

**Hayfield.**



Welcome to

**Hayfield.**

# Cultivate a Natural Life.

Welcome to Hayfield, a new master-planned community that combines natural beauty with urban convenience in the heart of Ripley. Hayfield is designed to encourage a true connection between families, neighbours and nature.

Running through the centre of Hayfield is The Greenwood – a stretch of rugged native bushland brimming with local flora and fauna. At Hayfield, each home is never far from either this lush expanse or

one of the three inviting parks. Extending this connection with the outdoors, every home features a free landscaped front garden, creating both a beautiful entrance and a seamless streetscape.

Close to an abundance of local schools and walking distance to proposed primary and secondary schools within Hayfield itself, parks, shopping precincts and other amenities, Hayfield is perfectly positioned between the city of Ipswich

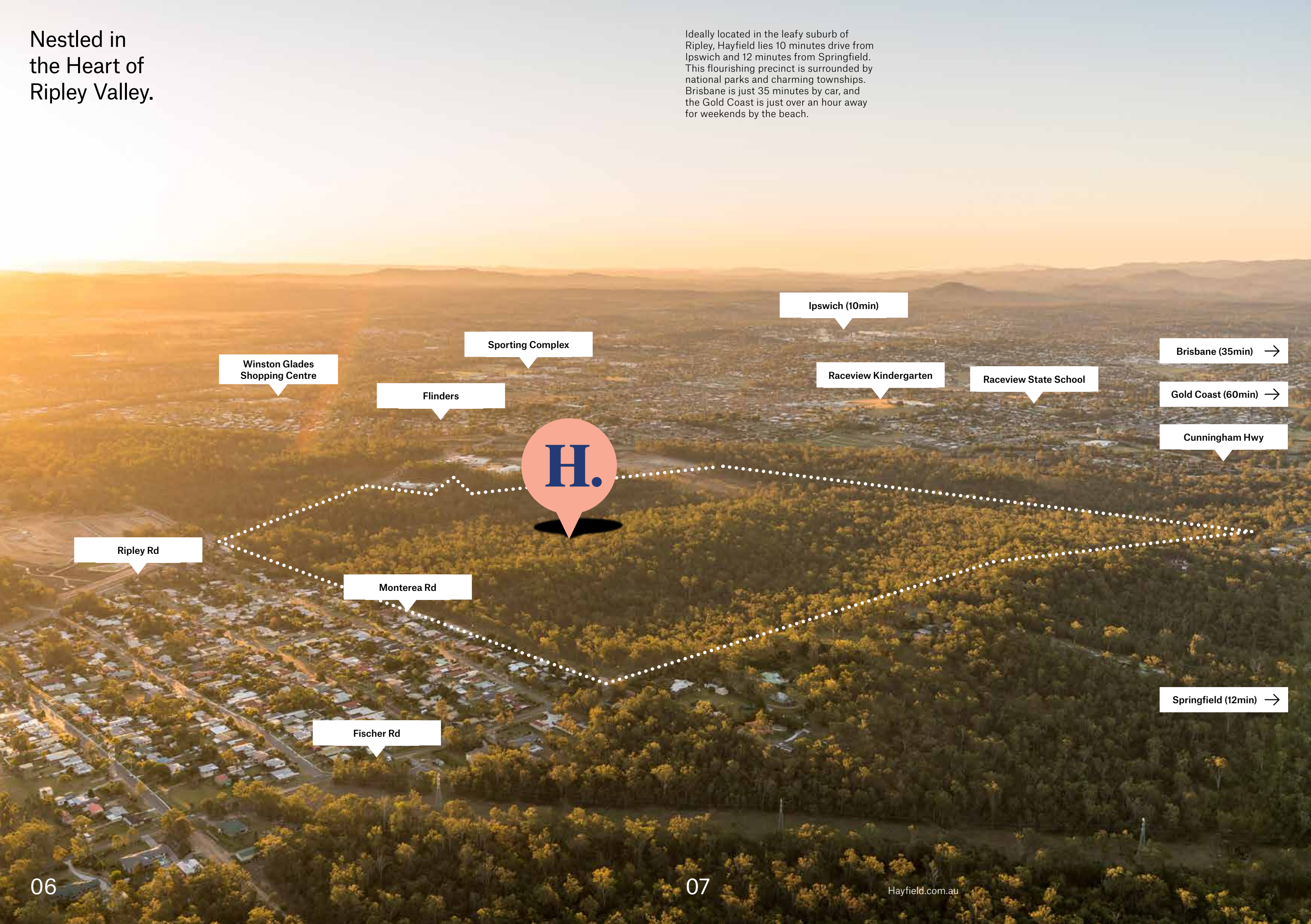
and the town of Springfield. Both of these thriving districts are home to a number of charming eateries as well as activities for the whole family, although for entertainment, there’s no need to look further than Hayfield. Throw a frisbee on the lawn, sip a chilled drink with neighbours, or share a picnic at one of the parks within Hayfield.

