





Indicative only.



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- IPSWICH RAILWAY STATION 5.1km
- IPSWICH INDOOR SPORTS CENTRE 3.2km

- UNIVERSITY OF SOUTHERN QUEENSLAND IPSWICH 3.5km
- IPSWICH HOSPITAL 4.4km
- RIVERLINK SHOPPING CENTRE 5.7km

RACEVIEW STREET

BRISBANE

C & K AMARO
KINDERGARTEN -
PRESCHOOL

RACEVIEW
PRIMARY SCHOOL

RACEVIEW
SHOPPING CENTRE

BROTHERS
LEAGUES CLUB

7 ELEVEN
& SHOPS

LUTHERAN CHURCH
OF AUSTRALIA

RACEVIEW KIDS
EARLY LEARNING
CENTRE

SITE

BETHANY LUTHERAN
PRIMARY SCHOOL

THORNTON
STREET

CUNNINGHAM
HIGHWAY

RACEVIEW
STATE
HIGH SCHOOL

Indicative only.

◀ IPSWICH RAILWAY STATION 5.1km

◀ IPSWICH INDOOR SPORTS CENTRE 3.2km

GOLD COAST ▼

LOCATION

◀ UNIVERSITY OF SOUTHERN QUEENSLAND 3.5km

◀ IPSWICH 4.4km

◀ RIVERLINK SHOPPING CENTRE 5.1km

RACEVIEW PRIMARY SCHOOL

RACEVIEW SHOPPING CENTRE

LUTHERAN CHURCH OF AUSTRALIA

BETHANY LUTHERAN PRIMARY SCHOOL

C & K AMARO KINDERGARTEN - PRESCHOOL

BROTHERS LEAGUES CLUB

RACEVIEW KIDS EARLY LEARNING CENTRE

THORNTON STREET

CUNNINGHAM HIGHWAY

RACEVIEW STATE HIGH SCHOOL

ONLY 40 MINUTES DRIVE TO BRISBANE AND AN HOUR DRIVE TO THE GOLD COAST

Located in one of Queensland's oldest provincial cities, this incredible new development was crafted from a simple vision to create a beautiful place to live. Imagine a community where you know your neighbours, the kids are outside riding bikes and your work life balance is perfect. This Estate is where your vision will be realised, have the best of both worlds enjoying life and relaxing knowing your future is secure.

Not only is the estate within driving distance to Brisbane and the Gold Coast, Ipswich is strongly positioned in the South East Queensland economic geography as a key Regional Economic Corridor located centrally between the major rural production area and the metropolitan centre and served by a heavy rail network and major road arterials. It is recognised by the State Government as a key area for economic growth in Advanced Manufacturing, Transport and Logistics. Traded Health and Education and Agribusiness.

A GROWING REGION

Ipswich will need to accommodate an additional 300,000 people and 120,000 dwellings over the next 20 years. So the associated employment planning benchmarks for Ipswich are equally as aggressive – an additional 60,873 new jobs will be created in Ipswich to supply the population demands.*Making the region even more attractive to young families and investors.

The Ipswich Economic Cluster, which currently support emerging priority sectors of Health and Education, Commercial and Professional Services, Retail and Civic Services will be strengthened by the delivery of passenger transport truck services and the redevelopment of the Ipswich CBD.*

You'll enjoy an authentic community atmosphere, which will be perfect for every stage of your life. This Estate will be a place you will love to call home.



ARCHITECTURE

ARCHITECTURAL EXCELLENCE, HISTORICAL LIVING

Seek the perfection you've always dreamt about for your new home with our modern designs and architectural features. Discover luxury 4 bedroom homes with vast open plan living areas, outstanding features and stunning outdoor landscaping. Just minutes stroll from the Ipswich CBD, you will have dining, entertainment and shopping right on your doorstep. A divine mix of vibrant urban edge and charismatic charm, these homes include spacious lounge/ dining areas, state of the art kitchens, luxe bathrooms and powder room, guest bedroom and as well as an outdoor entertaining space.



Entertain in superb style – enjoy the stunning outdoor terrace areas through the Spring and Summer months. The light filled spaces of these breathtaking homes will welcome you with a gentle ambiance and a relaxed stylish luxury. Step inside a home awash with the warmth and tranquillity of natural light.

