



# PINNACLE

MORAYFIELD

SET YOUR SIGHTS ON THE PINNACLE

# AN INTIMATE ADDRESS.

IN THE HEART OF MORAYFIELD, SURROUNDED BY ESTABLISHED LOCAL FACILITIES, PINNACLE IS THE REGION'S NEWEST RESIDENTIAL ADDRESS.

A place where the essential elements of life, are all around you. It's time to target the home ownership opportunity you've been waiting for and aim for the Pinnacle.

Featuring level, easy building homesites in a range of popular sizes to suit your preferred home design, Pinnacle is a boutique community for just 66 families.

Whether you're building as an investment or it's your first home, Pinnacle has the ideal solution, from low maintenance 350m<sup>2</sup> lots to larger homesites of 550m<sup>2</sup>. A new Pinnacle inspired collection of 'house & land' packages by leading home builders, is also available.



NEW RELEASE LAND NOW SELLING.

# THE PULSE OF THE NORTH.

PINNACLE IS IDEALLY SITUATED IN THE BLOSSOMING NORTHERN CORRIDOR, NESTLED BETWEEN BURPENGARY, NORTH HARBOUR AND CABOOLTURE, JUST 15 MINUTES TO MORETON BAY.

Morayfield and its surrounds feature an abundance of education options, community parks and outstanding new sports centres for growing families to live healthy and active lifestyles. This, coupled with easy Bruce Highway access and planned infrastructure such as the future vision for Caboolture West, makes it a highly desirable location to invest and live.

## EDUCATION

1. Morayfield State School 3.5km
2. Morayfield East State School 1km
3. Morayfield High School 2.6km
4. Minimbah State School 6.8km
5. St Eugene College 7km
6. Carmichael College 11km
7. Caboolture Montessori School 11km
8. St Pauls Lutheran Primary School 8.6km
9. Grace Lutheran College Caboolture 7.5km
10. Australian Christian College Moreton 10.5km
11. Day One Early Learning Centre 5.2km
12. Morayfield West Early Childhood Centre 4.6km
13. Nurture Early Learning Morayfield 7.3km

## SHOPPING

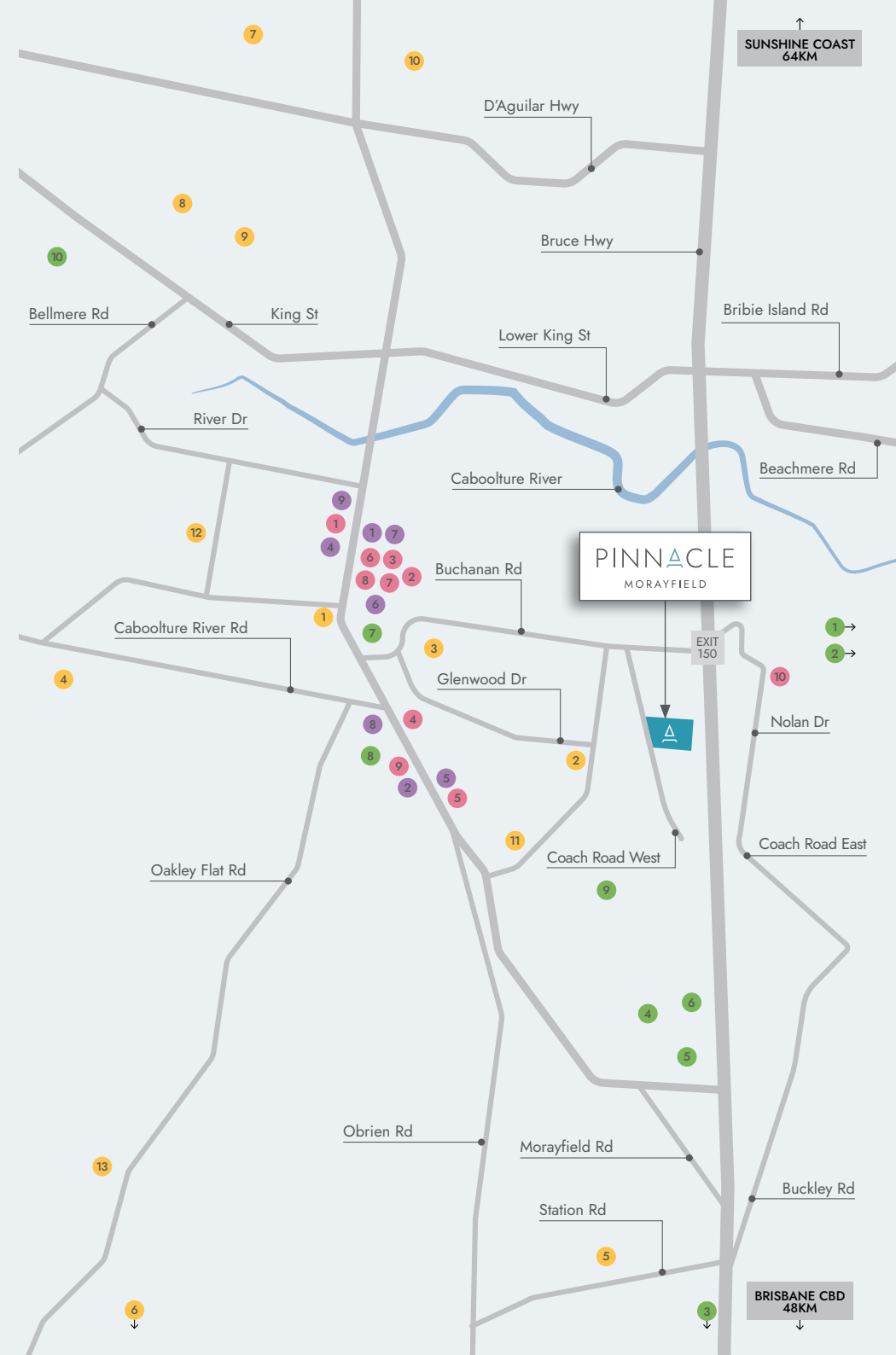
1. Morayfield Shopping Centre 3.5km
2. Morayfield Aldi 3.5km
3. Morayfield Village 3.4km
4. Morayfield Central Shopping Centre 4.3km
5. Home Centre Morayfield 3.3km
6. K Mart Morayfield 3.1km
7. Big W Morayfield 3.6km
8. Bunnings Morayfield 3.8km
9. Heritage Plaza Caboolture 4.2km

