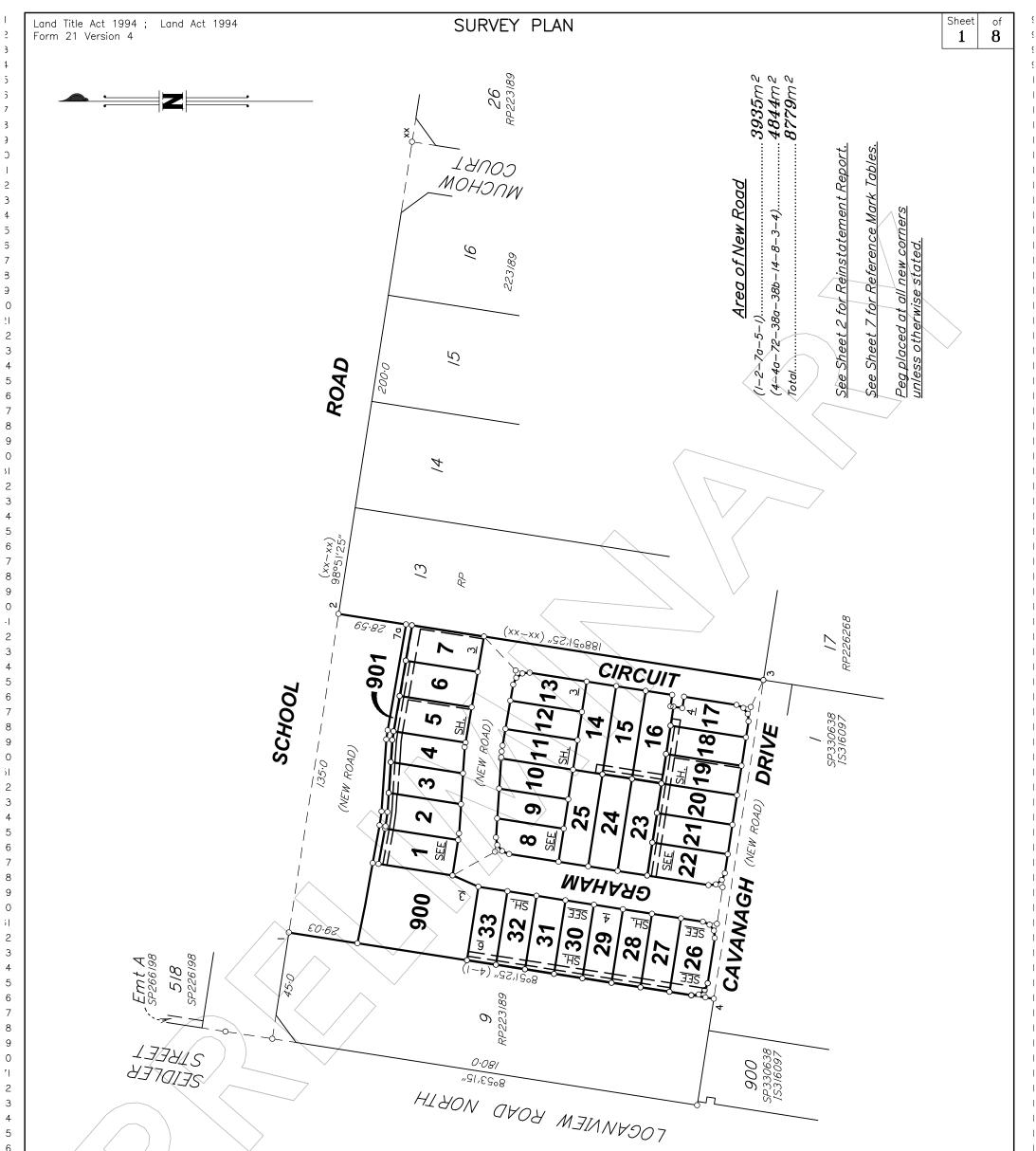
## STONE RIDGE MASTER PLAN

Your future home awaits! Stone Ridge is a boutique community consisting of 33 pristine residential lots on School Road, Logan Reserve. With blocks ranging from 365m<sup>2</sup> to 456m<sup>2</sup>, and all with minimum frontage of 12.0m, Stone Ridge provides a range of blocks and homes to suit every buyer and budget.





