



Living that matches your dreams

AFFINITY
ESTATE

Morayfield South

MORAYFIELD, A FAMILY FRIENDLY ENVIRONMENT.

Who could have guessed farming land just 38 kms north of Brisbane, named by cotton farmer George Raff in the 1860s after his former home in Scotland (Morayshire), would develop into one of Queensland's major property hot spots?

With the rapid population growth in greater Brisbane, the region attracted young families and retirees looking for affordable land and a more laid-back lifestyle.

Fast forward to today and the Moreton Bay Council has truly recognised the area's potential by masterplanning what is now the thriving community of Morayfield.

This family friendly suburb now boasts both private and state schools, parks, sports centres, major shopping centres and a direct rail service that connects commuters to Brisbane and the Sunshine Coast.



With its close proximity to the beaches of Bribie Island and the Sunshine Coast, Morayfield has developed into the perfect location for keen fishermen and families seeking four wheel drive and camping adventures.

Through all this growth, the rural heritage has not been left behind as parks, waterways and cycle tracks (all accessible from the Affinity Estate) still provide families with a plethora of recreational opportunities and that laid-back lifestyle many are looking for.

WELCOME TO TRASK COUNTRY

**The Moreton Bay region is home to the Trask team.
It's where they have grown up.**

They know the region, the people, the places.

From Redcliffe Pier, to the azure fishing grounds of the Bay and the bike tracks of the hinterland, this region provides a rich and enviable lifestyle.

This is their canvas for developing the Affinity Estate so that future home owners can make the most out of the Queensland lifestyle.

"Blessed with major shopping, Brisbane CBD rail links and affordable land, the Moreton region is fast becoming Queensland's Number 1 property hot spot."

Michael Matusik, Property Analyst.

PLANNING PREMIUM DEVELOPMENTS



LOCATION, LOCATION, LOCATION

Easy access to transport, schools and amenities



EMBRACE THE QUEENSLAND LIFESTYLE

Great homes styled for South East Queensland living



MASTER PLAN

Unique character and facilities to add value to the residents' homes and lifestyle



SUSTAINABLE

Sustainable landscaped environment



AFFINITY - LIVING THAT MATCHES YOUR DREAMS.

Affinity Estate is a Trask Land master planned community making the dream of living in the booming northern Brisbane suburbs a reality.

The Estate has been thoughtfully created to provide a mosaic of lifestyle choices.

With over 800 lots on offer, if you are a first home buyer, custom home builder or down-sizer, there will be a lot size and location to meet your needs.



Morayfield Shopping Centre 9min



Westfield North Lakes 20min



Burpengary Aquatic & Leisure Centre 9min



Morayfield Station 6min



Morayfield State High School 5min



Morayfield State School 6min



Nurture Early Education 3min



Caboolture Hospital 15min



ROOM TO LIVE AND A PLACE TO PLAY.

Make the most of the Queensland lifestyle, both inside and out.

Here you can enjoy healthy living right on your doorstep.

Stroll along the pedestrian friendly pathways, kick a ball on the rugby fields of Kevin Kaeser Oval or bird watch at the two adjacent lakes.

For that special family and friends outing you will be able to stroll to a unique themed Trask Signature Park being built in Stage 3.

At Affinity Estate you'll enjoy the complete balance between your family home and the convenience to work, play and nature that abounds.



CHOOSE YOUR HOUSE AND LAND PACKAGE FROM AUSTRALIA'S BEST BUILDERS.

Good land is the foundation for the great Australian dream of home ownership, but that's just the start.

Working with Australia's leading builders, Trask Land provides everything you need in a turn-key package.

From the carpets to the turf, our preferred builders deliver the lot, making building your new home a stress-free experience.

For ideas look no further than our first stage release that includes a builder's display village featuring the latest in design and décor.



Brighton Homes photography

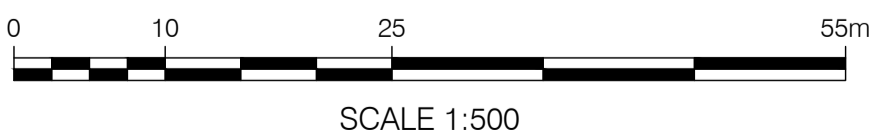


AFFINITY

ESTATE

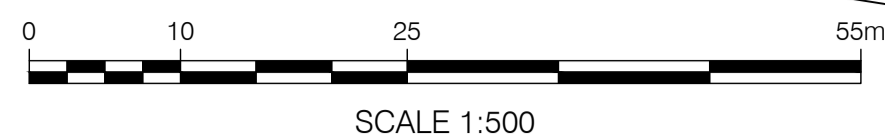
Morayfield South





BRMM7338-000-007-8

MLM



PROPOSED NEW ROAD

PROPOSED NEW ROAD

PROPOSED NEW ROAD
8°55'54"

PROPOSED NEW ROAD

PROPOSED NEW ROAD

PROPOSED NEW ROAD

STAGE 5

278°55'25"
PATHWAY

PROPOSED NEW ROAD

PROPOSED NEW ROAD

278°55'25"
4.000

278°55'25"

108°09'00"
3.451

NEW ROAD

SHEET 3 OF 4

EXTERNAL LOTCALCS
NAIRN ROAD 2
(APPLICATION 1)

CLIENT

TRASK DEVELOPMENT
CORPORATION NO.15 PTY LTD

REAL PROPERTY DESCRIPTION

LOTS 8-10 ON RP91719, LOT 4 ON
BP196576 & LOT 5 ON BP804516

ASSOCIATED CONSULTANT

The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey.

