

MGA COORDINATES GDA-2020

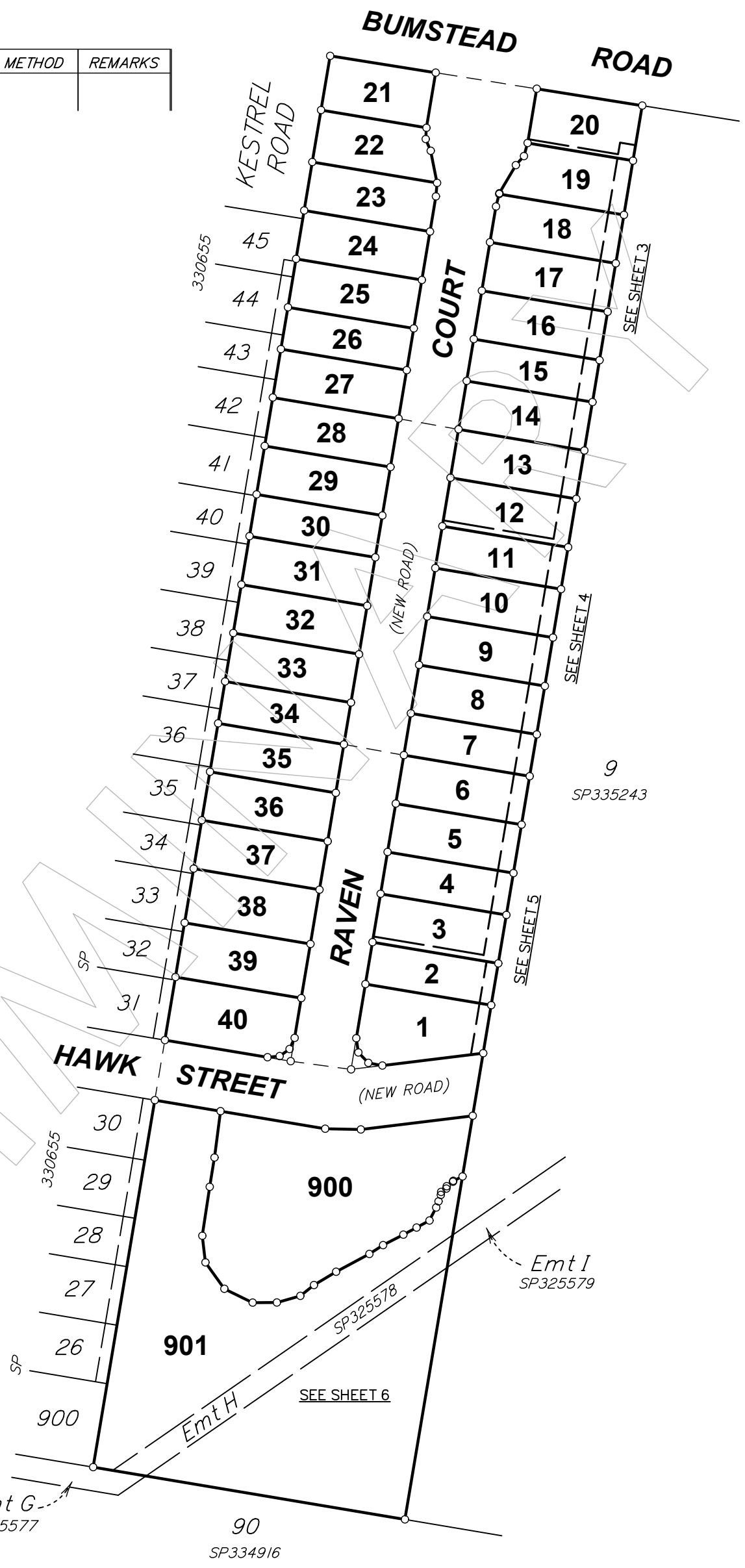
| STATION | EAST | NORTH | ZONE | P.U. | LINEAGE | METHOD | REMARKS |
|---------|------|-------|------|------|---------|--------|---------|
|         |      |       |      |      |         |        |         |

REFERENCE MARKS

| STN | TO | ORIGIN | BEARING | DIST |
|-----|----|--------|---------|------|
|     |    |        |         |      |

Peg placed at all new corners unless otherwise stated.

Area of New Road  
5466 m<sup>2</sup>

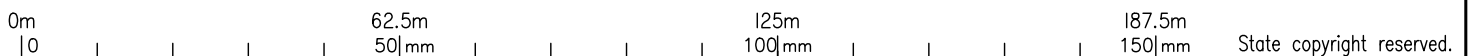


**PRELIMINARY STATUS**

ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

Brisbane Office  
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**Plan of Lots 1-40, 900, 901 & Easements A-R in Lots 1-20 respectively.**

*cancelling Lot 8 on SP335242*

LOCAL GOVERNMENT: LOGAN C.C.

LOCALITY: PARK RIDGE

Meridian: MGA (Zone 56) Vide CORS

Survey Records: No

Scale: 1:1250

Format: STANDARD

**PRELIMINARY**  
**SP346178**

BRSS7825-000-143-2 SP346178

**WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.**

(Dealing No.)