When it comes to community living within beautiful surroundings, Hayfield has it all.

Your Natural Environment.

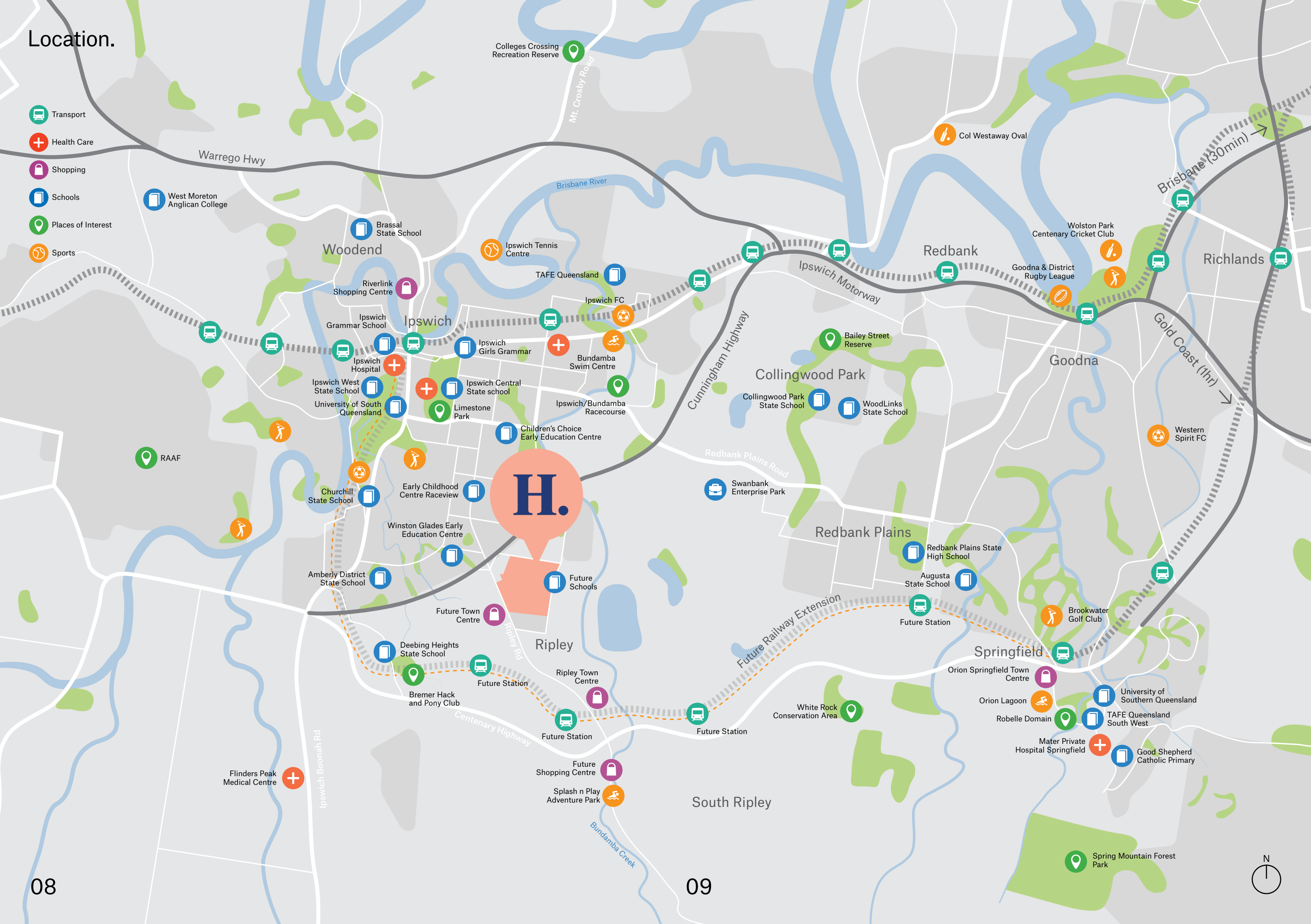
Nestled in  
the Heart of  
Ripley Valley.