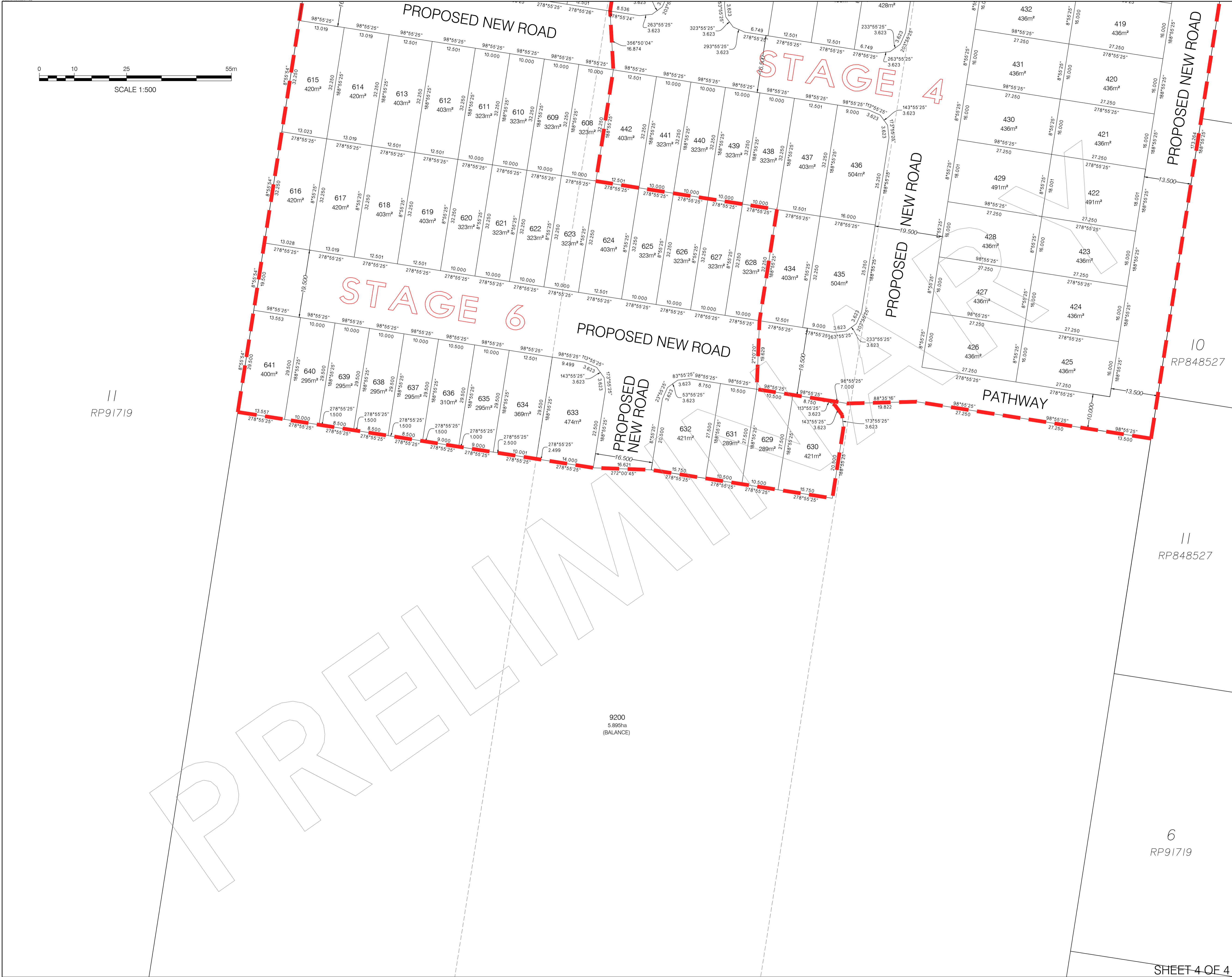
Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

007-8/5-21	LFB	10/02/2021	UPDATED LAYOUT
007H/15-15	JHG	04/03/2020	STAGE 3 & 4 AMENDED
007G/15-14	MPSH	18/06/2019	REMOVED LOTS 300-304
007C/3	MPSH	08/01/2018	UPDATED LOTS 300-304 & 9001
007E/C0	MPSH	06/12/2017	UPDATED STAGE 3
007D/B9	MPSH	05/12/2017	UPDATED ALL LOTS TO FIT REINSTATEMENT
007C/A8	MPSH	13/09/2017	UPDATED LOTS 405, 409, 423, 430, 520 & 524
007B/A6	MPSH	11/09/2017	UPDATED STAGE BOUNDARIES
007A/A4	MPSH	07/09/2017	INITIAL DRAFT