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

| I. Existing     |                   | Created         |        |                     |
|-----------------|-------------------|-----------------|--------|---------------------|
| Title Reference | Description       | New Lots        | Road   | Secondary Interests |
| 51296067        | Lot 8 on SP335242 | I-40, 900 & 901 | New Rd | Emts A-R            |

**MORTGAGE ALLOCATIONS**

| Mortgage  | Lots Fully Encumbered | Lots Partially Encumbered |
|-----------|-----------------------|---------------------------|
| 721707906 | I-40, 900 & 901       | -                         |

**ENCUMBRANCE EASEMENT ALLOCATION**

| Easement                      | Lots To Be Encumbered |
|-------------------------------|-----------------------|
| 721500003 (Emt H on SP325578) | 901                   |

**ADMINISTRATIVE ADVICE ALLOCATION**

| Administrative Advice | Lots to be Encumbered |
|-----------------------|-----------------------|
| 710378123             | I-40, 900 & 901       |

**Reinstatement Report**

.....  
.....  
.....

**6. Building Format Plans only.**  
I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road  
.....  
Cadastral Surveyor/Director\* Date  
\*delete words not required

**7. Lodgement Fees :**

|                 |           |              |
|-----------------|-----------|--------------|
| Survey Deposit  | \$        | .....        |
| Lodgement       | \$        | .....        |
| .....New Titles | \$        | .....        |
| Photocopy       | \$        | .....        |
| Postage         | \$        | .....        |
| <b>TOTAL</b>    | <b>\$</b> | <b>.....</b> |

|                 |         |
|-----------------|---------|
| I-40, 900 & 901 | Por 68V |
| Lots            | Orig    |

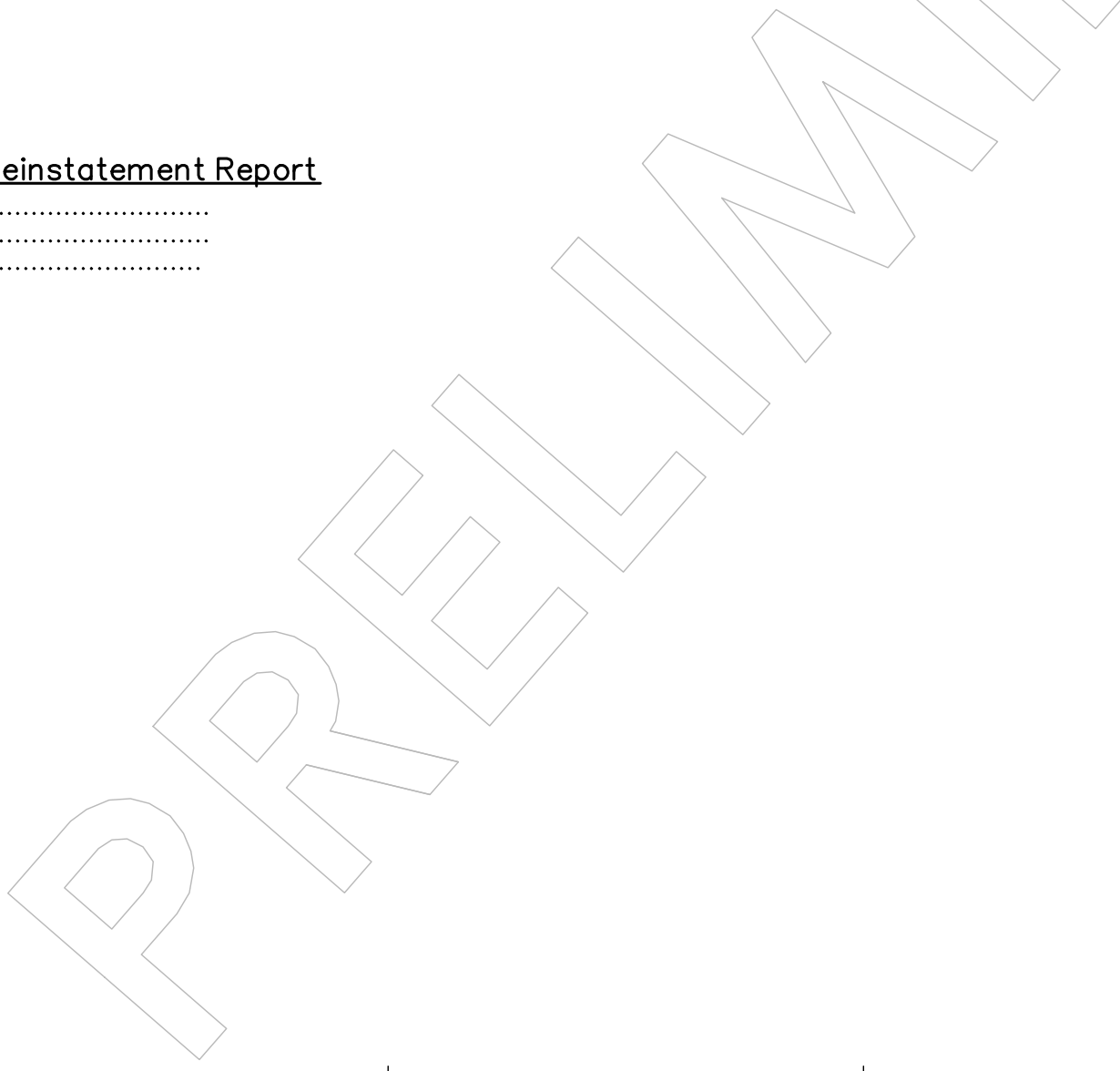
2. Orig Grant Allocation :