Ideally located in the leafy suburb of  
Ripley, Hayfield lies 10 minutes drive from  
Ipswich and 12 minutes from Springfield.  
This flourishing precinct is surrounded by  
national parks and charming townships.  
Brisbane is just 35 minutes by car, and  
the Gold Coast is just over an hour away  
for weekends by the beach.



Location.

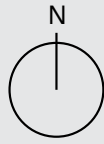
- Transport
- Health Care
- Shopping
- Schools
- Places of Interest
- Sports



Cunningham Highway

Boyland Way

Fischer Road



Ripley Road

H.



Park



Park



Proposed  
Childcare /  
Commercial



Commercial  
/Retail



Proposed  
Sports Park

Montere Road

Ripley Road

The Greenwood

Ripley Track

Ripley Track

Ripley Track

Ripley Track

Ripley Track

Ripley Track

Park & Community Centre

The Greenwood

Ripley Track

Ripley Track



Proposed  
Schools



Proposed  
Schools

Fischer Road

Montere Road

Designed Around  
Native Bushland.



## A Breath Of Fresh Air

Hayfield brings you community living in harmony with nature. Carefully designed to ensure each street has easy access to parkland, you can enjoy lush green spaces moments from home.

Hayfield celebrates and preserves the native flora of Ripley Valley. Running through the centre of the development is The Greenwood, a stretch of untouched bushland ideal for leisurely strolls with the kids, or morning jogs along the Ripley Track.

At the entrance to Hayfield, two welcoming parks make a grand statement, while at the heart of the neighbourhood, a nature playground, woodlands and lawn are perfect for adults and kids alike. The central park is also home to a Community Centre that will hold events and activities for residents.

Hayfield features a range of architecture and designs to suit families of any size. With a diverse collection of homes and gardens creating a varied and colourful streetscape, this is a place to create a personal sanctuary of enduring style.

A focus on building connections between neighbours is evident in Hayfield's community, where faces are familiar and kids play and explore safely. This idyllic neighbourhood offers the best of both worlds, with easy access to city living and a tranquil retreat to return to at the end of the day. Enjoy drifting to sleep to the quiet sounds of the bush before waking to dappled sunlight streaming through the trees. At Hayfield, coming home just feels natural.



# Life in Ripley Valley.



Ripley is Queensland’s newest suburb, with the town centre soon to become a thriving epicentre for education, healthcare, shopping, dining, recreation and entertainment. It is here that the community of Hayfield will set a new standard in natural living, set among tree-lined streets, laneways, parklands, and native bush.

Hayfield is just a short drive from the Ripley town centre. This pedestrian friendly precinct will offer a traditional marketplace atmosphere in a contemporary space. As well as an array of dining and retail options, the town centre will be home to a Coles supermarket, a medical centre,

commercial office spaces and a community centre. There will also be a range of activities that keep the whole family entertained including a spectacular water-park. For fun further afield, a transit hub will connect Ripley residents to the surrounding townships of Ipswich and Springfield by bus or train.

