.

Perfectly positioned close to retail, education and health infrastructure, as well as pristine beaches and hinterland. Lawnton is strategically located within this Moreton Bay growth corridor.

A place to live, to play, to grow and explore.

Now is the time to make the move to Sanctum.

PERFECTLY CONNECTED

- Directly Opposite - Les Hughes Sporting Complex
- 650mtrs - Lawnton Primary
- 2.4kms - Bray Park Primary
- 2.5kms - Holy Spirit Catholic Primary
- 3.0kms - Genesis Christian College
- 3.4kms - Bray Park High
- 3.7kms - Pine Rivers High
- 4.1kms - Strathpine Primary
- 2.8kms - Kensington Village Centre
- 4.7kms - Strathpine Shopping Centre
- 7kms - Westfield North Lakes
- 25kms - Brisbane CBD
- 50mins - Sunshine Coast
- 2kms - USC Moreton Campus
- 1.0kms - Lawnton Railway Station
- 3.3kms - Petrie Railway Station
- 4.8kms - Strathpine Railway Station
- 3.0kms - Brendale Industrial Estate



EXPERIENCE A PREMIUM LOCATION

Moreton Bay Region is one of the highest-growth LGAs in Australia, spurred by high levels of infrastructure spending and housing affordability. Housing demand is strong in this suburb and has been the No.1 market in Greater Brisbane for some time.

The region's population is projected to grow from 425,000 now to 645,000 by 2036, with a current growth rate of 2.8% compared to the Queensland average of 1.9%.

Lawnton is strategically located in this high-growth suburb near the new university campus. The educational facilities will be complemented by health, retail, commercial and residential sections along with Government Departments.

This ongoing rise in buyer demand is leading to good price growth in suburbs throughout the region. The median house price at Lawnton has increased by 5% in the last 12 months, according to CoreLogic. Good growth has been recorded at neighbouring Strathpine over the last year, with an uplift of 10% to the median house price. Typical rental yields are close to 5%, well above average for Brisbane.

Lawnton has appeal because of its affordability, as well as proximity and connectivity to the CBD. However, its future is even more promising due to the new university suburb in the neighbouring suburb of Petrie. Designed to cater for 10,000 students by 2030, and eventually 20,000, it was declared a Priority Development Area in 2016. The university suburb will provide 6,000 jobs by 2036. The educational facilities will be complemented by health, retail, commercial and residential sections. State and local government offices, professional and service businesses are also included in the plans. The project is estimated to give a \$950 million annual boost to the local economy.

Lawnton is located on the Caboolture train line of the Brisbane metropolitan train network, with more than 100 rail services pass through Lawnton every weekday.

There are numerous schools in Lawnton and neighbouring suburbs, with the nearest TAFE colleges being at Redcliffe and Bracken Ridge. The new University campus will be open in 2020.

The Lawnton area has a number of industrial estates which provide local employment. The nearby Brendale Industrial Estate is one of the largest industrial, warehousing and logistic suburbs in the Brisbane metropolitan area. The \$150 million New Base industrial estate at Brendale continues to expand, with 107 lots on 85ha added in stage 7B commencing in 2016. Strathpine is being redeveloped for bulky goods retailing.

Local sporting facilities include the Les Hughes Sporting Complex, the Lawnton Swimming Complex, Lawnton AFL Ground and the new \$9 million AFL suburb in Brendale. The beaches at Sandgate and Brighton, along with the Entertainment Complex at Boondall, are each just a 20-minute drive away.



Genesis Christian College



Westfield, North Lakes Shopping Centre



USC Moreton Bay



Rail Network

SUBURB SNAPSHOT

Location:

- 25km north of the Brisbane CBD
- Access via Gympie Rd
- On the Caboolture metropolitan train line
- On the North Pine River
- LGA: Moreton Bay Regional Council.

