

MASTERPLAN



----- Bushfire setback line

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*Available for duplex STCA
**Available for Multi-dwelling



PANORAMA

BAHRS SCRUB



REFRESH YOUR PERSPECTIVE

See life from a different view at Panorama Bahrs Scrub. Disconnect from the hustle and bustle, connect with nature and reconnect with your family.

Wake up with a fresh new perspective, energised by your surrounds. Soak up the sun, breathe in the fresh clean air, recharged for whatever the day brings.

All this, just a short commute from the city centre.

WELCOME TO YOUR OASIS

Set amongst picturesque bushland, just a short drive from both the Gold Coast and Brisbane, Panorama Bahrs Scrub is your sanctuary from the city.

Come home to peace and tranquillity, surrounded by lush forest and wildlife at your doorstep.

All this, with life's modern luxuries within easy reach.





LIVE YOUR DREAM

Build a life your family will love at Panorama Bahrs Scrub. Our selection of boutique house and land packages offers something for all families, whether you're just getting started or you're downsizing with an empty nest.

Simply choose your land from a selection of 72 premium lots and then choose your preferred builder from our selected partners, all hand picked by us for their outstanding quality and reputation.

EVERYTHING YOU NEED AT YOUR FINGERTIPS



EDUCATION

Windaroo Valley High School and Windaroo Primary School provide state school education from Prep – Year 12, while a number of private and independent schools in the area offer additional educational facilities. The Metropolitan South Institute of TAFE is located in nearby Meadowbrook, which is accessible via train from Beenleigh.

Early Learning

- Goodstart Early Learning Mt. Warren Park
- The Boulevard Early Learning Centre Windaroo
- The Boulevard Early Learning Centre Mt. Warren Park
- Beenleigh Family Daycare
- C&K Windaroo Community Kindergarten
- C&K Mt. Warren Park Community Kindergarten

Primary & High Schools

- Edens Landing State School
- Windaroo Primary School
- Windaroo Valley High School
- Mt. Warren Park State School
- Beenleigh State School
- Beenleigh State High School
- Beenleigh Special School
- Bethania Lutheran Primary School
- St. Joseph's Tobruk Memorial School
- Trinity College
- Canterbury College
- Rivermount College

SPORTS & RECREATION

It's easy to be active here at Panorama Bahrs Scrub. Whether you like to hike, bike or run, you will find everything you need right at your doorstep. Avid golfers will enjoy the close proximity to Windaroo Lakes Gold Club and Mt. Warren Park Golf Club.

There are also a number of beautiful parks and reserves in the area including Buccan Conservation Park, Chris Green Park and Wuraga Reserve.

SHOPPING & DINING

Windaroo IGA provides easy access to your daily necessities, while nearby Beenleigh is home to large retail outlets including Coles, Woolworths, Aldi, Bi-Lo and Big W.

Local markets such as the Early Bird and Breakfast Markets in Beenleigh provide a unique shopping experience with a community feel.

An array of cafés and restaurants spanning all cuisines from Chinese to Mexican and everything in between will satisfy all your cravings. Enjoy a delicious meal at the Windaroo Tavern while the kids have fun in the dedicated kids' zone or pick up a world-famous pie from Yatala Pies.

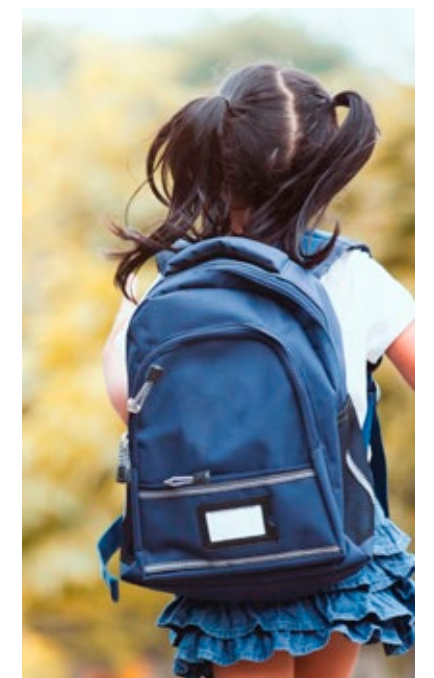
TRANSPORT

Bahrs Scrub is serviced by TransLink bus services, as well as the nearby Beenleigh train station. Other nearby train stations include Edens Landing train station, Holmview train station and Bethania train station.