The thriving town of Springfield is only a 12-minute drive away, and the city of Ipswich an easy 10-minute drive from your door. Springfield is home to the popular Orion Shopping Centre, with stores including Woolworths, Coles, Aldi, Target, Big W, a state-of-the-art cinema, and over 180 specialty boutiques, as well as adjacent space for future expansion.

The recently completed, holistic Mater Private Hospital is also found in Springfield. From the Springfield Central train station; it’s just a 35-minute trip to Brisbane Central – an easy commute for Ripley locals. For amusements set against a historic backdrop, the city of Ipswich offers attractions such as the Ipswich Nature Centre, the Ipswich Art Gallery, the 4 Hearts Brewery, The Workshops Rail Museum, and an abundance of parklands.



# Local Adventures.

No matter where you live within Hayfield, a park or The Greenwood are never far away. Kids can enjoy exploring and discovering the beautifully maintained Greenwood stretch, where they can spend afternoons hunting for lizards or calling to Kookaburras. After a day of playing in this tranquil bushland, they're sure to return home with stories of legendary games of hide-and-seek among the trees.



In the hills beyond Hayfield, hikers and riders will be spoilt for choice with the nearby Brisbane Valley Rail Trail. Known as one of the most scenic paths in Australia, and perfect for a day trip or a weekender, this 160km trail can be explored by foot, bike or even horse.

Situated in the Flinders-Goolman Conservation Estate, just 20 minutes from Hayfield, Harding’s Paddock has a campground with a BBQ area leading to hikes to suit all fitness levels. Here, trails such as Flinders Peak offer glimpses of rare animal species including the peregrine falcon, wedge-tailed eagle and brush-tailed rock wallaby.



There are plenty of spots around Hayfield to simply relax and enjoy time outdoors. Ipswich’s Kholo Gardens offers nearly 40 hectares of stunning gardens, crystal clear lily ponds, bush walks and open spaces to explore for hours on end. A 15-minute drive from Ripley, The Spring Mountain Conservation Estate is home to over 600 plant and 150 animal species. In the centre of Ipswich, the Denmark Hill Conservation Reserve features a walk that culminates with a magnificent view over this historically rich city, and even out to Brisbane.



# Cultivating Minds.

With Hayfield’s central position, you won’t be short of options when it comes to deciding on a place for your children to learn and grow, with Hayfield itself the site of a proposed primary and secondary school. Both Ripley and the neighbouring cities of Springfield and Ipswich offer plenty of government and private schools to choose from for Prep to Year 12, as well as a range of kindergarten and child care centres.

Prestigious institutions include Ipswich Girls’ Grammar School, West Moreton Anglican College and Ipswich Grammar School, as well as schools that specialise in disability support such as the Ipswich Special School and Claremont Special School.

High quality tertiary education is available at the TAFE Queensland South West in Bundamba, the Ipswich campus of the University of Queensland and the University of Southern Queensland campus in Springfield. The acclaimed Queensland University of Technology and Australian Catholic University in Brisbane are also not far from home.



# The Good Life.

Everything about the Hayfield lifestyle is designed to encourage healthy and happy living for all the family. With a number of spaces and activities designed to foster connection and wellbeing, including running and walking tracks, a nature playground, and a number of parks, there are plenty of options for wholesome fun.

Breathe in the fresh air while strolling along the edge of the native bushland of The Greenwood, spying local animals with the kids. Around the home, afternoons can be spent tending to the flowers of your professionally designed garden.



# The Ripley Track.

Hayfield has been designed with an emphasis on wellness. Whether it's a run along the 4.1km Ripley Track, through The Greenwood or enjoying a yoga session and morning workout in the parks, nourishing activities come with a beautiful backdrop.