## SPORTS / PARKS / RECREATION

1. Beachmere foreshore 15km
2. Uhlmann Road Boat Ramp 10.7km
3. Freshwater National Park 10.9km
4. Burpengary Regional Aquatic & Leisure Centre 4.4km
5. Moreton Bay Central Sports Complex 4.9km
6. Caboolture Sports Football Club 4.8km
7. Caboolture Bowl and Mini Golf 3.3km
8. Morayfield Sport and Events Centre 4km
9. Grogans Road Park with off-leash dog park 1.7km
10. Caboolture Golf Club 9.1km

## CAFES / DINING

1. Morayfield Tavern 4km
2. Coffee Club Morayfield 4.1km
3. Flow Café Morayfield 3.4km
4. Hazlewoods Café 3.5km
5. Motti's Delite 3.4km
6. Café 63 3.7km
7. Stellarossa Morayfield 3.4km
8. Hog's Breath Morayfield 3.7km
9. Bombay Bliss 3.3km
10. Bite Markets 2.9km



# MASTER PLAN

## PINNACLE MORAYFIELD



This plan is an artist's impression and is indicative only. Lot detail is subject to change without notice. Buyers should refer to the contract of sale for the basis of all decisions relating to the purchase of land.

# TOMORROW LOOKS GOOD FROM HERE.

HB Land, in partnership with Lambert Development Group, develop residential land communities in desirable growth locations, like the Moreton Bay region.

We believe in making a huge deal of the small details. Because nailing the little things first lays a solid foundation to build the big things that last — and there aren't many things greater, or more enduring in life, than buying a new home.

We specialise in land design and community building, and it's our place to ensure the vision for each project is fully considered from the ground up, so the land parcels that we're so fortunate to enhance support families to flourish.

Here at Pinnacle, we have created the ideal balance of convenience and value, for just a select few.



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. Artists impressions and photography are indicative only.

# MASTER PLAN

## PINNACLE MORAYFIELD



57–65 Coach Road West, Morayfield



# LOT 10 PINNACLE ESTATE MORAYFIELD QLD



## HOUSE & LAND

4 3 2 2

Land Size	375m <sup>2</sup>
Land	\$375,000
Registration	Feb 2024
House Size	221.20 m <sup>2</sup>
House Price	\$574,128