HEIGHT DATUM -	LOCAL AUTHORITY MORETON BAY REGIONAL COUNCIL		
HEIGHT ORIGIN -	SCALE 1:500 (A1)		
MERIDIAN MGA	DRAWN LFB	DATE 10/02/2021	
CO-ORD SYSTEM LOCAL	CHECKED TEL	DATE 10/02/2021	
AUTOCAD FILE BRHM7083-000-15-21	APPROVED MLM	DATE 10/02/2021	

BRMM7338-000-007-8



LOT LAYOUT

EXTERNAL LOTCALCS
NAIRN ROAD 2
(APPLICATION 1)

CLIENT

TRASK DEVELOPMENT
CORPORATION NO.15 PTY LTD

REAL PROPERTY DESCRIPTION

LOTS 8-10 ON RP91719, LOT 4 ON
RP196576 & LOT 5 ON RP804516

ASSOCIATED CONSULTANT


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NOTES


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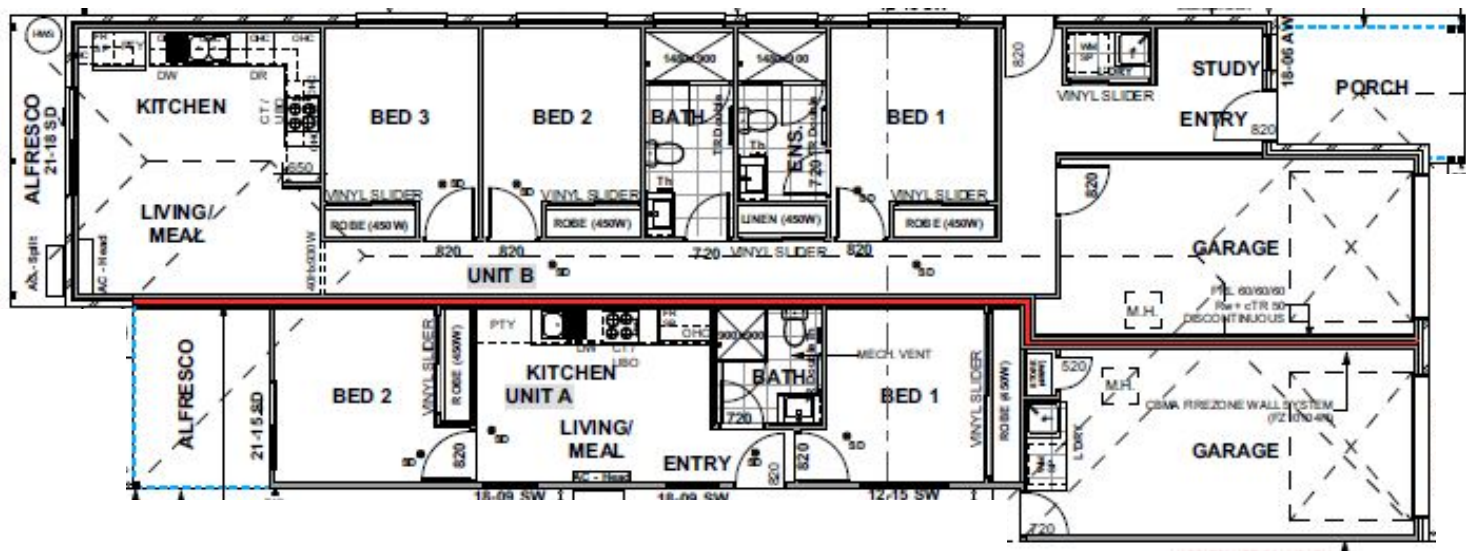
LANDPARTNERS
built environment consultants



HEIGHT DATUM	LOCAL AUTHORITY
+	MORETON BAY REGIONAL COUNCIL
HEIGHT ORIGIN	SCALE
+	1:500 (A1)
MERIDIAN	DRAWN DATE
MGA	LFB 10/02/2021
CO-ORD SYSTEM	CHECKED DATE
LOCAL	TEL 10/02/2021
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BRMM7083-000-15-21	MLM 10/02/2021
UDN	

SHEET 4 OF 4

BRMM7338-000-007-8



21 November 2023

To whom it may concern,

Rental Appraisal: Lot 827 & 832 Affinity Estate, Morayfield

The purpose of this letter is to appraise the above-mentioned property. The figures and information contained within the Rental Appraisal have been obtained from multiple sources. Despite every care being taken in arriving at the figures, we stress that it is an estimate only and is not to be taken as a sworn valuation.

Unit 1:
3 Bedrooms, 2 Bathrooms, 1 Garage
\$500 - \$550 / week

Unit 2:
2 Bedrooms, 1 Bathroom, 1 Garage
\$400 - \$450 / week

Based on comparative market evidence; the estimated market price would be between:

\$900.00 - \$1,000.00 per week.

I look forward to the opportunity to discuss this appraisal with you further.

If you have any questions or queries, I look forward to hearing from you.

Yours sincerely,



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