FLOOR PLANS

4 BED + 2.5 BATH + 2 CAR

Finishes and Inclusions

- Tiled throughout kitchen, living, dining, bathroom and powder room
- Carpet in remaining areas
- Stone bench tops
- Reverse cycle air conditioner
- European stainless steel kitchen appliances including dishwasher -
- Fully fenced and landscaped private courtyard
- Gated and monitored estate security system
- Front door security and fly screens
- Clothes dryer
- Remote controlled garage
- 1 x Intercom to control security gate
- Site manager
- Access to lifestyle facilities centre including:
- Outdoor swimming pool, 3 BBQ areas and Kid's playground

The Florence

The Florida - Mirror Reverse



The Majestic

The Reflection - Mirror Reverse



The Foxtail

The Phoenix – Mirror Reverse



The California

The Palmettoe – Mirror Reverse



The Norfolk

The Queen – Mirror Reverse



The Royal

The Solitaire – Mirror Reverse





LIFESTYLE

LIFE JUST GOT BETTER

Ipswich is an exciting place to live, work and invest. The city offers an ideal lifestyle, combining heritage charm with the benefits of a modern, exciting metropolitan lifestyle. With over 550 parks and reserves to choose from, including heritage rich Queens Park you and your family will enjoy a recreational lifestyle.

As you descend the hill entering Ipswich Central from the East, you will be captivated by its' green expanse. Visit the renowned Ipswich Nature Centre which has been in operation since 1936 to view some cute animals such as wombats, bilbies and quolls. If you're a movie buff, drop by the heritage-listed 'Incinerator Theatre' designed by Walter Burley-Griffin. Or if you're looking for some time out take a stroll around the beautiful and relaxing Japanese Nerima Gardens.

Art lovers will delight in a visit to the Ipswich Art Gallery, this award-winning space occupies a beautifully restored heritage building in the CBD. This city has something for everyone, also hosting regular national and local festivals such as the Ipswich Cup, drag-racing's Winternationals and Queensland's 400 V8 Supercars.

EDUCATION

SCHOOL AND UNIVERSITIES

Learning plays an important role for families wishing to live in the area with two universities and a wide choice of private and state government schools, the choice is comprehensive. Ranging from primary to secondary schooling with private and public opportunities. The University of Southern Queensland (USQ) also has a campus located in Ipswich, offering a range of degrees, the campus continues to grow in the region.

In 2015/16 the combined Ipswich Health and Education industry accounted for 17,000 jobs, making it by far the city's largest employer and fastest growing industry over the past five years.*

CHILDCARE

There is an abundance of nurturing early childhood centres catering for children from birth up to pre-school age. All located in proximity to the city centre and outer suburbs, there is many convenient choices for your little one to learn and play in an innovative way.



*Inspiring innovation
and minds*



ENTERTAINMENT

SHOPPING

The Ipswich Riverlink Shopping Centre boasts over 100 speciality stores with all the major retailers such as Coles, Kmart, Target, Woolworths, Aldi, JB Hi Fi, Best & Less, Priceline Pharmacy and the brand new Limelight Cinemas. Everything old is new again! If you don't mind a bit of op shopping, discover some beautiful old eclectic trinkets and antiques at one of the many second-hand shops in the area.

EATING OUT

With a diverse range of options for dining, Ipswich really is up there with some of the best in Australia. If you're looking for fine dining, terrific coffee or a hearty breakfast it won't disappoint. Famous for its' local beers and burgers to compliment – take a trip and discover some drool-worthy dining destinations in the area.

WINERIES

Established in 1984 with 6 acres of Chardonnay, Grenache and Shiraz vines the 'Ironbark Ridge Vineyard' is one of the oldest in the region. Or take a short drive to the Flinders Peak Winery and sample some amazing certified organic wines for a healthier option.

FAMILY TIMEOUT

Home to some of the most breathtaking waterways, creeks and catchments, the options are abundant for recreational activities such as fishing, paddling, swimming and walking. Take advantage of over 8,500 hectares of open space for enjoyment with your family and picnic at the local parks boasting playground equipment, sports fields and facilities and BBQs. Or take a cycle on one of the many convenient biking tracks.





TOWN FACILITIES

HEALTH

Catering to health needs is a priority for the region with two hospitals' – Ipswich Hospital and St Andrew's Ipswich Private Hospital.

The Ipswich Hospital offers all major health specialties including emergency and intensive care a maternity. A major extension of the hospital was completed in 2014, transforming it into a state-of-the-art medical facility to help meet the capacity of growing health needs in the area.

