



ROSEBANK

LOGAN RESERVE

WELCOME TO ROSEBANK LOGAN RESERVE

More to life



More space to relax. More places to explore. More time for family fun. Welcome to Rosebank, a place where you will find more of everything you want from life.





More to love



Rosebank is a boutique community that gently rises from the entry to offer flat and elevated homesites nestled by the Logan River, just a stone's throw away from every modern amenity.

Lush green streetscapes and a beautiful community parkland provide the perfect backdrop for your new chapter in life. Discover natural charm and urban convenience in this masterplanned community.

You'll feel at home from the moment you arrive.





Artist Impression





More space to enjoy



Discover a relaxed place where life is made simple. An integral part of the Rosebank community is the 2.5ha parkland, a green sanctuary featuring beautifully integrated landscaping, lush feature trees, and plenty of shade to relax under.

You'll enjoy lunch with friends under the picnic shelters, getting active on the basketball court, kickabout area and exercise equipment, or taking the dogs for a walk around the leafy circuit path. Kids will love the playground, featuring slides, swings and seesaws, perfect for unwinding after school.





More places to explore



Perfectly positioned between Brisbane and the Gold Coast, Rosebank delivers the best of both worlds by blending urban and natural living seamlessly.

Earmarked as a flourishing growth corridor for economic development, Logan is perfect for families who are focused on their future and are looking to make smart property decisions. With \$18 billion in planned development*, Logan is experiencing an incredible rate of growth, creating thousands of new jobs within the area and providing opportunities for every kind of business.

Here you'll find everything you need is within easy reach, while simple access to the motorway makes travelling a breeze, whether it's getting into the CBD for work or escaping to the coast for a weekend away.

*Source: City of Logan





Local Shopping

If it's just the daily essentials you need, there's an abundance of local shopping centres close by such as Waterford Plaza, Crestmead Central, and Logan Village Marketplace. If it's a serious dose of retail therapy you're after head to the Hyperdome Shopping Centre home to major retailers and over 220 stores.



Education

Logan Reserve offers a wealth of education facilities close by to ensure the brightest future for your family, whether it's early learning centres such as Seedlings & Co, primary and secondary schools like Logan Reserve State School, all the way through to tertiary education at TAFE Loganlea and the Griffith University Logan Campus.



Recreation

Logan Reserve is home to plenty of recreation options, from local parks, to tennis centres, swimming schools, golf clubs and boat ramps. Rosebank is located adjacent to the Logan River, which is currently undergoing the 50-year Logan River Vision project. Designed by Logan City Council, it will feature parks and playgrounds, wildlife viewing spaces, green corridors and direct water access.

Employment

Logan City has been earmarked as the second fastest growing region in South East Queensland due to the thriving commercial, retail, health and education employment centres already based in the area. Thousands of employment and investment opportunities are set to be created in the near future, thanks to some of the biggest industrial developments in the city's history. The \$1.5 billion Crestmead Logistics Estate is just one of several new industrial hubs within the area, including Wembley Business Park, ESR Gilmore Industrial Estate, and Motorway Industrial Park, ensuring economic growth for years to come.

Transport

Rosebank is a well-connected address. Four railway stations located close by give you plenty of options for getting into the Brisbane CBD or down to the Gold Coast. Demand Responsive Transport is also available, a flexible and affordable shared transport service that makes getting around simpler.

Visit translink.com.au/travel-with-us/drt for more information.