MEDICAL

You will find a number of medical centres, private GPs and hospitals in the surrounding suburbs.

- Doctors @ Windaroo
- Main Street Medical & Dental Centre Beenleigh
- Beenleigh Family Practice
- Beenleigh Community Health Centre
- All Care Beenleigh Medical and Dental
- Logan Hospital



FROM LITTLE THINGS, BIG THINGS GROW

Our boutique estate boasts lush bushland surroundings with elevated views that will be protected for years to come. At Panorama Bahrs Scrub you can be ensured that as your family grows, so will your natural surrounds.





YATALA
PIES

PACIFIC OCEAN

ALBERT RIVER

WINDAROO
LAKES GOLF
COURSE

RIVERMOUNT
COLLEGE

EXIT
38

PACIFIC MOTORWAY (M1)

BEENLEIGH BEARS
RUGBY UNION CLUB

WINDAROO
VILLAGE
SHOPPING
MALL

WINDAROO
VALLEY STATE
HIGH SCHOOL

BEAUDESERT BEENLEIGH RD

SURFERS PARADISE
(39KM) ↑

GOLD COAST AIRPORT
(73KM) ↑

MOUNT TAMBORINE
(34KM) ↑

← 7-ELEVEN
(1.9KM)

← BP SERVICE STATION
(3.3KM)

← WINDAROO TAVERN
(2.1KM)

← WINDAROO
VETERINARY SURGERY
(2.1KM)

← BRISBANE CBD
(32KM)

← BRISBANE AIRPORT
(49KM)

← GRIFFITH UNIVERSITY
(7.5KM)

← LOGAN HOSPITAL
(12.8KM)

← CANTERBURY COLLEGE
(3KM)

← HOLMVIEW CENTRAL
SHOPPING CENTRE
(6.2KM)