Population and Demographics:

- Moreton Bay LGA: 425,000
- Moreton Bay LGA by 2036: 645,000
- Population Lawnton: 6,000
- Median age, Lawnton: 38
- 22% own their homes outright
- 38% own with mortgages
- 36% rent their homes

Education:

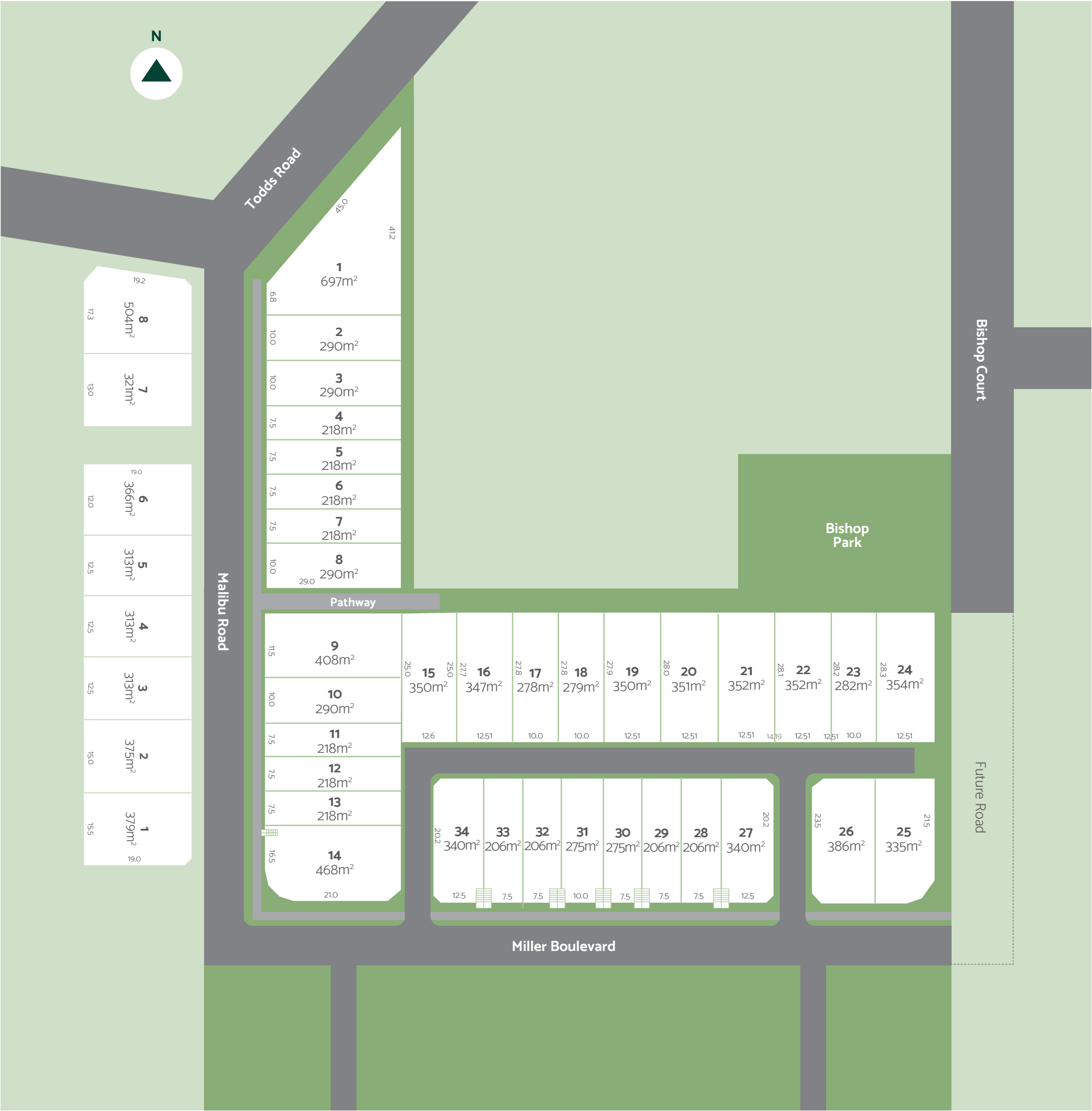
- SC University campus
- Lawnton State School, Petrie State School and Bray Park State School
- Genesis Christian College
- Bracken Ridge TAFE

Infrastructure investment:

- University Petrie campus development
- Petrie Mill development for Education and Health Employment
- Strathpine development for bulky goods retailing
- Strathpine and Morayfield train station redevelopment