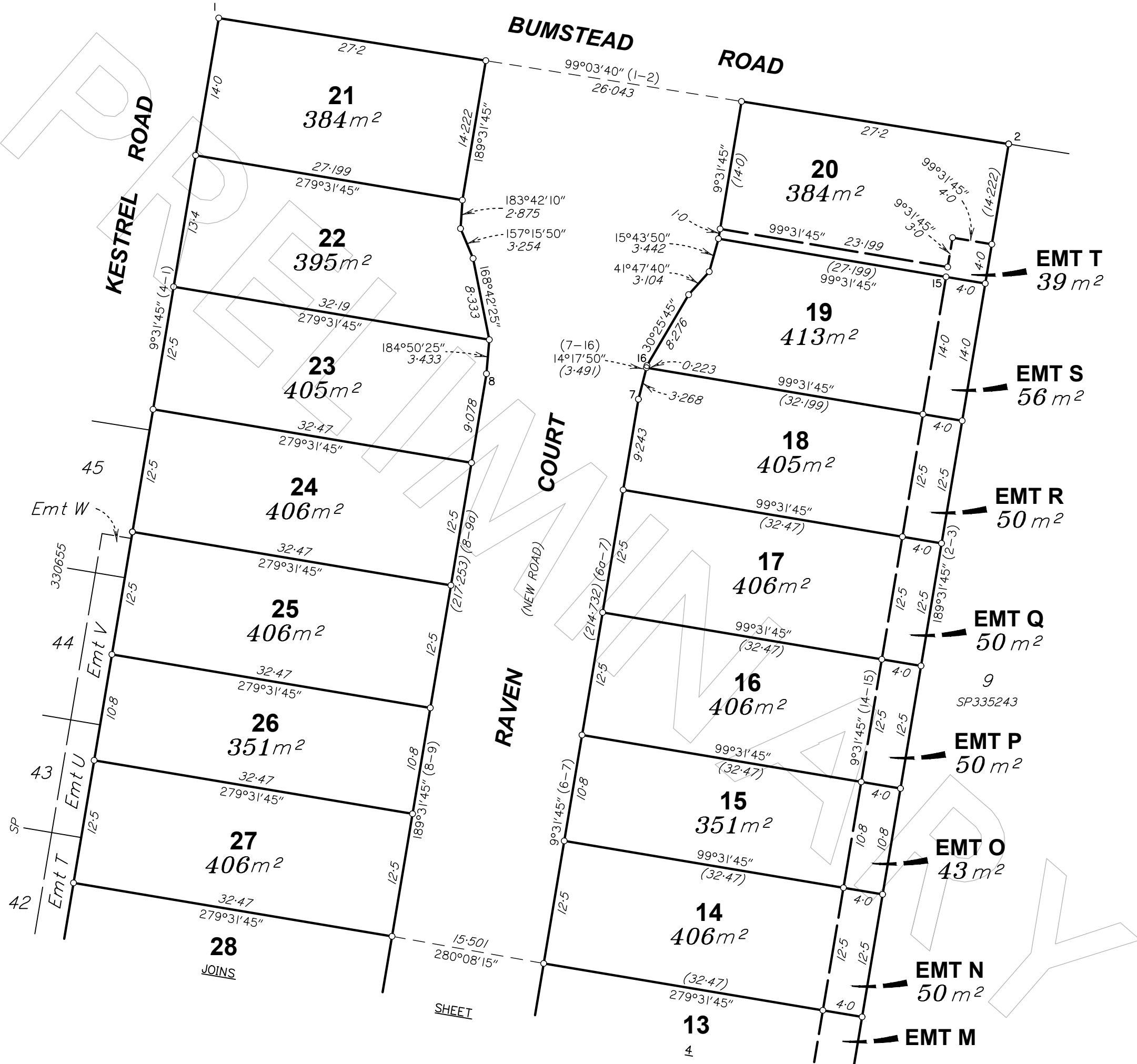
3. References :  
Dept File :  
Local Govt :  
Surveyor : BRSS7825.000