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	<b>Brisbane Office</b> Level 1 18 Little Cribb St Milton Qld 4064 PO Box 1399 Milton Qld 4064	in Lot 22, Easement AD in Lot 26, Easem <i>k</i> AH in Lot 28, Easements AI & A Easements AM & AN in Lot 31, Easements AI & A	<b>asements AE &amp; AF</b> in Lot 27, <b>E</b> J in Lot 29, <b>Easements AK &amp; A</b>	<b>Easements AG</b> <b>L</b> in Lot 30,		BRSS799
	p: (07) 3842 1000 e: info@landpartners.com.au w: www.landpartners.com.au	AQ & AR in Lot 33 Cancelling Lots 10–12 on RP223189			PRELIMINARY	4 at 4 22: 13 PM
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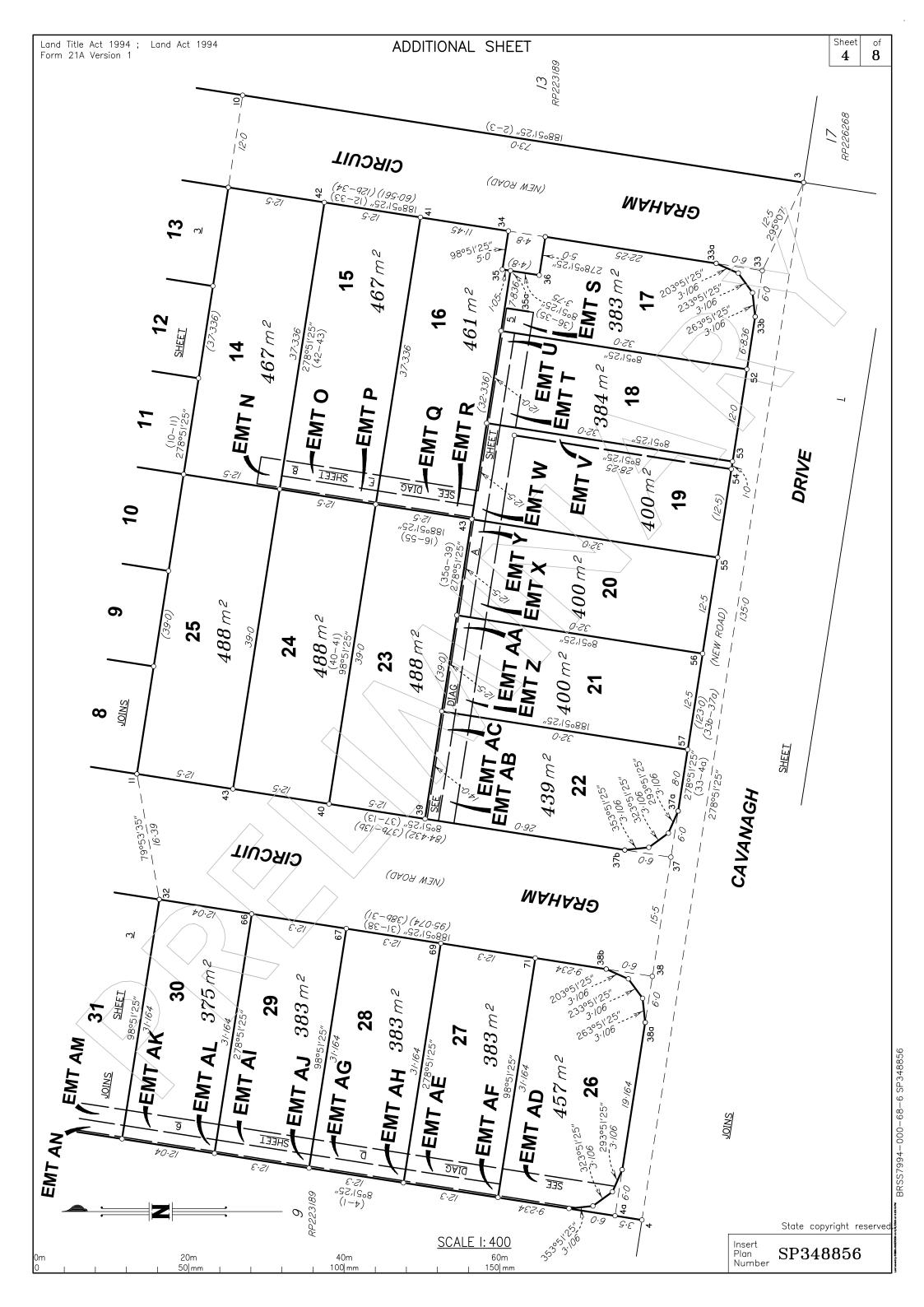
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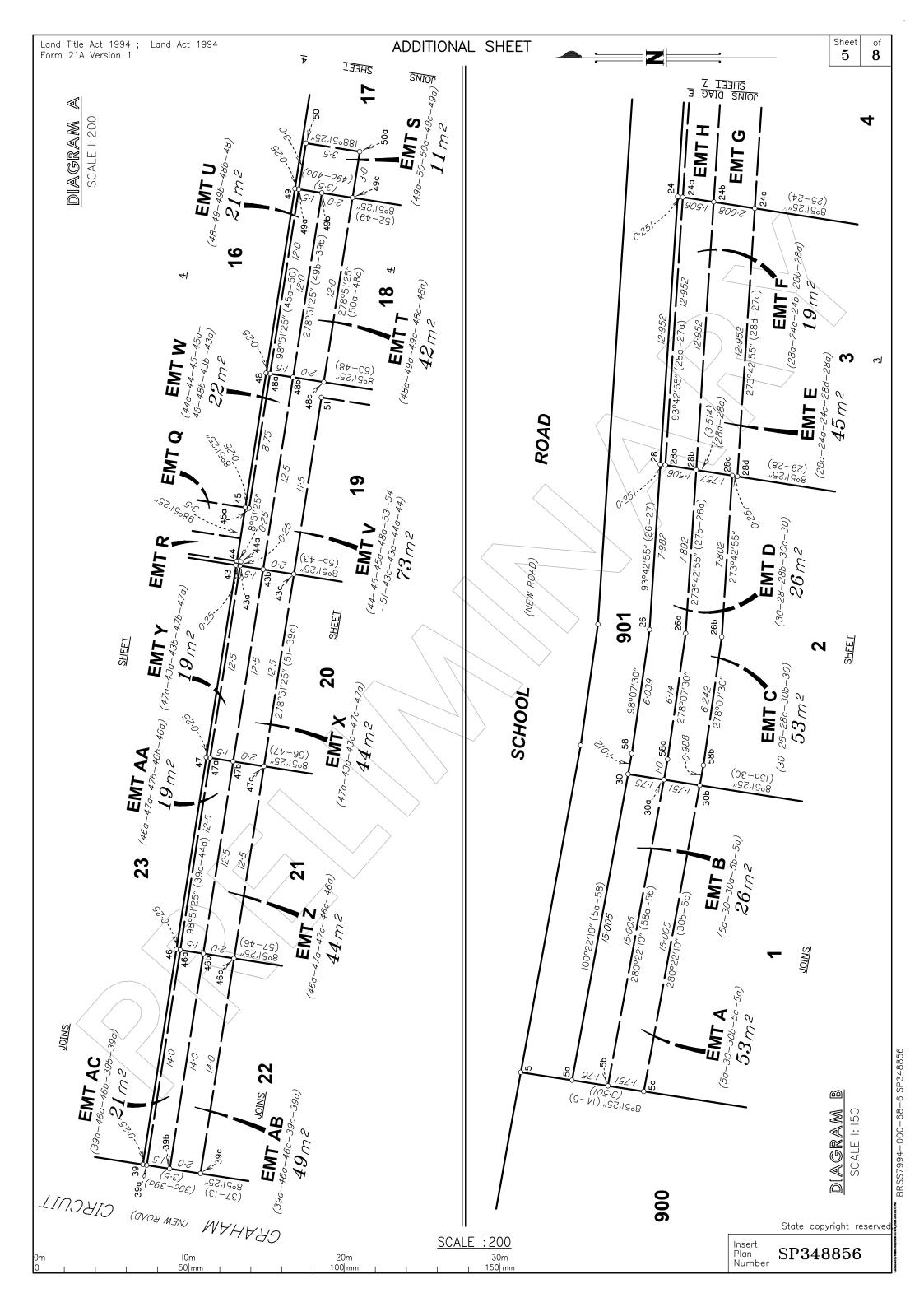
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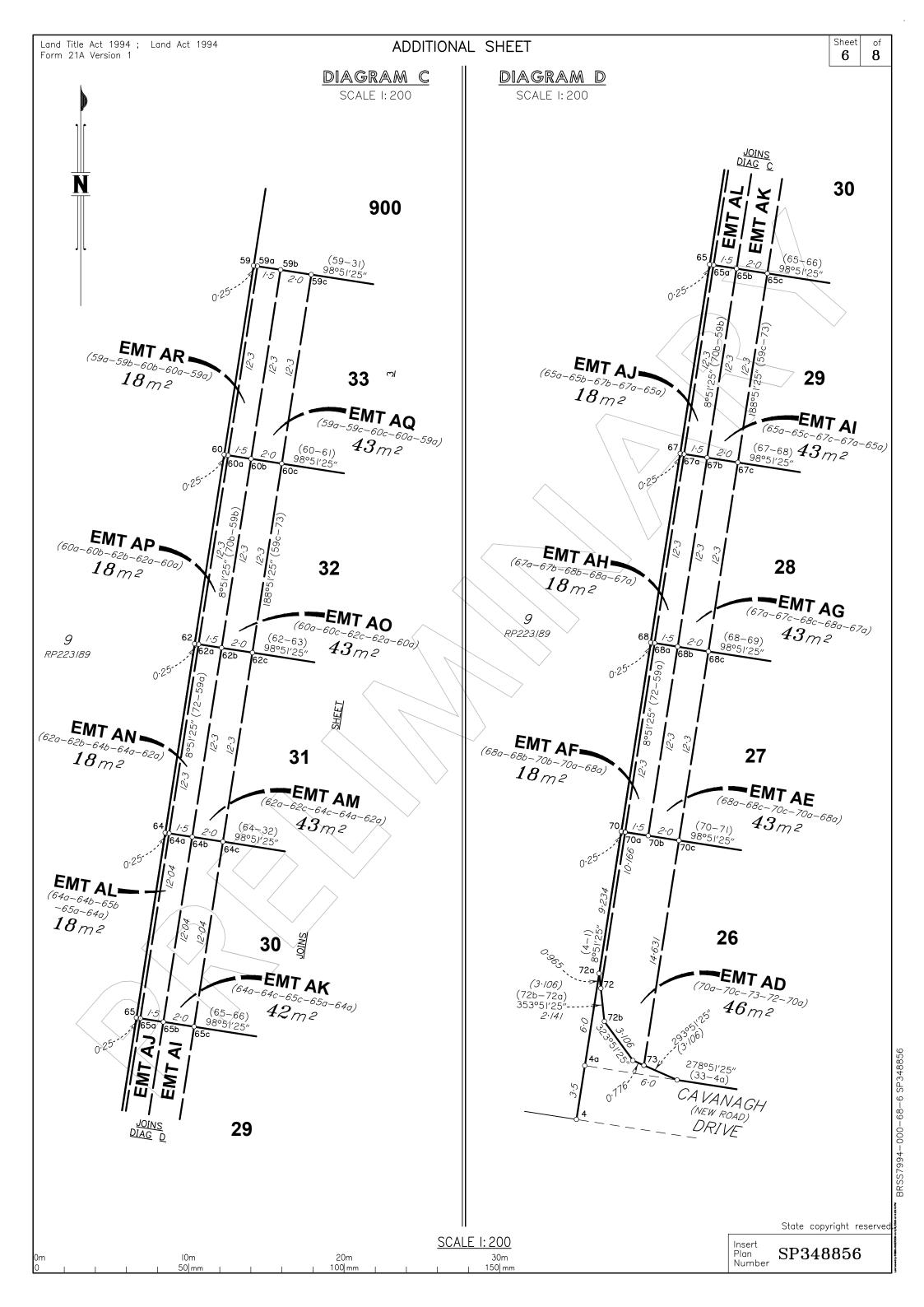