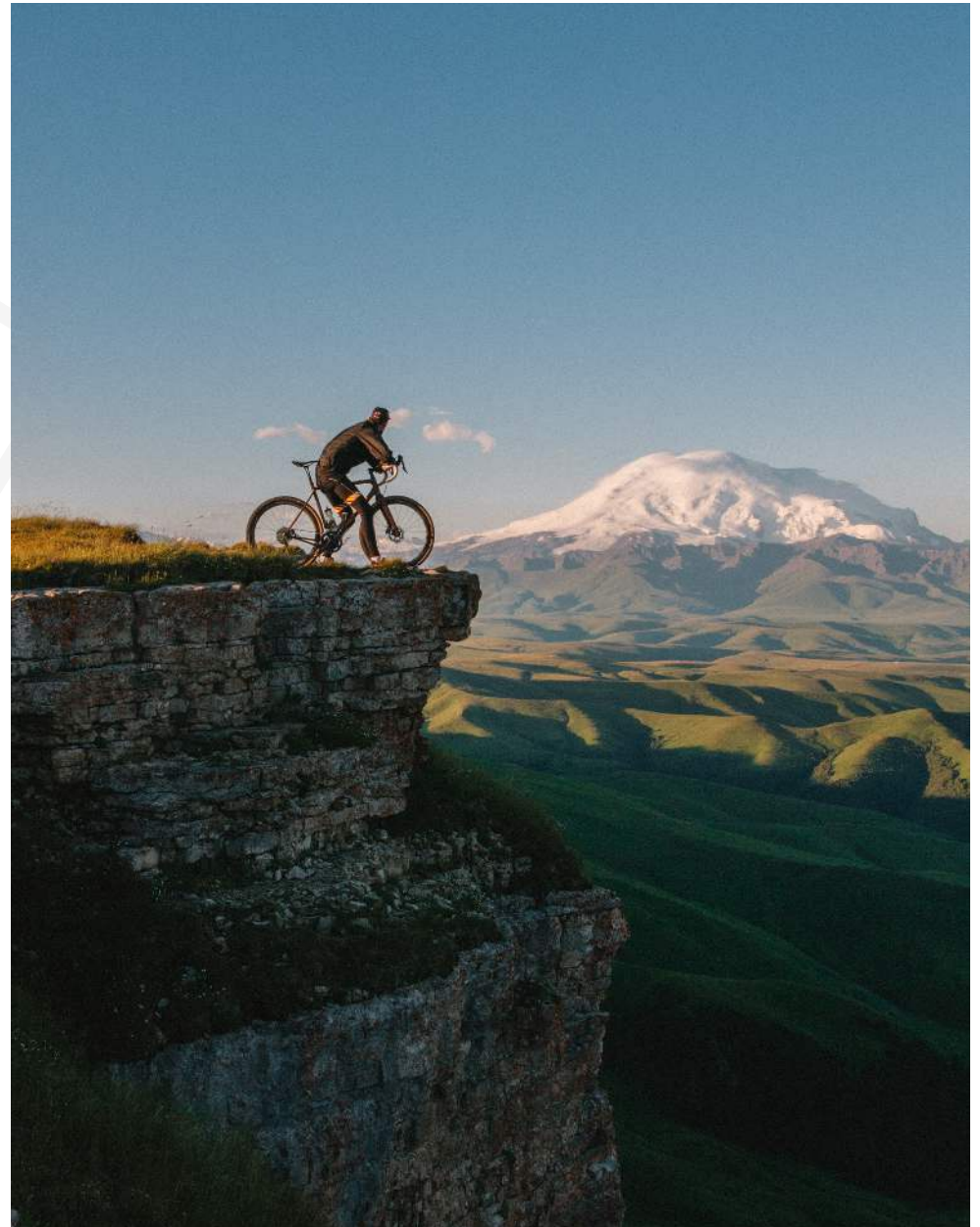
The St Andrew's Ipswich Private Hospital is revolutionising private health care in Ipswich as a highly functional acute care facility. With its' current expansion due for completion in late 2018 – the hospital will boast the regions first private emergency department, a new intensive care unit with 81 new private patient rooms and a new Women's and Children's unit providing quality obstetric and paediatric services.

SPORTING

Evolving over the years into a premier sporting event destination, hosting such events as Ipswich Cup and the Queensland Open Golf – your new life has never been more enticing. With over 150 sporting clubs and organisations in the area, the city is equipped with the infrastructure to host a wide range of sporting events such as netball, basketball, football, hockey, rugby, swimming and mountain biking.

KEEPING FIT

The Ipswich Council actively works with the local community to keep them active and healthy – offering the residents free and low-cost physical activities, sports, recreation and wellness programs.





TRANSPORT

Ipswich also has the benefit of being only 60 minutes drive to domestic and international airports and has many options for public transport, including buses and trains – plus quick access to motorways.

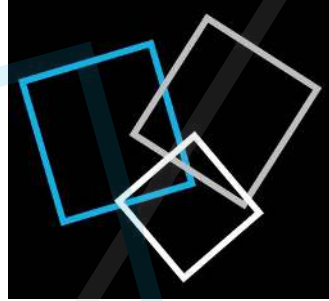
A number of community transport services exist to help people with a disability travel for shopping, medical and social activities. Free shuttle services exist for both the Ipswich and the St Andrews Private Hospitals.

WAREHOUSING

Ipswich is recognised as a major warehousing logistics hub for product distribution across Australia and internationally due to its location and easy access to the western food bowl, the Port of Brisbane and Brisbane Airport. In 2015/16 the Transport, Postal and Warehousing industry tracked steady growth yielding 3,500 jobs and over \$340 million in Exports making it Ipswich's third largest export industry.*

DEFENCE

Ipswich is home to Australia's largest military air base; the RAAF Base Amberley. It is expected to almost double its operations over the next five years.*



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