Winding through Hayfield, the Ripley Track will be the perfect spot for a refreshing jog or a relaxing stroll with the kids. This landscaped pathway will be illuminated at night and feature signage that highlights local flora.







# Free Front Gardens.

Hayfield’s deep connection with nature was at the forefront of thinking when it came to designing the community gardens and reinvigorating The Greenwood corridor.

Hayfield will combine the natural greenery of the original bushland with new native plant life. Each outdoor area, from The Greenwood to the three feature parks, will be crafted with the intention of creating a range of spaces for both peaceful escapes and social gatherings.

Every Hayfield home will be fronted by a free, landscaped garden. With centrepiece trees, hardy native shrubs and colourful flowers for all seasons – the choice is yours.

Residents can choose from four beautiful designs ranging in maintenance levels and complexity.



Australian Informal



Contemporary Curvilinear”



Formal Geometric



Tropical Geometric

The Developer.

# Goldfields

Goldfields’ prolific history has seen the brand forge an enviable reputation of delivering distinctive residential environments of superior design and style. The Goldfields brand is synonymous with quality and continues its commitment to delivering residential environments that reflect the way people want to live today and into the future.

Goldfields has a vast wealth of experience across many facets of property development including residential apartments and townhouses, masterplanned communities and mixed-use projects.

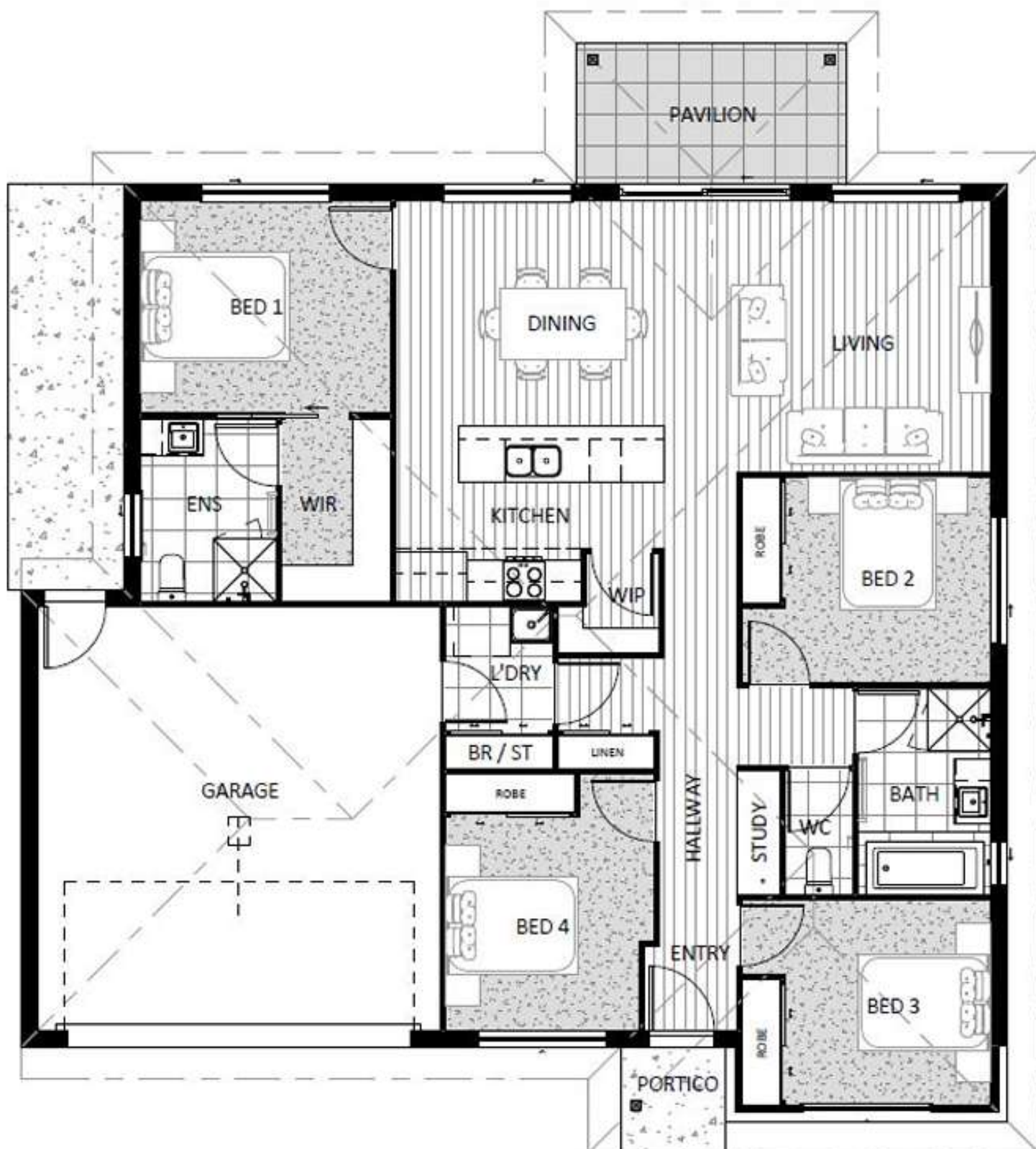
[goldfieldsgroup.com.au](http://goldfieldsgroup.com.au)

