

MASTERPLAN



----- Bushfire setback line

Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries. This plan is an artist impression and is indicative only. The design, layout, measurements and inclusions shown may vary without notice.

*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.

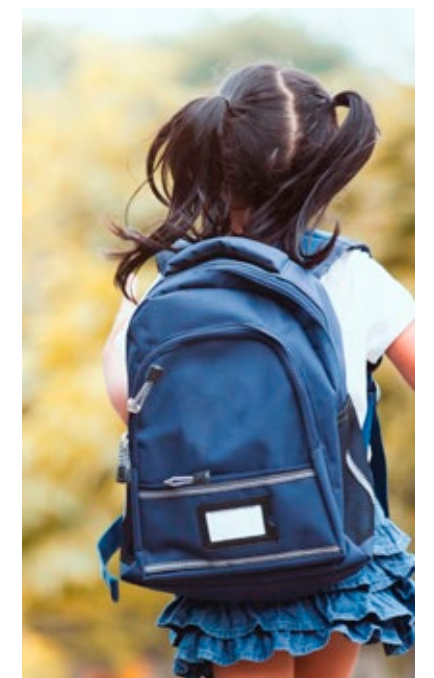
TRANSPORT

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)

STAGE 4B
NOW SELLING

NATURE RESERVE

NATURE RESERVE

STAGE 4C
FUTURE RELEASE

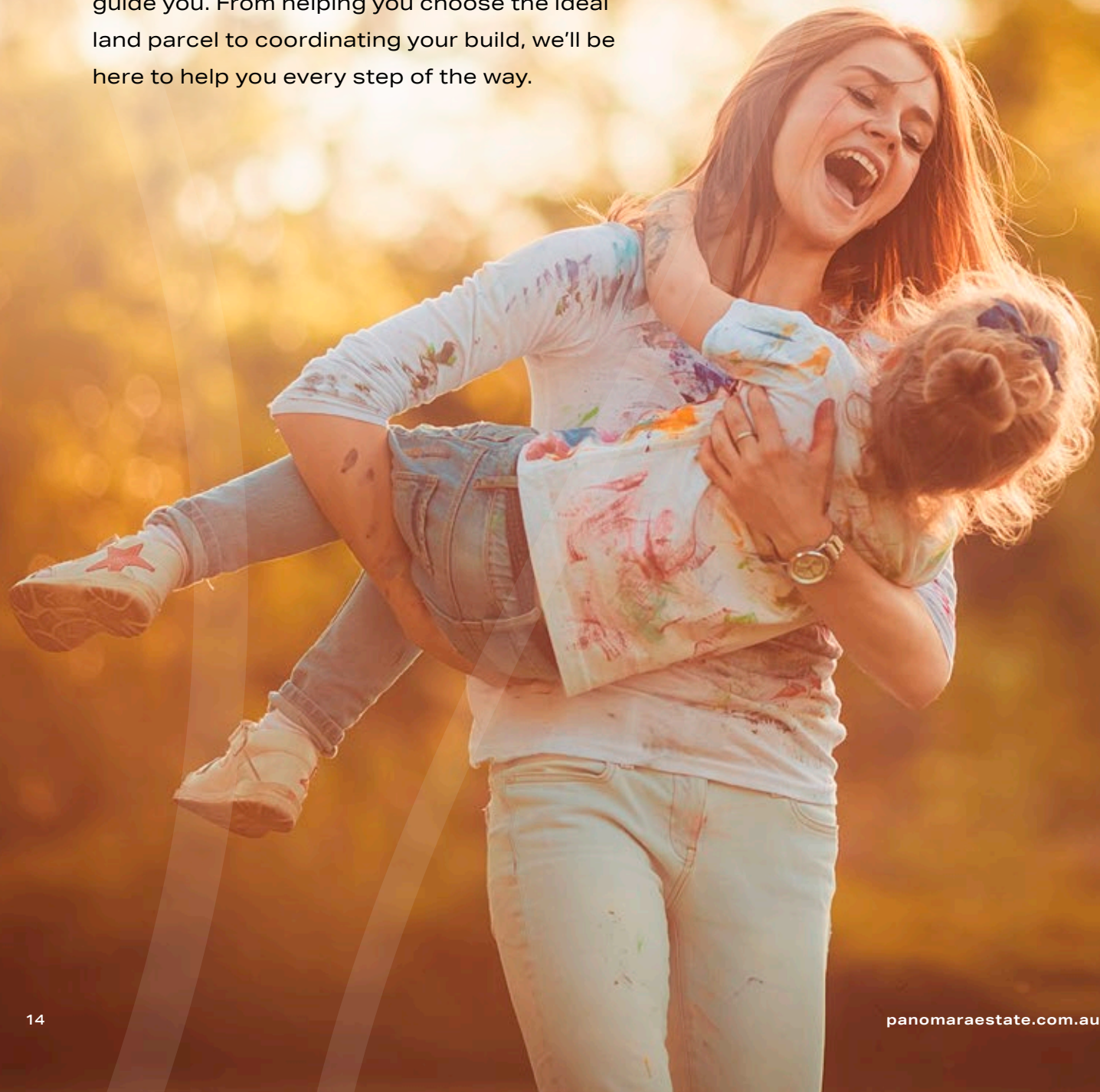
STAGE 4D
FUTURE RELEASE

VOLKER CIRCUT



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,

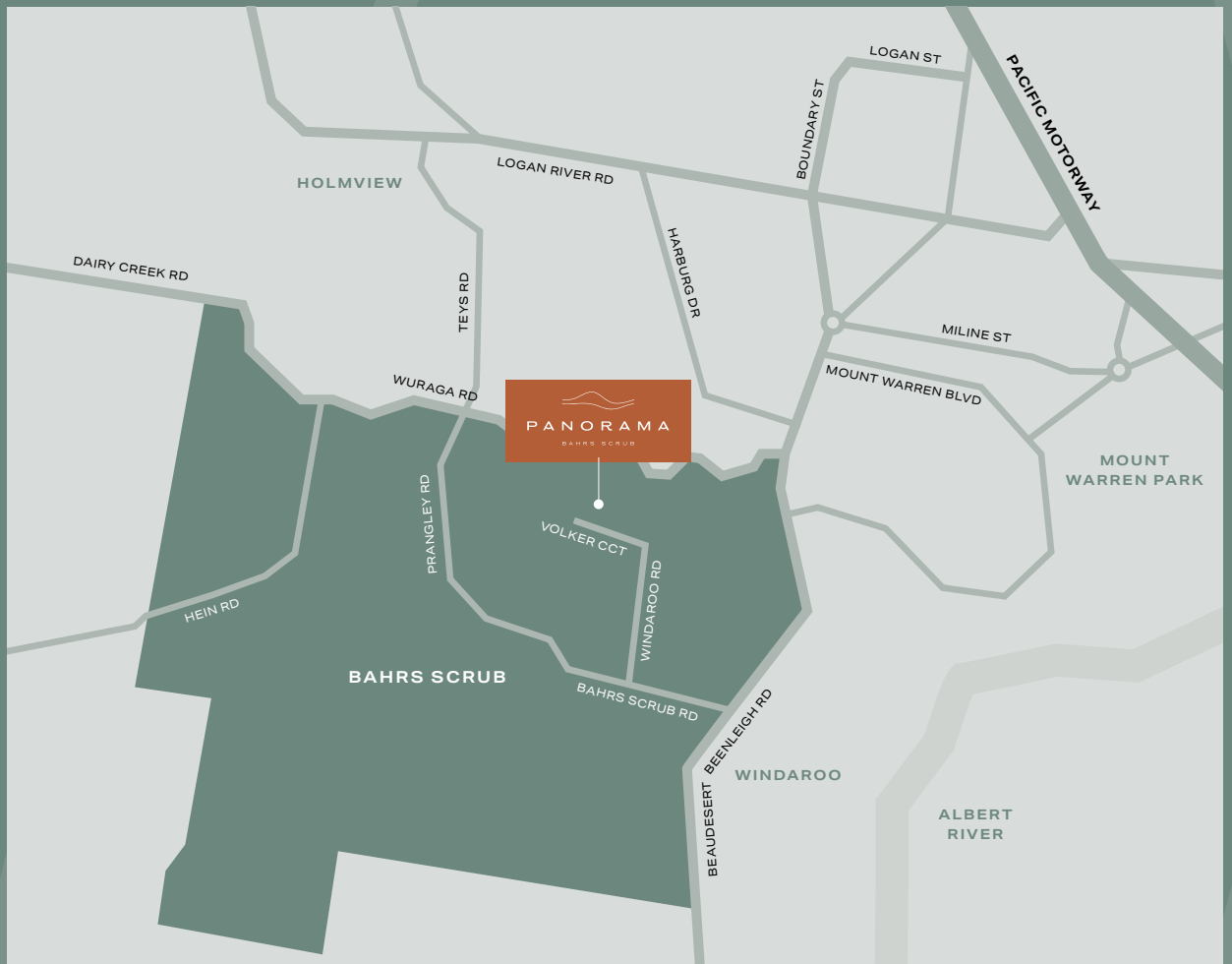
in order to support the booming residential population of what is predicted to be the second fastest growing city in the state.

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



PANORAMA

BAHRS SCRUB





Rental Appraisal



29th April 2024

RE: Lot 146 Volker Circuit, Bahrs Scrub

To Whom It May Concern,

Thank you for the opportunity to review the rental potential of the above property.

In assessing the rental potential, we have taken into account a number of factors including the market, conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.



Recommended Rent : \$680 - \$700 per week

If I can be of any further assistance, please feel free to contact me on the details below.

Yours sincerely,