More of everything

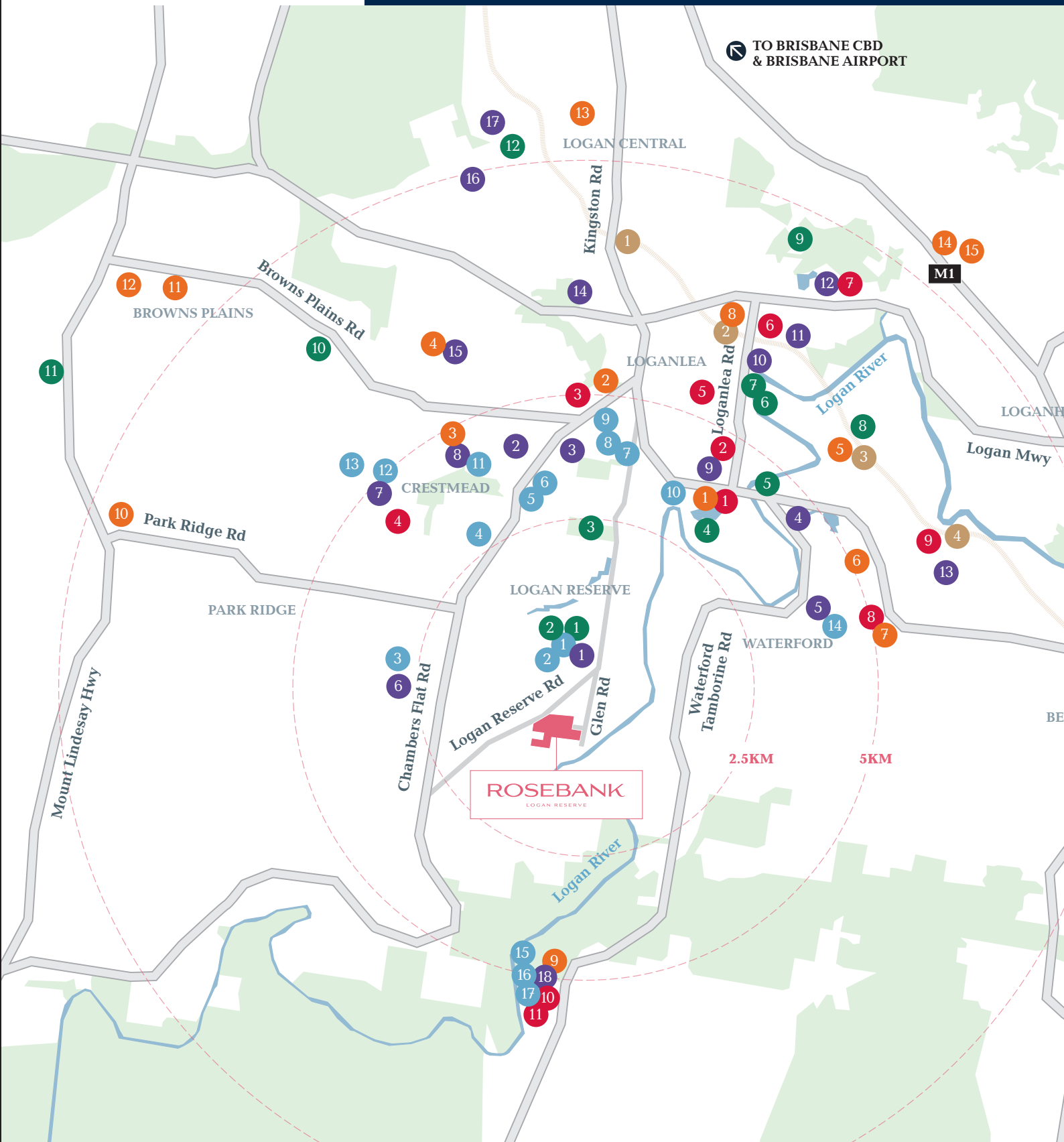


Get back to basics. Reconnect with the outdoors.

This is your new life at Rosebank.

From childcare and education, daily shopping and retail therapy, and endless recreation options, you'll love being close to everything you need, giving your family the lifestyle they deserve.