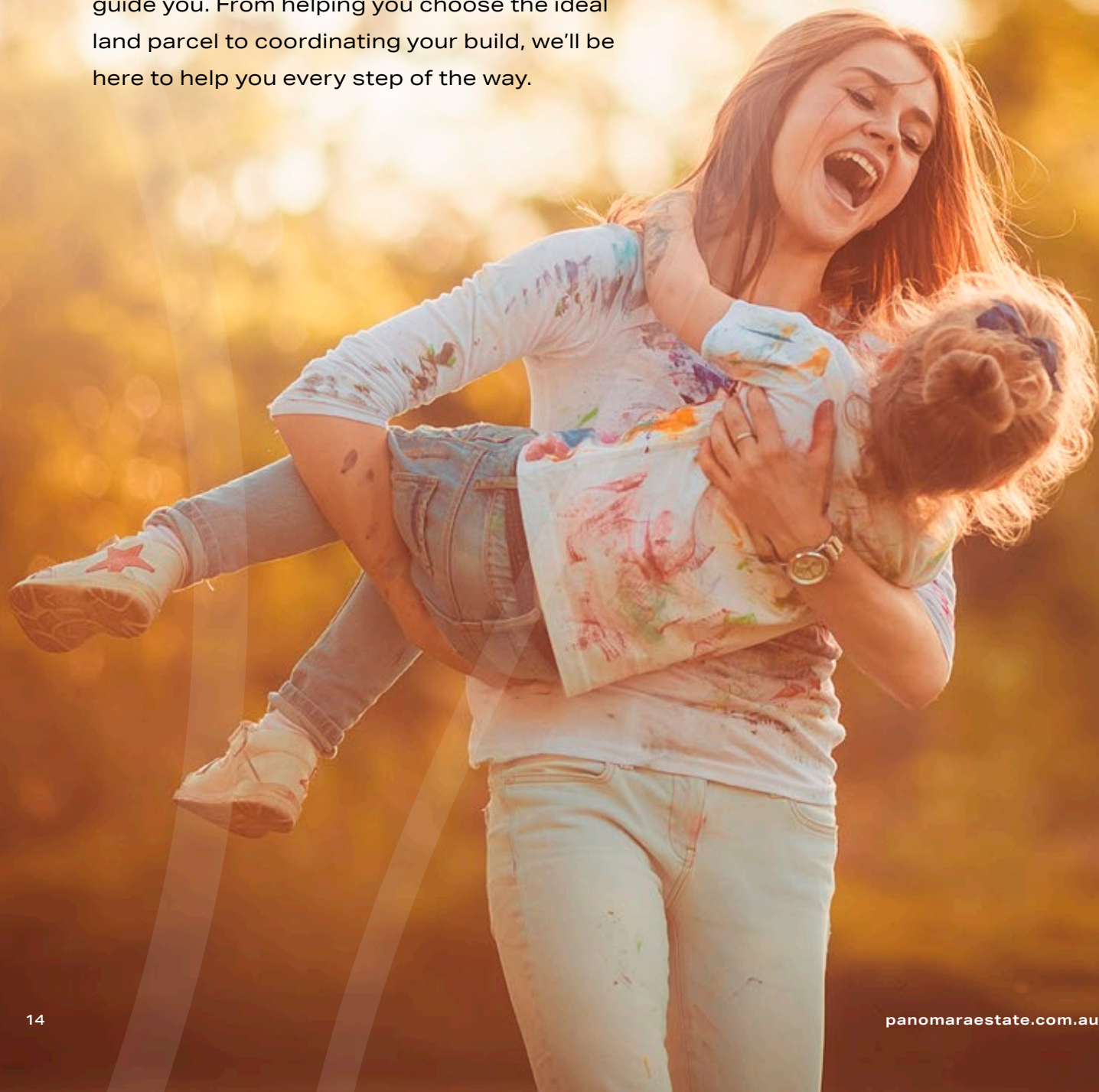
NATURE RESERVE

NATURE RESERVE



YOUR DREAM IS OUR REALITY

When you're ready to set your dream into action, our experienced team will be here to guide you. From helping you choose the ideal land parcel to coordinating your build, we'll be here to help you every step of the way.



WHY CHOOSE LOGAN?



Located in the heart of south-east Queensland, Logan is one of the state's fastest growing regions, with a projected 50% population increase of 548,000 residents over the next 20 years.

This projection has already seen more than \$18 billion of publicly funded projects started so far,

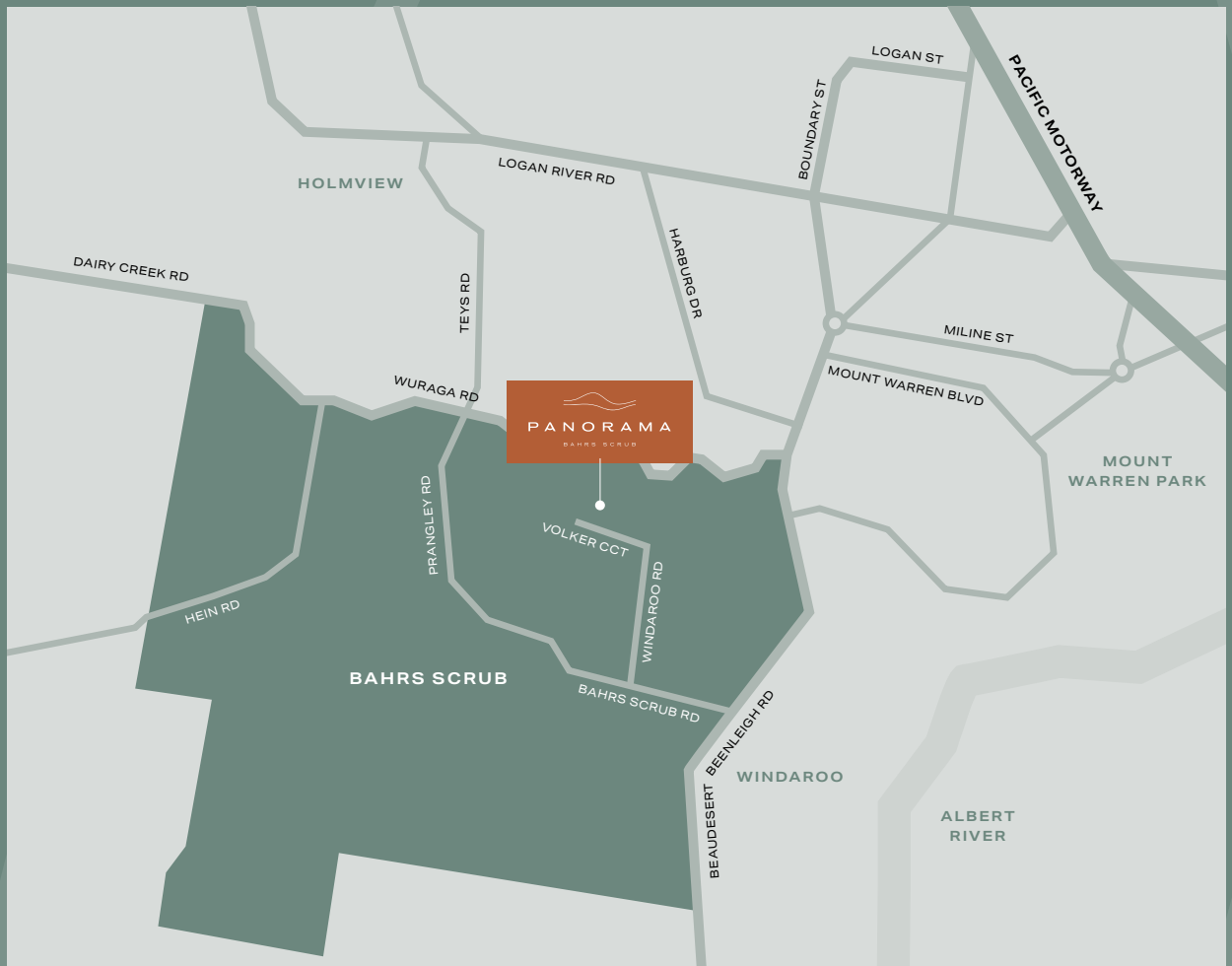
in order to support the booming residential population of what is predicted to be the second fastest growing city in the state.