5. Passed & Endorsed :

By: LandPartners Pty Ltd  
Date :  
Signed :  
Designation : Liaison Officer

8. Insert Plan Number **SP346178**

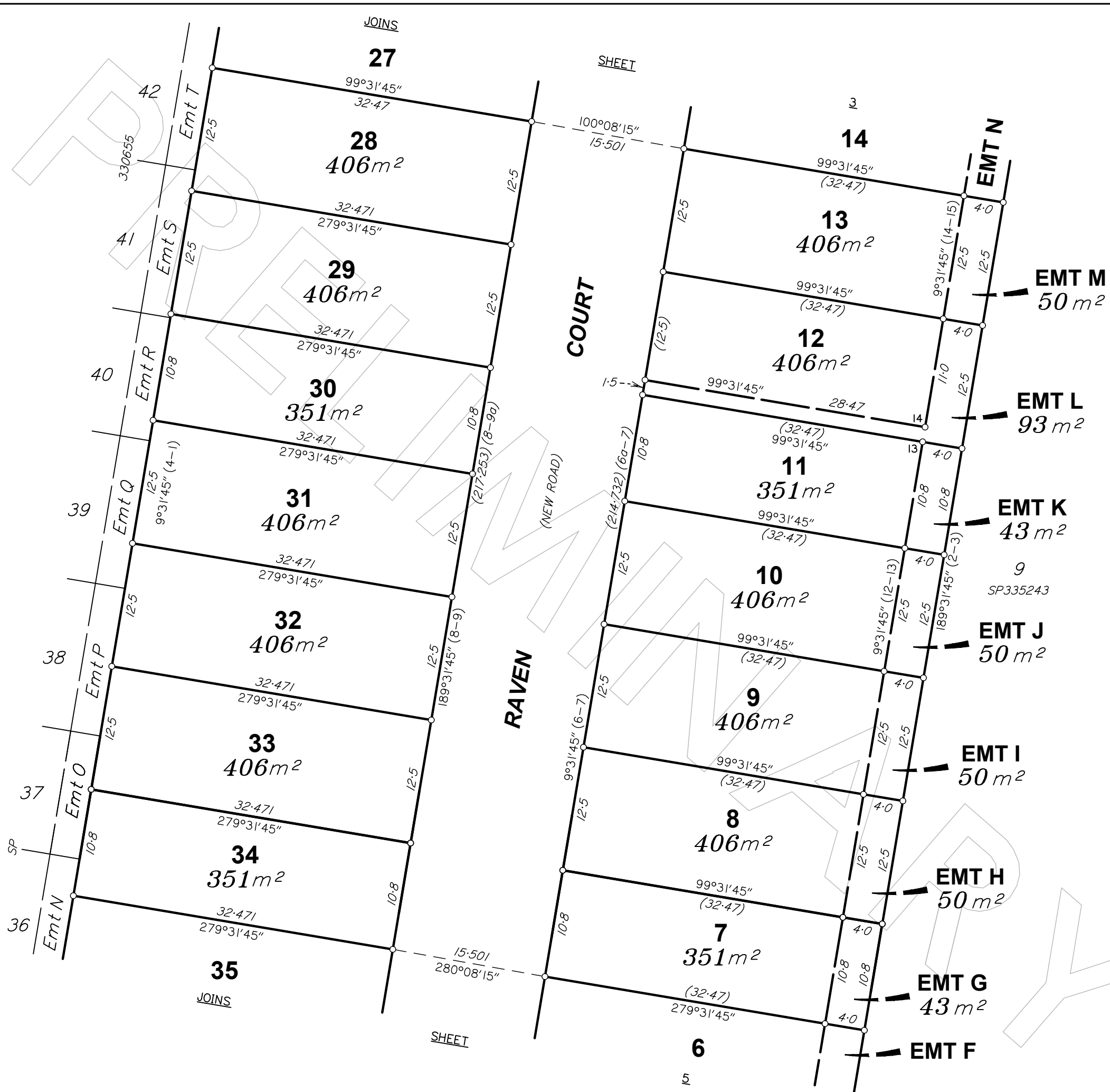




SCALE 1:400

Insert  
Plan  
Number  
**SP346178**  
State copyright reserved