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Developed by

Goldfields





# RENTAL APPRAISAL

FOR THE PROPERTY SITUATED AT Lot 1101, Hayfield Estate, New Road, Ripley, Queensland, 4306

13-05-2025

To Whom it may concern,

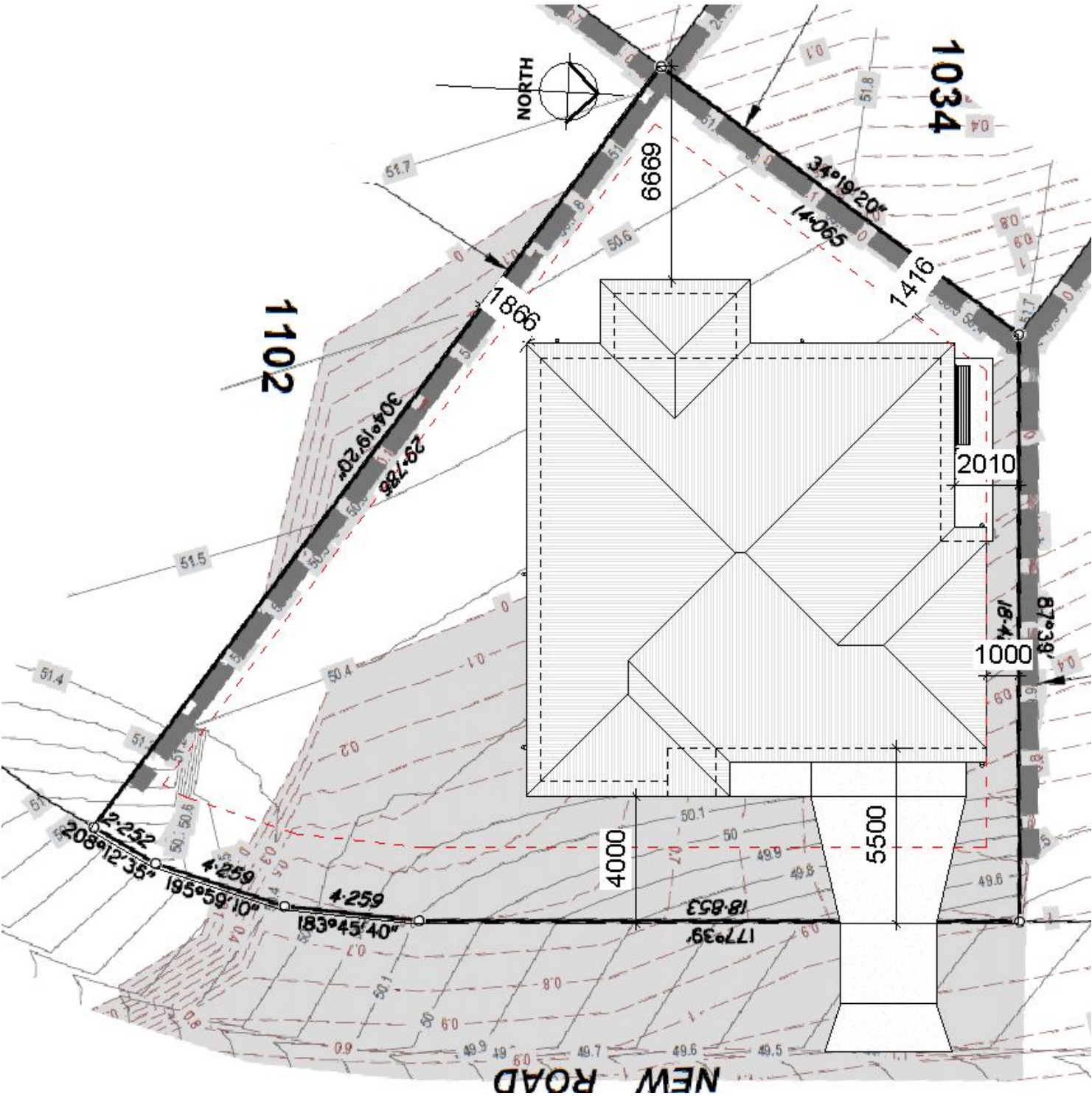
With an extensive rent roll of over 650 homes, we have diligently reviewed the properties we currently manage in close proximity to the subject property.