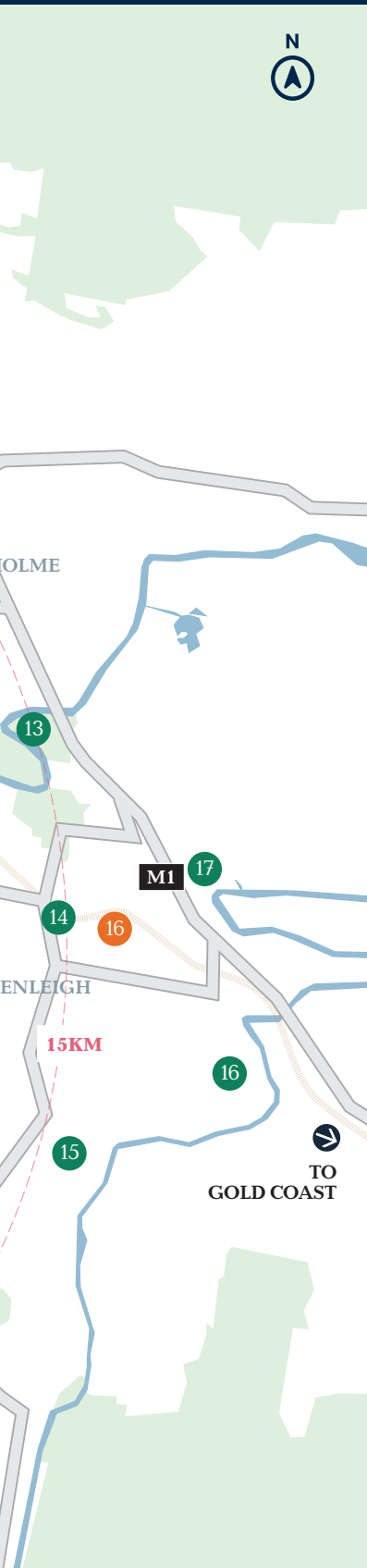




More local amenities



At Rosebank, everything you need is within easy reach.



EARLY LEARNING

- 1 C&K Logan Reserve Community Kindergarten
- 2 Seedlings & Co. Logan Reserve
- 3 Happy Hearts Childcare & Kindergarten
- 4 Crestmead Early Education Centre
- 5 Hedley Childcare & Education Centre
- 6 Waterford West World of Learning
- 7 Tiggers Place Early Learning Centre
- 8 Waterford West Education & Care Centre
- 9 Hatchlings Early Learning Centre Waterford West
- 10 Waterford Play and Learn
- 11 C&K Crestmead Community Kindergarten
- 12 Goodstart Early Learning Crestmead
- 13 Play & Learn Crestmead
- 14 Woodlands Early Education Centre
- 15 C&K Logan Village Community Kindergarten
- 16 Logan Village Childcare Centre
- 17 Goodstart Early Learni

EDUCATION

- 1 Logan Reserve State School
- 2 Marsden State School
- 3 Marsden State High School
- 4 Waterford State School
- 5 Canterbury College
- 6 St Philomena School
- 7 St Francis College
- 8 Crestmead State School
- 9 Waterford West State School
- 10 Loganlea State High School
- 11 TAFE Qld Loganlea Campus
- 12 Griffith University Logan Campus
- 13 Edens Landing State School
- 14 Kingston College
- 15 Burrowes State School
- 16 Berrinba East State School
- 17 Logan City Special School
- 18 Logan Village State

MEDICAL

- 1 Waterford 7 Day Medical Centre
- 2 Waterford West Medical Centre
- 3 Marsden Clinic
- 4 Crestmead Medical Centre
- 5 Loganlea Medical Centre
- 6 Logan Hospital
- 7 Logan Healthcare Centre
- 8 Q Medical Holmview
- 9 Myhealth Medical Centre Edens Landing
- 10 Albert Street Medical
- 11 Myhealth Medical Centre Logan Village