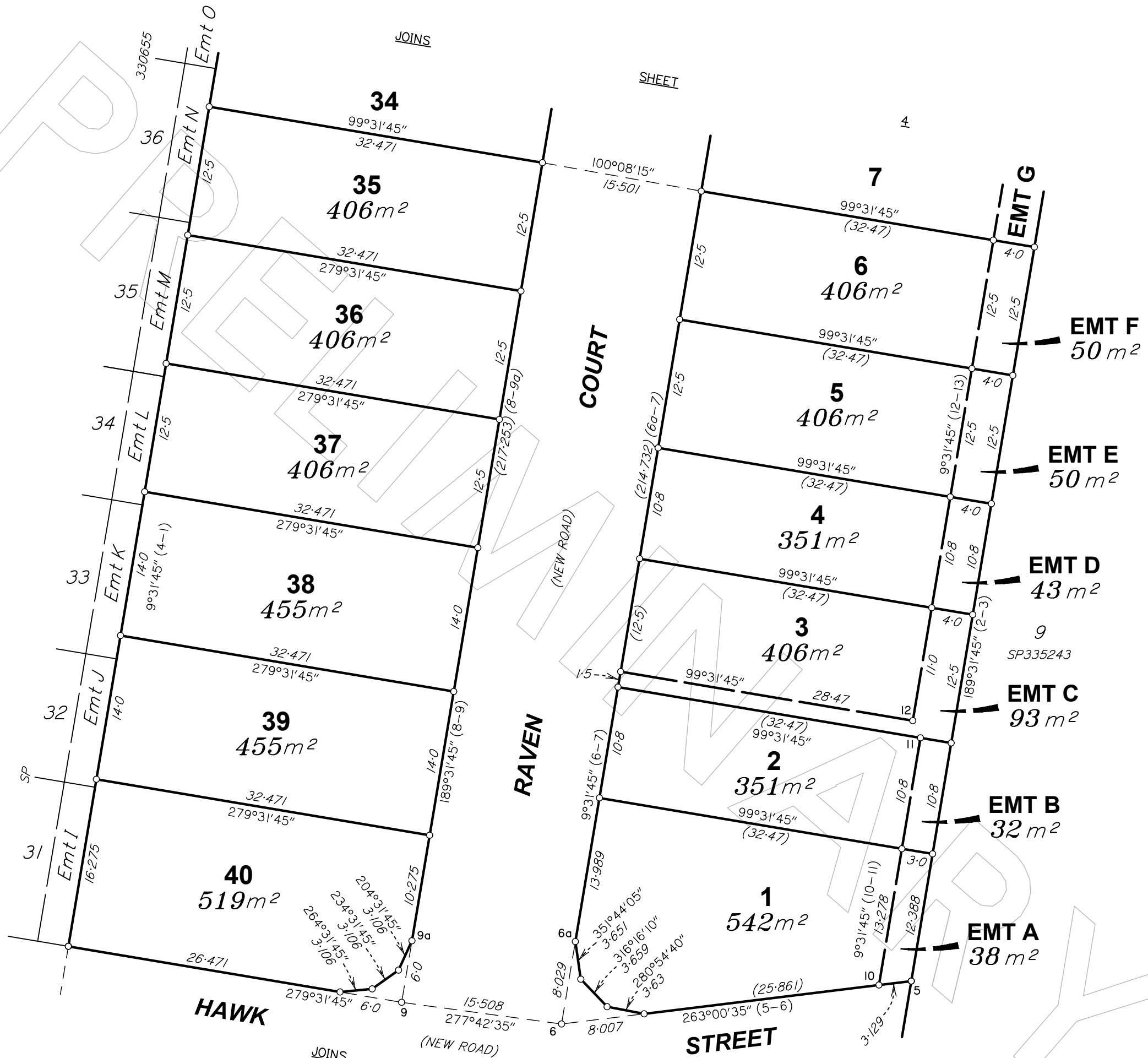
SHEET



0m  
20m  
50m  
40m  
100m  
60m  
150m

SCALE 1:400

Insert  
Plan  
Number  
**SP346178**  
State copyright reserved



SCALE 1:400

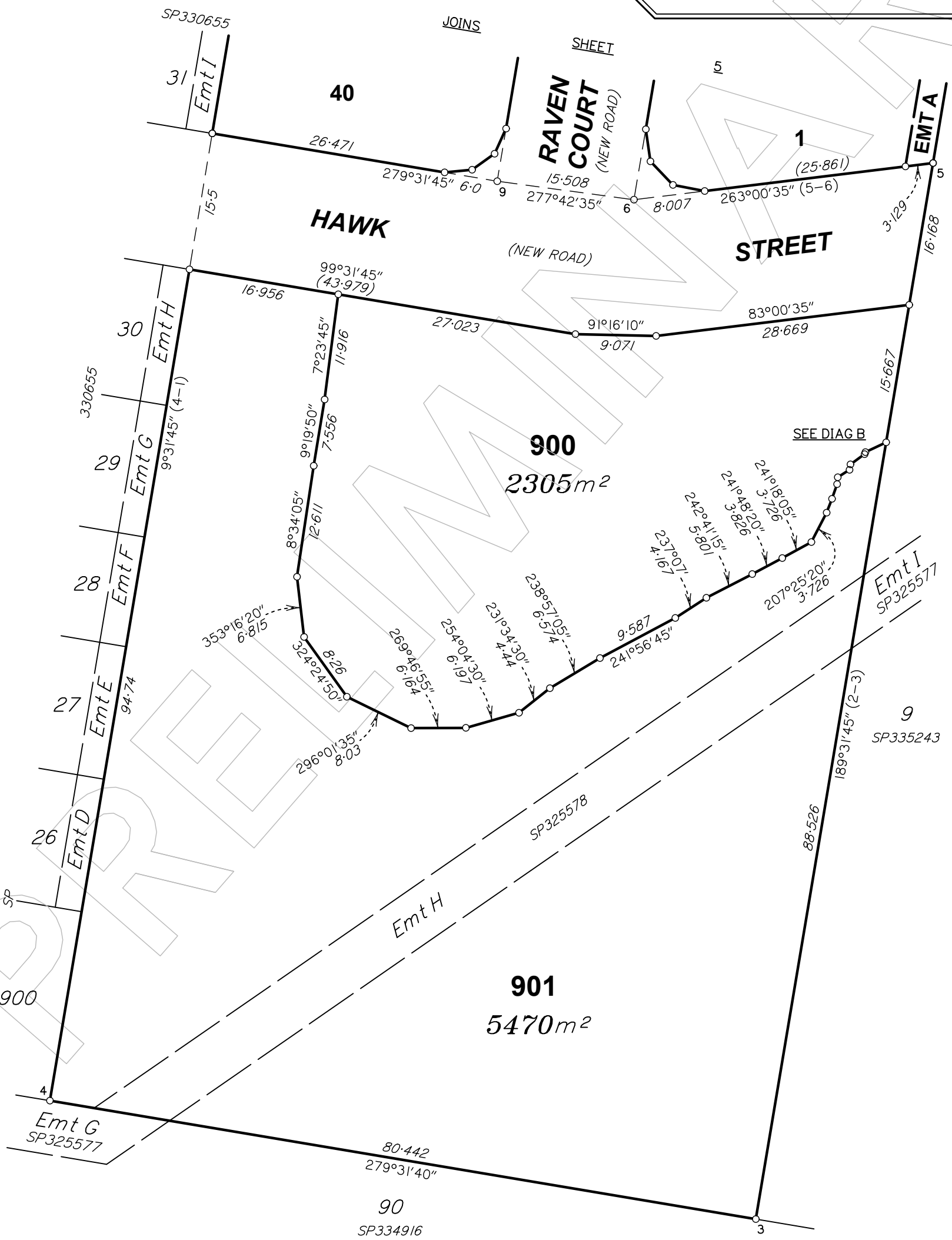
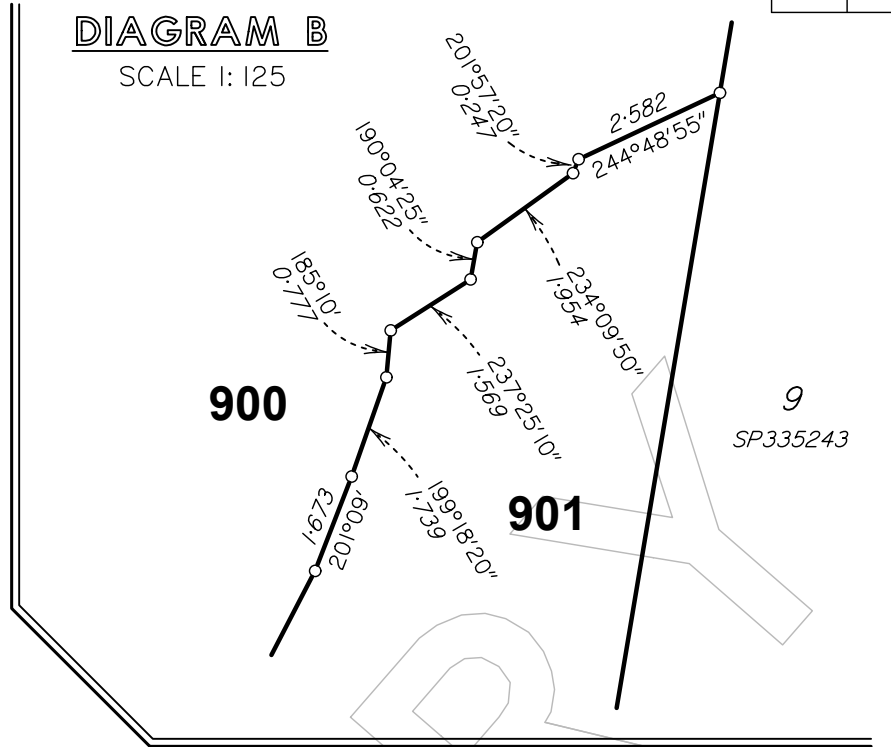
Insert Plan Number  
**SP346178**