A number of infrastructure upgrades and developments have also been launched in order to facilitate this growth.



PANORAMA

BAHRS SCRUB





LIFESTYLE INCLUSIONS

Pre-Construction and Warranties

- Engineers soil report and slab design
- Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)
- Twelve months maintenance period
- 6 year structural guarantee

Site Works, Foundations and Connections

- Fixed price site works including cut/fill
- Engineer designed concrete slab and footings with control joints where applicable
- Timber frame and trusses
- Termite treatment to slab penetrations and physical perimeter barrier
- Sewer and storm water connections to existing serviceable connection points
- Water connection from pre-tapped water main

Energy Efficiency

- 7 Star Rated as per government regulations
- Ceiling batts where required to achieve 7 Star Rating
- Wall batts where required to achieve 7 Star Rating
- Wall-wrap to external walls where required to achieve 7 Star Rating
- Energy efficient hot water unit
- Weather seals fitted to external hinged doors
- Energy efficient down lights to dwelling and garage
- Ceiling fan from Builders' Range to alfresco and living area
- Anticon blanket to underside of roof

Bricks, Windows, Roofing and Garage

- Select range of clay bricks from the Builders' Standard Range (refer plans for details)
- Natural mortar with ironed joints
- Feature render finish to front facade (where required - refer plan for details)
- Powder coated aluminium windows in the standard Builders' Standard Range of colours
- Powder coated aluminium framed fibreglass flyscreens to all openable windows
- Grille style barrier screen to living/alfresco sliding door and laundry sliding doors
- Keyed window locks to all opening sashes and sliding doors
- Metal roof in the standard Builders' Standard Range of colours (refer plans for details)
- Auto sectional garage door to the front facade of the garage in Builders' Standard Range of colours including (2) handsets
- Metal fascia and gutter in the standard Builders' Standard Range of colours
- Obscure glass to bathroom, ensuite and W.C windows

Tiles and Tiling

- 450 x 450mm pressed edge ceramic tiles from Builders' Standard Range to main floor and wet area floors, cut to 200mm high tile skirt to wet areas and as feature to bath face and hob (refer plans).
- 250 x 400mm pressed edge ceramic tiles from Builders' Standard Range to 2000mm high tiling to shower areas and 500mm high tiling above bath walls
- 100 x 300mm pressed edge ceramic tiles from Builders' Standard Range to kitchen and laundry splash back to 600mm high or to underside of overhead cupboards

Bathroom, Ensuite and Water Closet

- 20mm stone bench tops from Builders' Standard Range
- Laminate finish vanities in the standard Builders' Standard Range of laminates & door handles (soft close hinges to doors)
- 1970mm high clear laminated aluminium semi-framed shower screens in the Builders' Standard Range of colours
- Builders' Standard Range white acrylic bath (1525mm)
- 1050mm high frameless polished edge mirrors fitted to same width as vanity unit
- Chrome mixer tapware from Builders' Standard Range
- Chrome metal double towel rails and toilet roll holders from Builders' Standard Range
- Dual flush vitreous china with soft close seat from Builders' Standard Range
- Semi inset basin china basins with overflow from Builders' Standard Range
- Hand shower on rail from Builders' Standard Range
- Smartile strip drain waste (chrome) to all showers