SHOPPING

- 1 Waterford Plaza
- 2 Marsden Park Shopping Centre
- 3 Crestmead Central
- 4 Macarthy Fair Shopping Centre
- 5 Bethania Waters Shopping Centre
- 6 Bunnings Bethania
- 7 Holmview Central Shopping Centre
- 8 Meadowbrook Shopping Village
- 9 Logan Village Marketplace
- 10 Parkridge Town Centre
- 11 Bunnings Browns Plains
- 12 Grand Plaza
- 13 Logan Central Plaza
- 14 Bunnings Loganholme
- 15 Hyperdome Shopping Centre
- 16 The Mall Beenleigh

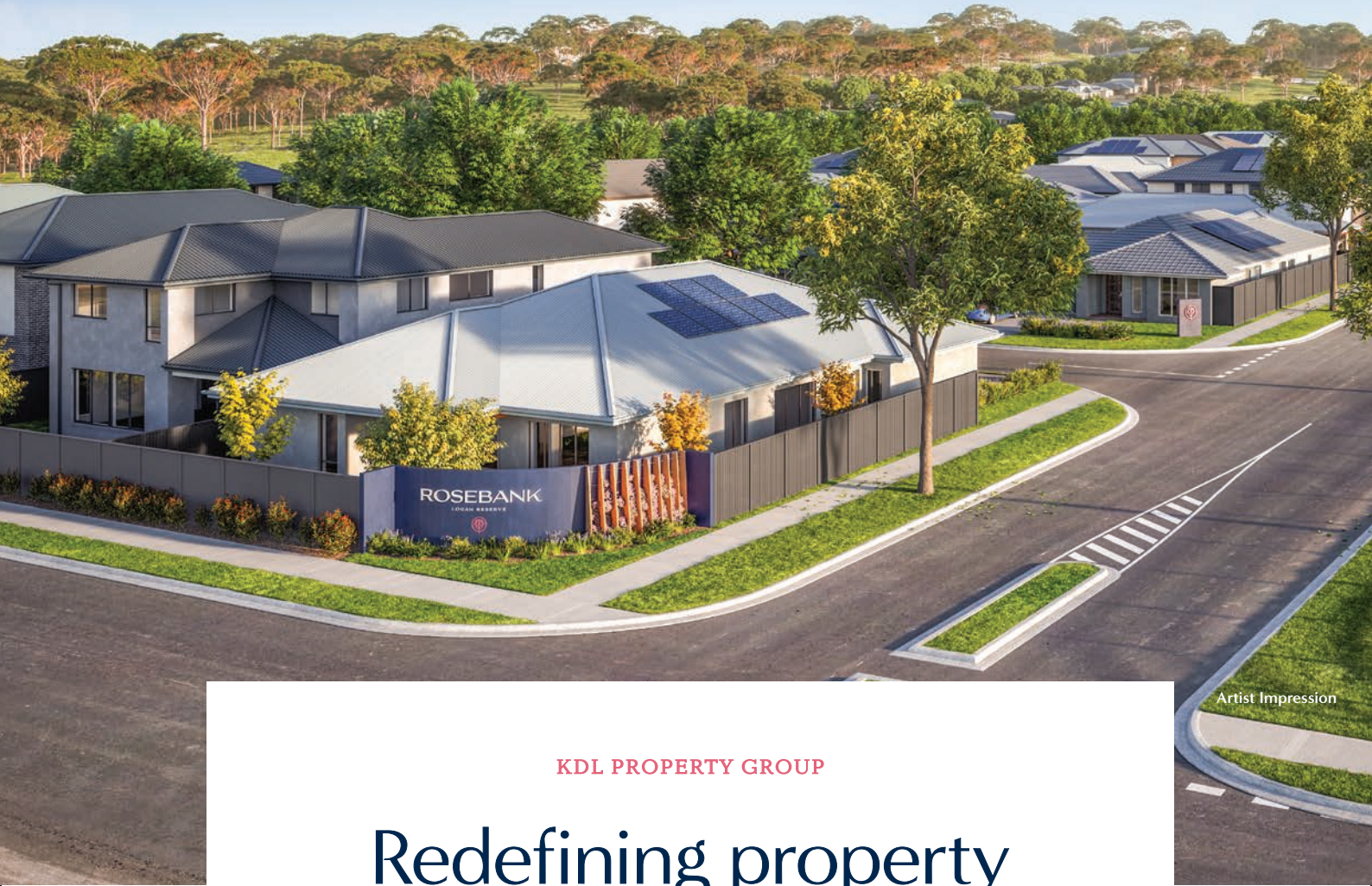
RECREATION

- 1 Stoneleigh Reserve Park
- 2 Shapland Swim School Logan Reserve
- 3 Bays Park
- 4 Tygum Lagoon
- 5 Loganlea Boat Ramp
- 6 Federation Drive Boat Ramp
- 7 Paul Hanley Tennis
- 8 Bethania Aquatic Centre
- 9 Meadowbrook Golf Club
- 10 Logan Metro Sports & Event Centre
- 11 Logan West Aquatic Centre
- 12 Logan Gardens Disc Golf Course
- 13 Logan River Parklands
- 14 Hammel Park
- 15 Windaroo Lakes Golf Course
- 16 Mt Warren Park Golf Club
- 17 Albert River Park

TRANSPORT

- 1 Kingston Railway Station
- 2 Loganlea Railway Station
- 3 Bethania Railway Station
- 4 Edens Landing Railway Station





Artist Impression

KDL PROPERTY GROUP

Redefining property development



At KDL, people come first. We are driven by an aim to enrich the lives of every resident and partner in our communities, which has led us to create safe, rewarding, quality places for people to call home.