Fixed Turnkey Price

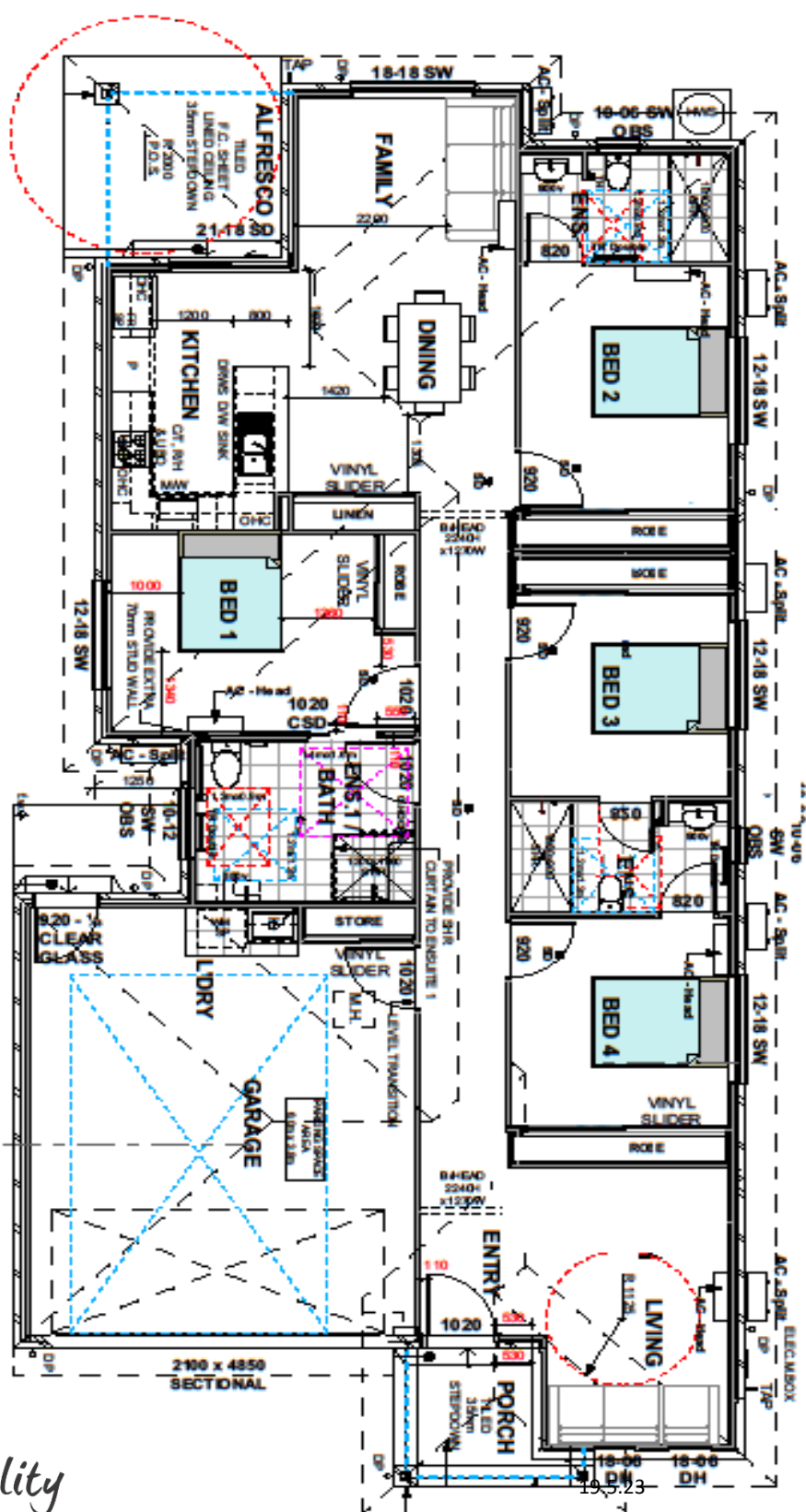
# \$949,128

## PACKAGE HIGHLIGHTS

- ✓ Full Turnkey, Fixed Price, Silkwood **Gold** – 2021 NDIS Inclusions
- ✓ **Site costs as required**
- ✓ **Render/cladding / Face brick to front facade**
- ✓ **Designed and costed to suit Silver level LHA Improved Liveability** SDA & NCC Class 1A requirements. – Subject to official certification
- ✓ **2590mm ceiling height through out**
- ✓ **Timberplank Vinyl flooring throughout/excludes wet areas**
- ✓ **Step ramps to each external door, 1020mm external doors, 920mm internal doors**
- ✓ **5x split system air conditioners**
- ✓ Designer kitchen with Omega stainless steel 900mm cooktop, 600mm oven & 900mm range hood & 20mm engineered stone benchtops
- ✓ 20mm stone benchtops to kitchen and bathrooms
- ✓ LED down lights throughout (excludes garage)
- ✓ Colorbond roof & barrier screens to windows & sliding glass doors
- ✓ Ceiling fans in every bedroom, living area & alfresco
- ✓ 20 Year Structural Guarantee

Living	161.65 m <sup>2</sup>
Garage	43.59 m <sup>2</sup>
Alfresco	10.82 m <sup>2</sup>
Porch	5.14 m <sup>2</sup>
<b>Total</b>	<b>221.20 m<sup>2</sup></b>

Note: This SDA design & may be modified to suit the land and **Silver LHA, Improved Liveability SDA** requirements. Please refer to the contract plans when available.



*Perfect Living, Lasting Quality*