Kitchen

- 20mm stone benchtops from Builders' Standard Range
- Laminate finish to joinery in the standard Builders' Standard Range of laminates & door handles (soft close hinges to doors and drawers)
- Overhead cupboards to kitchen with plaster lined bulkhead (design specific)
- Builders' Standard Range 600mm stainless steel under bench oven
- Builders' Standard Range 600mm electric ceramic cooktop
- Builders' Standard Range freestanding stainless-steel dishwasher
- Builders' Standard Range 600mm wide stainless steel retractable slide out rangehood
- Builders' Standard Range Inset stainless steel kitchen sink with drainer
- Capped cold water point to fridge provision
- 2 x pendant lights above island bench (design specific) from Builders' Standard Range
- Single power point to underbench microwave provision (design specific)
- Gooseneck style kitchen sink mixer from Builders' Standard Range
- Four (4) melamine shelves to WIP (design specific)

Interior and Exterior

- 2440mm nominal ceiling height
- Paint grade feature external front door with clear glazing from Builders' Standard Range
- Flush panel paint grade external hinged doors to other external doors (where applicable)
- Paint grade flush panel internal passage doors, 870mm wide where required
- Builders' Standard Range Tri-Lock lever set to front entry door
- Builders' Standard Range lockset to all other external hinged doors
- Internal lever door furniture from Builders' Standard Range
- Builders' Standard range cushion door stops throughout
- 90mm paint grade coved cornice, 42 x 11mm paint grade splayed architraves and 68 x 11mm paint grade splayed skirting
- Three (3) coat, one colour internal paint system to Manufacturers specifications in Builders' Standard colour or builders white
- Two (2) coats to ceiling to paint manufacturers standard specifications
- Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications
- Framed mirror sliding robe doors and melamine single rail and shelf to wardrobes
- Framed vinyl sliding doors to linen with melamine shelving (where applicable)
- Roller blinds to all windows and sliding glass doors - excludes wet areas, window behind cooktop (where applicable) and garage
- Builders' Standard Range carpet to bedrooms, lounge, staircase (if applicable) as per plan
- Freestanding Laundry cabinet with stainless steel tub from Builders' standard Range.
- Two (2) external garden hose taps
- Weatherproof external double power point to Alfresco
- 450 x 450mm external ceramic tiles from Builders' standard range to Alfresco
- AAA rated hand shower rail and tapware
- 500 KPA water pressure limiting device
- Exposed aggregate (unsealed) concrete from Builders' Standard Range to driveway and path
- Landscaping including A grade Wintergreen turf to front and rear yard and Builders' Standard grade garden bed to front garden with garden edging
- Butted unfinished pine fencing to side and rear boundaries including returns and gate
- Fold down clothesline from Builders' Standard Range
- Render finish painted letterbox and metal insert from Builders' Standard Range
- Cover grade MDF staircase with paint grade pine post and hand rail and powder coat balustrading (design specific)
- Laminate grade study desk where applicable (design specific)

Electrical

- Earth leakage safety switch and circuit breakers
- Single phase power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- Double power point to each room as per electrical plan
- One (1) television point to each living/lounge + Bedroom 1 (complete with 6 lineal metres of cable and antenna)
- Smoke detectors (hard wired with battery backup)
- Provide NBN lead in conduit only (ready for connection by others, developer / owner responsible for supply connection to property boundary)
- Pre-wiring for two (2) phone / data points
- Weatherproof external light fittings (where applicable)
- Ceiling fans from Builders' Standard Range to bedrooms, lounge/living
- Exhaust fan to internal bathroom, ensuite and powder room or WC (if applicable)
- Wall mounted split system reverse cycle air conditioner to Living Room and Bedroom 1

1st April 2025



RENT APPRAISAL LOT 140 VOLKER CIRCUIT BAHRS SCRUB QLD 4207

The rental estimate for a 4-bedrooms, 2 living areas, 2 bathrooms, 2 car space house to be between \$730 and \$770 per week.

This would of course change due to market conditions closer to completion stages.

SITING PLAN