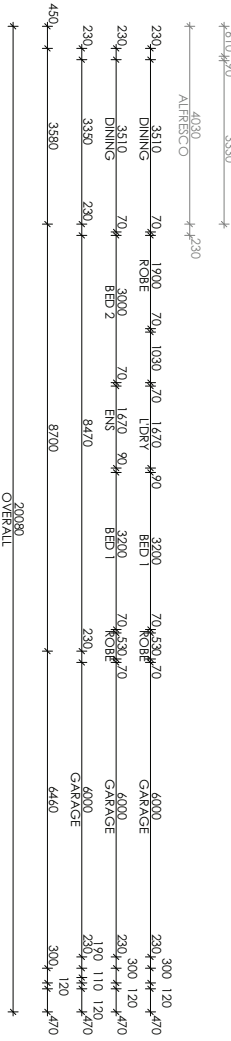
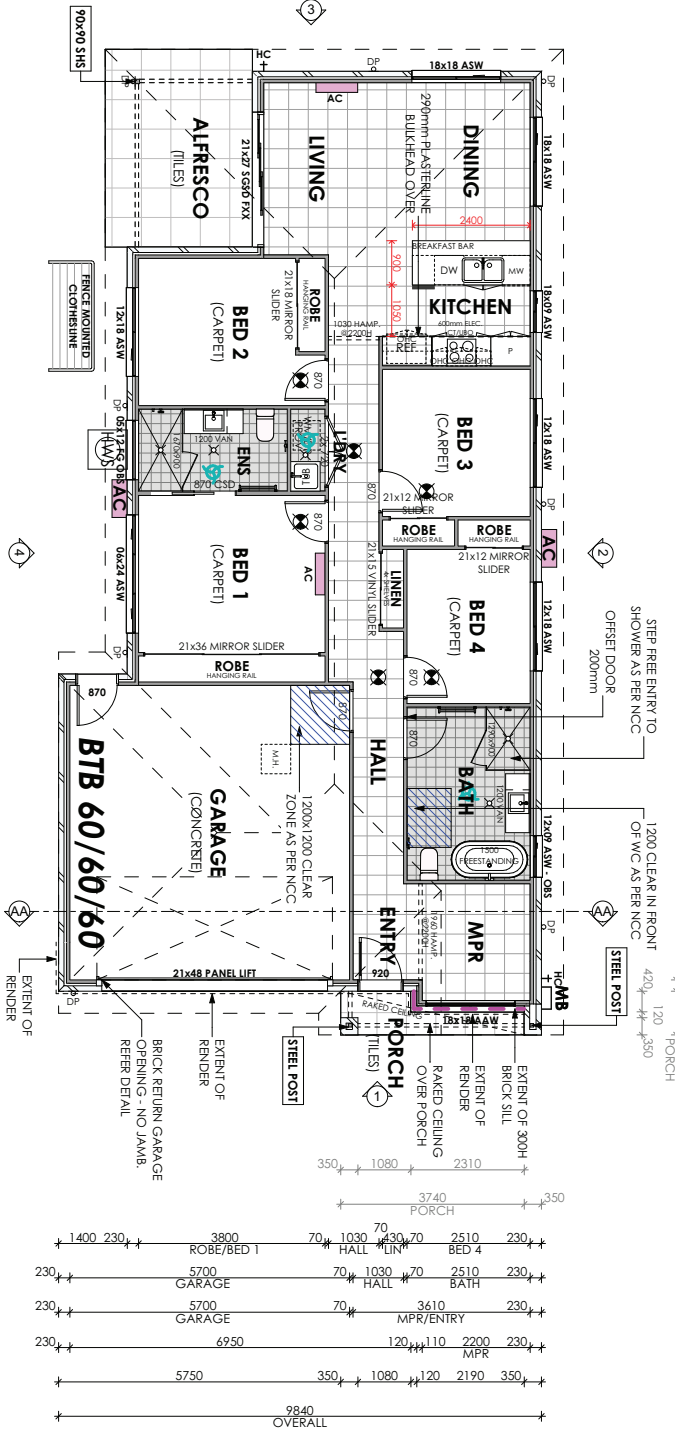
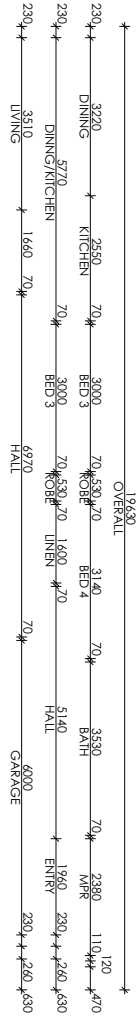
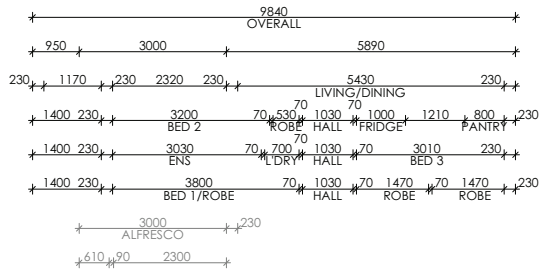
Dakota - Burpengary East, Qld



Nevada - Park Ridge, Qld



Hampton - Pallara, Qld



GROUND FLOOR PLAN
1:100



37 Higyed Road



4 Bed



1 Living



2 Bath



2 Car



357sqm

Block Area

173.82sqm

House Area

\$570 - \$620/week

Rental Appraisals - Page 19

\$721,900

37 Higyed Road (Lot 821),
Logan Reserve QLD 4133

HOUSE DIMENSIONS

Lot Width	12.50m
House Width	9.84m
House Length	19.63m
House Area	173.82sqm

AREA DIMENSIONS (mm)

Master Bedroom	3200mm x 3800mm
Bedroom 2	3000mm x 3200mm
Bedroom 3	3000mm x 3010mm
Bedroom 4	3140mm x 2510mm
Dining / Living	3510mm x 5430mm
Alfresco	4030mm x 3000mm
Double Garage	6000mm x 5700mm