I believe this 4 bedroom and 2 bathroom residence would rent for approximately \$800.00 to \$900.00 per week, at the current time of the year.

# SITE PLAN

FRONTAGE | 29.6 m

LOT SIZE | 510.0 m<sup>2</sup>



# INCLUSIONS

## PRE-CONSTRUCTION

### Preliminary Inclusions

- HIA fixed price contract
- Plans and home building specifications
- QLeave and QBCC Insurance & home warranty
- Certification and Council building application fees
- Twelve (12) month maintenance warranty
- Engineering and slab design
- Soil test and contour survey
- Statutory structural guarantee period
- Independent quality inspections throughout building process

### Site Works, Foundations & Connections

- 400mm site scrape and/or balanced cut and fill excavation
- Slab design suitable for block, as per engineer's design, based on site investigations
- Termite treated timber frame and termite treatment to slab penetrations and perimeter
- Sewer and storm water connections to existing serviceable connection points
- Connection to electrical mains per attached building plans
- Water connection from pre-tapped water main up to 6m set back
- House constructed to meet wind rating conditions determined by Engineer -N2 included
- Retaining walls as per attached building plans (design specific)
- Provide 3m council cross over (design specific)
- Provide driveway cut and excavation including gutter cut (design specific)

### Energy Efficiency

- 7 Star as per Requirements
- 6kw solar system (up to 16 panels), and 5kw inverter in two storey designs only

## ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Single phase underground power connections from existing supply point
- Meter box will be installed on the side nearest mains connection point
- Power points as per the electrical plan
- LED ceiling lights and fans as per electrical plan
- TV/Data points to main living, master & media as per electrical plan to comply with building regulations
- Smoke detectors (hard wired with battery back-up) as per electrical plan to comply with building regulations
- One (1) phone point as per plan
- Exhaust fans as per electrical plan to comply with building regulations
- Electric hot water storage system (250 litres)
- TV antenna to roof – location TBD on site
- Two (2) x pendant lights to kitchen island (or breakfast bar) from builders standard range (design specific)
- One (1) split system air conditioner to main living area
- One (1) split system air conditioner to master bedroom