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DIAGRAM B

SCALE 1:125



SCALE 1:500



State copyright reserved

Insert Plan Number **SP346178**

# AVIARY RIDGE

Discover the perfect blend of modern living and strategic investment at Aviary Ridge.

The epitome of modern living at Aviary Ridge, a premier residential development ideally located in Brisbane's Park Ridge. With a limited offering of 40 lots, this exclusive estate is designed for owner occupier family living, and astute investor buyers seeking a blend of high-quality living and lucrative rental demand.



← GOLD COAST  
45min

→ BRISBANE CBD  
35min

# AVIARY RIDGE

← Park Ridge  
Town Centre  
9min

Fuel  
5min

Bright Future  
Early  
Education  
Centre  
5min

NEW Primary School  
at 450 Park Ridge Rd to  
open January 2025  
4min

Bumstead  
Park  
2min

NEW Logan Reserve  
Neighbourhood  
Shopping Centre  
6min

Crestmead  
Industrial Park  
7min

Crestmead  
State School  
4min

Fuel  
1min

Local Shops  
2min

St Francis  
College  
2min

Marsden  
Woolworths  
7min

→



Judith Park  
3min

Crestmead PCYC &  
Community Centre  
5min

Edge Early  
Learning  
Crestmead  
4min

Crestmead Early  
Education Centre  
3min

Crestmead  
Park  
4min

Crestmead  
Skate Park  
5min

↓ Good Life Kindergarten and  
Child Care Logan Reserve  
7min

↓ Marsden  
State School  
6min

↓ Marsden State  
High School  
7min

↓ Marsden  
Coles  
8min

Burrows  
State School  
6min

→





# Top education for growing families

Experience the perfect blend of education and healthcare at Aviary Ridge.



## Education & Healthcare

Surrounded by top-tier schools, this family-friendly neighbourhood ensures a nurturing environment for children, making it an ideal choice for families.

- St Francis College (2 mins)
- Marsden State High School (6 mins)
- Crestmead State School (4 mins)
- Marsden State School (7 mins)

Set to open in January 2025 is a new primary school located at 450 Park Ridge Road. With a budget of \$80.3 million, the school is now under construction and will feature state of the art facilities.

The neighbourhood is ideal for growing families, boasting two childcare facilities nearby – Edge Early Learning Crestmead and Crestmead Early Education Centre.

All of life's essentials are on the estate's doorstep, with seven medical facilities located within just a 10-minute drive, including Crestmead Medical Centre. Logan Hospital is only 15 minutes away providing residents with easy access to quality medical services. The hospital is currently undergoing a \$460 million expansion to increase its capacity in line with the Logan region's rapid population growth.