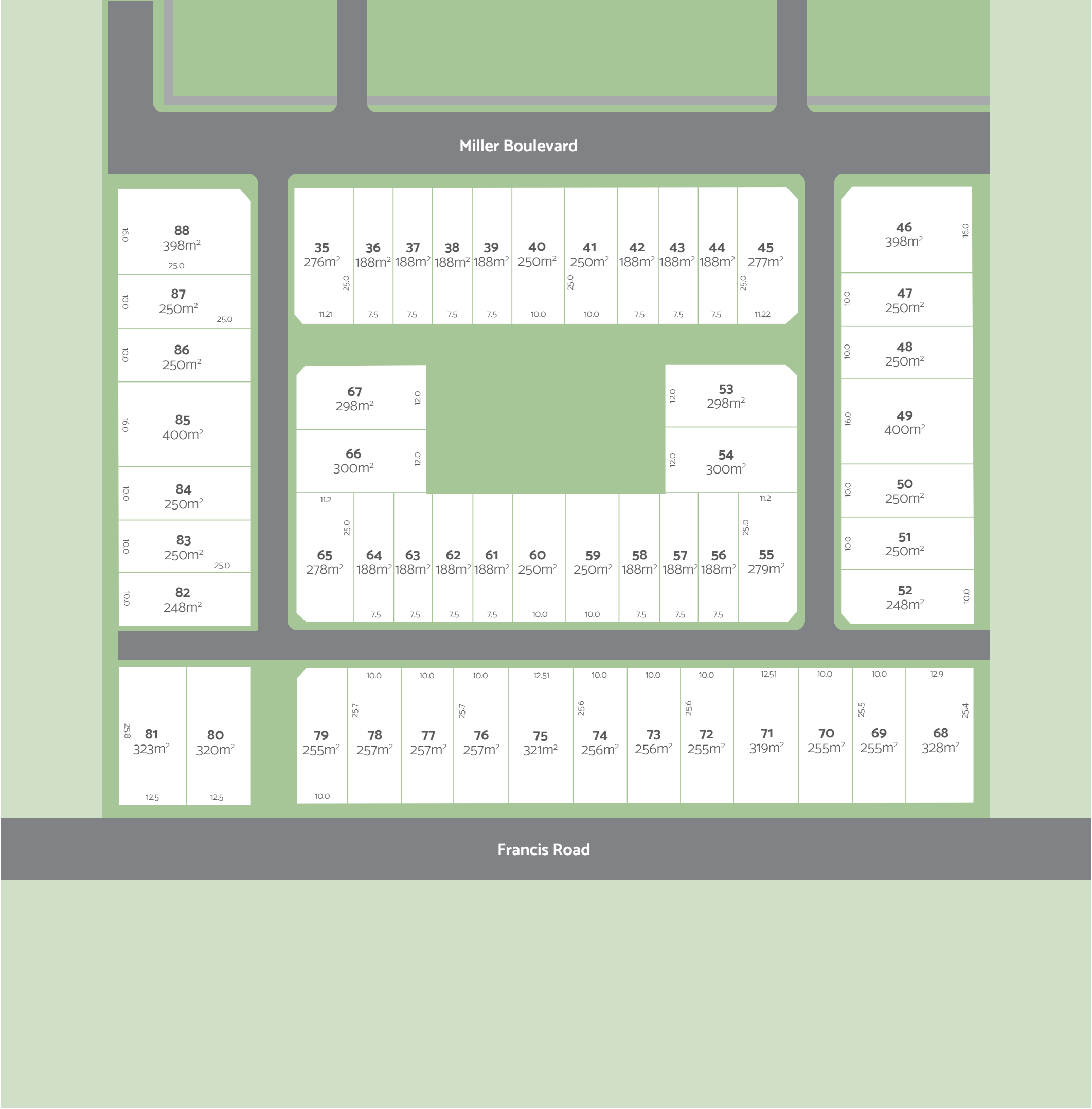
STAGE 1 MASTERPLAN

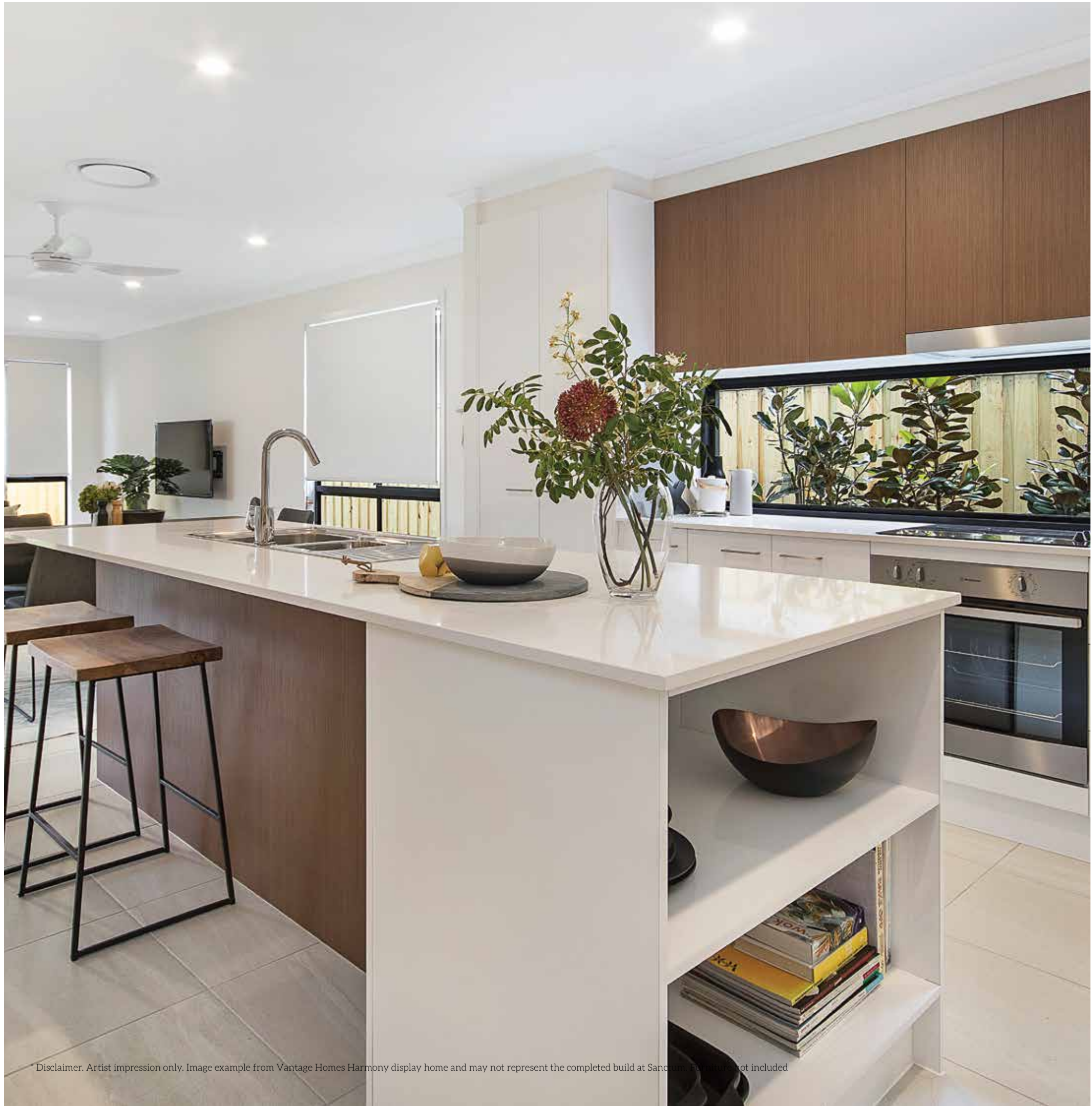
Choose from a range of block sizes and a variety of house designs to suit your lifestyle and budget.



STAGE 2 MASTERPLAN

Choose from a range of block sizes and a variety of house designs to suit your lifestyle and budget.





METICULOUSLY DESIGNED HOMES

Every Vantage home has been meticulously designed to include:

- Generous natural light filled spaces
- High quality inclusions
- Attractive colour choices
- Impressive house facades
- Abundant native & tropical landscaping

* Disclaimer. Artist impression only. Image example from Vantage Homes Harmony display home and may not represent the completed build at Sandstone. Fittings not included