# INCLUSIONS

## GENERAL INTERIOR

### General

- 2400mm nominal ceiling height
- Ceiling paint to manufacturers standard specifications
- Three (3) coat internal paint system to paint manufacturers specifications
- 90mm paint grade coved cornice, 42mm paint grade architraves and 66mm paint grade skirting
- AAA rated water saving shower heads/tapware
- Vinyl plank flooring to main living areas & carpet to remainder excluding wet areas from the builder's standard range
- Internal and external builders house clean
- Walk In Robe including one (1) continuous shelf & hanging rail under (design specific)
- Enclosed timber stairs with matching timber handrail (design specific)
- Insulation under roof R3.0
- Wall sarking externally
- Wall insulation as required to meet energy rating

### Kitchen & Laundry

- Laminate finish cupboards (soft close) and kicks from the builder's standard range
- 20mm stone bench tops to kitchen from the builder's standard range
- 600mm electric appliances including oven, cooktop rangehood & dishwasher
- Stainless steel overmount kitchen sink from the builder's standard range
- Chrome sink mixer
- Metal laundry cabinet with mixer tap
- Tiled splashback
- Linen cupboard with fixed shelves
- Microwave opening
- Melamine shelves to all kitchen cupboards and pantry

### Internal Doors & Windows

- Paint grade flush panel internal doors from builder's standard range – 2040mm high
- Paint grade entry door with transparent glass inserts
- Internal lever door handles from the builder's standard range
- Block out roller blinds to applicable windows, excluding bathroom, ensuite, WC, powder room
- White vinyl, chrome framed sliding doors to bedroom robes. One (1) continuous shelf with hanging rail under
- White vinyl, chrome framed sliding doors to storage cupboards. Four (4) equally spaced shelves internally
- Privacy set to bathrooms and master bedroom
- Flush mount cavity slider handles (privacy or passage as per plan)

### Internal Tiling

- 450mm x 450mm ceramic tiles to wet areas from builder's standard range
- Bathroom and ensuite: 2000mm high to showers with 220mm skirting tile
- 220mm high skirting tiles from the builder's standard range to WC and laundry
- Tile splash to kitchen (back wall only) from the builder's standard range

### Bathroom, Ensuite & Toilets

- Laminate finish vanities from the builder's standard range with 20mm stone top
- 300mm tiled splashback and polished edge mirror above vanity
- Chrome mixers, towel rails and toilet roll holders
- Builders range toilet suite
- Semi-framed shower screens with clear safety glass
- Chrome finish shower mixer with shower rail

# INCLUSIONS

## GENERAL EXTERIOR

### External Floor, Wall & Roof Finishes

- Exposed aggregate entry portico from builder's standard range
- Tiles to undercover pavilion and balcony from builder's standard range (design specific)
- Face brick walls to the exterior of the home (design specific)
- Feature painted render, wall cladding, aerated concrete panels or tiled columns to façade (design specific)
- Colorbond roof from the builder's standard range of colour profiles
- Colorbond fascia and gutters from the builder's standard range of colours with painted downpipes
- Semi frameless glass balustrade to first floor external balconies (design specific)
- 70mm pine wall frames with stabilized pine trusses

### External Doors & Windows

- Paint grade solid core front door with glazed panels and lever set handle from builder's standard range – 2040mm high
- External doors 2100mm high and windows at 2100mm head height
- Powder-coated aluminum windows from the builder's standard range of colours with transparent glass to all windows & doors
- Translucent Laminate (opaque) glass to bathroom, ensuite, WC, powder room
- Keyed locks to all opening windows and sliding doors
- Insect screens to opening windows & sliding doors (excluding front door)
- Remote control panel lift garage door from the builder's standard range

### Landscape

- Exposed aggregate concrete driveway
- Fencing to external boundaries as per attached plans with one (1) treated pine gate
- Turf to front & rear yard with gravel to sides behind return fences (site specific)
- Up to 10m<sup>2</sup> of garden with a variety of up to twelve (12) plants 140mm or 200mm pot sizes and mulch to garden bed
- Letterbox with house number
- Clothesline – fold down
- Two (2) external garden taps
- Painted side returns to front fence, colour to suit scheme