*St Francis College, Crestmead*



*Marsden State High School, Waterford West*



*Artists impression*

*\$460 million Logan Hospital Expansion*



*Artists impression*

*Future primary school at 450 Park Ridge Road*

*PARK RIDGE ROAD*

# Parks and recreation, right in your backyard

Surrounded by nearby parks and recreational spaces, Aviary Ridge is ideal for families of all ages and lifestyles.

## Parks & Recreation

With this new estate so close in proximity to the popular Crestmead Park, enjoying all that this vast play space has to offer will be easy with the following amenities within walking distance from your front door.

- Walking tracks
- Children's playground
- Basketball court
- Skate park
- Dog park
- Community garden
- Crestmead PCYC



*Crestmead PCYC, Basketball Court and Skate Park*



*Crestmead Park Playground*

# A hub for transport and employment

The City of Logan is fast growing into a powerhouse region, backed by significant investment by the Queensland Government across infrastructure, health and education.



## Transport & Employment

Aviary Ridge offers a rare opportunity to invest in one of the regions strongest growth corridors as property values here continue to rise.

The estate is strategically positioned nearby both the Crestmead Industrial Park as well as the Crestmead Logistics Estate which is now under construction and will deliver up to 6,000 new jobs for residents of the region upon completion. This new industrial estate will be one of the largest in Queensland, offering 650,000sqm of warehousing, business, logistics and manufacturing space.

Shops, schools and major shopping centres are easy to access via the nearby M1 and M3.

Residents can also look forward to the PRC, a future transport link that will further connect development in the wider Park Ridge area to nearby centres like Browns Plains and Logan Central, allowing faster access to the Logan and Gateway Motorways.



Crestmead Logistics Estate



Crestmead Industrial Park



Crestmead Logistics Estate Under Construction

# Vibrant shopping and entertainment, close to home

Convenience and retail therapy abound with a host of retail precincts nearby.

## Entertainment & Shopping

Residents will be well catered for with the Crestmead Shopping Centre, Kensington Fair, Logan Central Plaza, Marsden on Fifth and Home Co. Marsden just a short distance away.

The nearby Logan Hyperdome Shopping Centre boasts over 220 retailers and is Logan's ultimate shopping, restaurant, dining, and family fun experience. With a cinema and regular family events, it's the perfect weekend fun for the entire family!

The all-new Logan Reserve Neighbourhood Shopping Centre is currently under construction and set to open early 2024. The 4000sqm shopping centre will feature a Woolworths supermarket and 15 specialty stores, including an alfresco dining precinct. The development is expected to create significant employment opportunities including 140 retail jobs on completion.

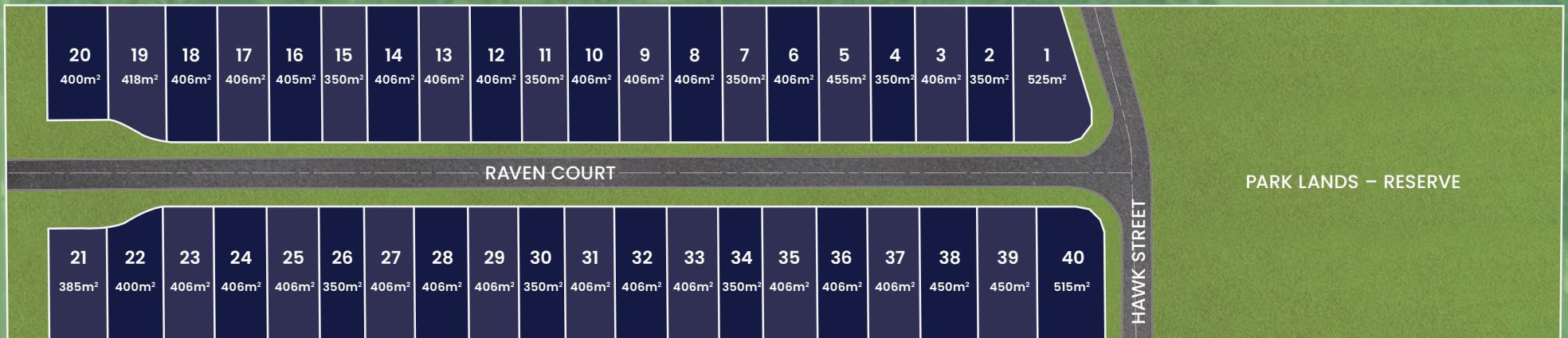


# Aviary Ridge Master Plan

Your Future Home Awaits! Aviary Ridge is a boutique community consisting of 40 pristine residential lots on Bumstead Road, Park Ridge. With blocks ranging from 350m<sup>2</sup> to 525m<sup>2</sup>, and all with minimum frontage of 10.8m, Aviary Ridge provides a range of blocks and homes to suit every buyer and budget.



BUMSTEAD ROAD



# AVIARY RIDGE



# Master Plan







August 2024

**APPRAISAL OF RENTAL VALUE**

**"Aviary Ridge"**

**PARK RIDGE 4125**

As the market leader in property management services for investors, MPM Property are proud to offer you a rental appraisal in this premium residential estate.

*Key design features -*

- 4 Bedrooms
- Main Bathroom + Ensuite
- Double Lock Up Remote Garage
- Brand New Single Storey Home
- Tiled Air-conditioned Living + Dining
- Separate Carpeted Living Area
- Covered Outdoor Entertaining Area

Our team would be delighted to manage your investment and work to ensure your property is achieving the best possible rental price and maximising your return on investment. We believe that you could expect to achieve **\$760.00-\$780.00 per week.**



EXTERNAL ROOFTILE



EXTERNAL COLORBOND

A composed grey and white scheme which is both fresh and polished.

**Brick House**

Brick: ..... Austral Shoreline  
 Joints: ..... Raked  
 Mortar: ..... Natural

**Rendered House**

Feature Brick: ..... Austral Grecian Gold  
 Joints: ..... Raked  
 Mortar: ..... Natural

**External Walls Render**

Colour: ..... WattyI London Fog 49.50

**Feature Render or Cladding**

Colour: ..... WattyI Cotton Grey 18.20

**Roof**

Roof Tile Colour: ..... Wild Rice  
 Tile Profile: ..... Elabana  
 Colourbond® Roof: ..... Standard profile  
 Colourbond® Colour: ..... Colorbond Dune

**Colour bond® Fascia & Gutter**

Fascia Colour: ..... Colorbond Surfmist  
 Gutter Colour: ..... Colorbond Dune  
 Downpipe Colour: ..... Colorbond Dune

**Driveway / Paths:** ..... Exposed aggregate

**Window / Flyscreen Frames**

Colour: ..... Pearl White

**Garage Door**

Type: ..... Colourbond® Woodgrain Panelift  
 Style: ..... Contemporary  
 Colour: ..... Colorbond Surfmist

**External Paint / Finishes**

Metre Box: ..... Colorbond Dune  
 Gable Trim: ..... Colorbond Dune  
 Gables / Eave Lining: ..... Colorbond Surfmist  
 Balustrading: ..... Surfmist

Front Door Style: ..... XV10 Paint Grade  
 Front Door / Frame: ..... WattyI White  
 Entry Fixed Glass: ..... Obscure  
 External Door Furniture: ..... Stainless Steel  
 Front Door / Locks: ..... Deadlock & Entry Set  
 Rear Door / Frame: ..... WattyI White  
 Rear Door Locks: ..... Deadlock & Entry Set

External Light Colour: ..... White  
 Letterbox Colour: ..... Colorbond Dune  
 Letterbox Style: ..... Milk Can  
 Clothesline Colour: ..... Colorbond Surfmist

# KITCHEN

Kitchen Benchtop: ..... Caesarstone Osprey  
Edging: ..... 20mm Arris

## Cupboard Fronts:

Cupboard Colour: ..... Polytec Classic White Sheen  
Handle Style / Position: ..... Choice Standard

## Appliances

Cooktop: ..... Ceramic  
Oven / Rangehood: ..... Stainless steel  
Kitchen Sink: ..... Stainless steel with Flick Mixer  
Hot Water System: ..... 250lt Energy Efficient  
Laundry Tub: ..... White Metal with Stainless Steel Tub

## Tiles

Main Floor Tiles: ..... 1256616 OMNIFORM WHITE 450x450  
Kitchen Splashback: ..... 1001983 United White Satin 100x300  
Laundry Splashback: ..... 1001983 United White Satin 100x300  
Laundry Skirting: ..... 1256616 OMNIFORM WHITE 450x450

*Note: Splashback tiles laid 300 side horizontal brick bond.*



# BATHROOM

## Bathroom / ensuite

Vanity Benchtop: ..... Caesarstone Osprey  
Cupboard Fronts: ..... Polytec Classic White Sheen  
Handle Style / Position: ..... Choice Standard  
Tap Handles: ..... Chrome  
Bathtub / Basin: ..... White  
Mirror / Shower Frame: ..... Chrome  
Shower Screen: ..... Clear Laminate  
Shower Soap Holder: ..... Chrome on Shower Rail  
Towel Rail: ..... Chrome  
Toilet Roll Holder: ..... Chrome  
Toilet Suite: ..... White

## Bathroom Tiles

Shower Floor: ..... 1256624 OMNIFORM WHITE 300x300  
Bathroom/Ensuite Floor: ..... 1256616 OMNIFORM WHITE 450x450  
*Note: Bath/Ensuite wall tiles laid 400 side horizontal stack bond.*  
Bathroom/Ensuite Walls: ..... 1220964 Unit White Satin 250 x 400  
WC Skirting: ..... 1256616 OMNIFORM WHITE 450x450



# LIVING

## Internal Paint / Finishes

Ceiling Cornice: ..... Wattyl White  
Wall Colour: ..... Wattyl Cotton Grey 18.20  
Wall Paint Type: ..... Ultra ASU (1) ID ADV Low Sheen (2)  
Skirting / Architraves: ..... Wattyl Cotton Grey 18.20  
Internal Door Style: ..... Redicoat  
Internal Door Colour: ..... Wattyl Cotton Grey 18.20  
Interior Door Furniture: ..... Chrome

## Other Interior Paint / Finishes

Robe Frames: ..... White  
Robe Inserts: ..... SLQ Vinyl Glacier  
Light Switches: ..... White  
Ceiling Fans: ..... Brushed chrome  
Carpet: ..... Kingscliff Slick  
Verticals: ..... Focus Dove