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17215039	Lot II on	RP223189	I-5, 8-II, I4-	-16, 19-25 & 901	New Rd	Emts A-H, N-R & W-AC	
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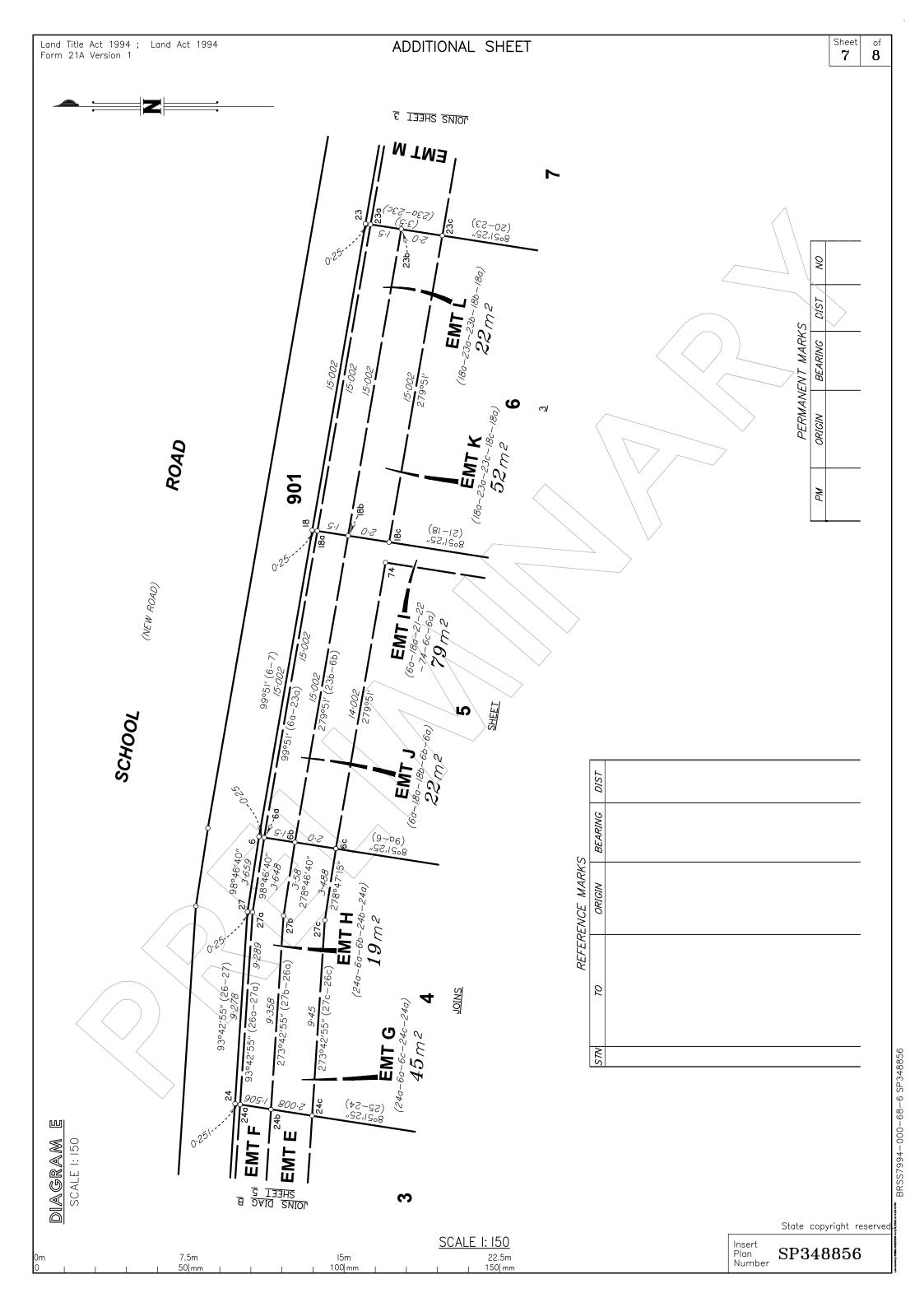
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3. <b>References :</b> Dept File : Local Govt : Surveyor : <b>BRSS7994.000</b>		By: LandPartners Pty Ltd Date : Signed : Designation :	TOTAL 8. Insert Plan Number <b>SP3</b>	\$ \$48856

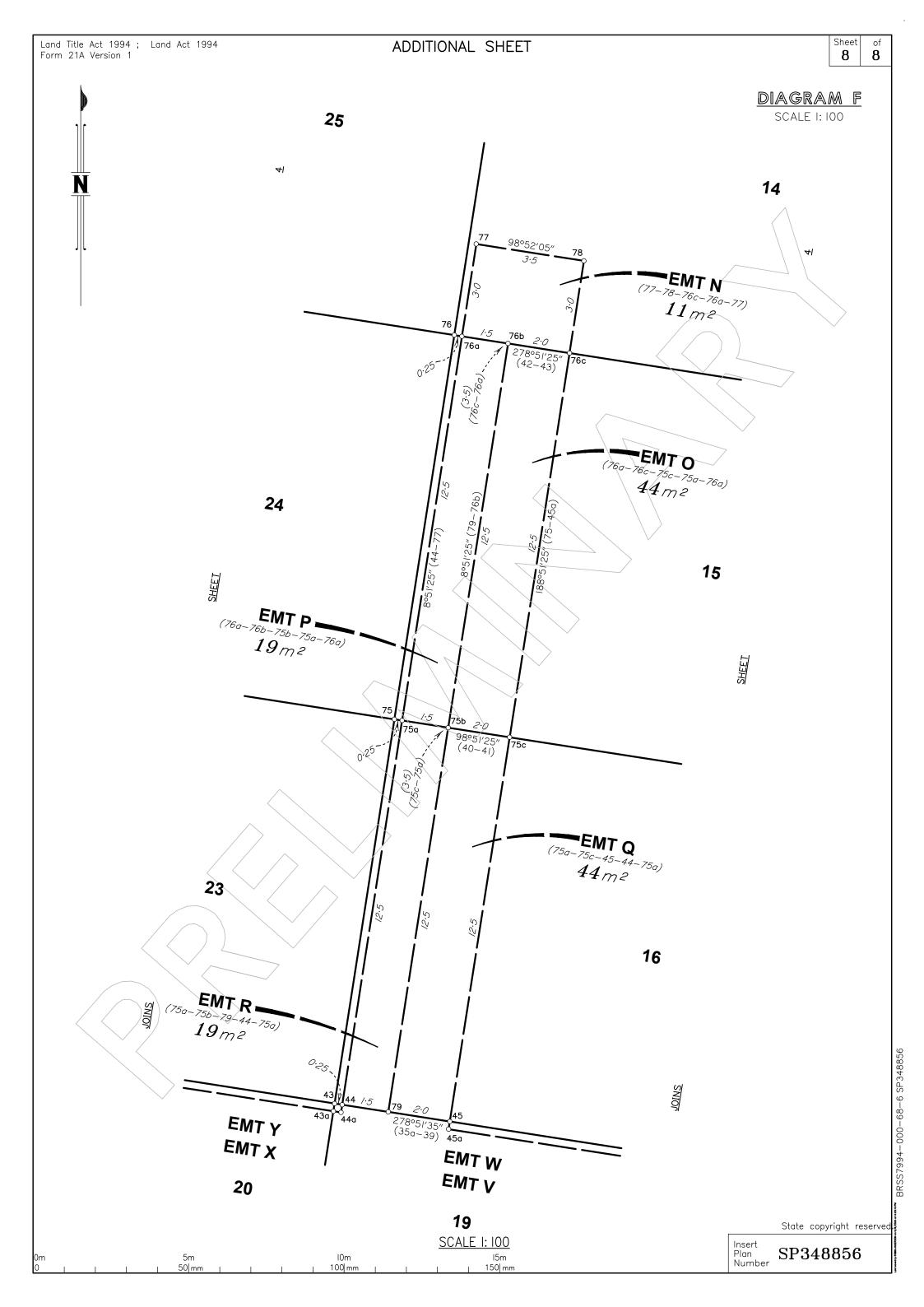












## DISCOVER THE PERFECT BLEND OF MODERN LIVING AND STRATEGIC INVESTMENT AT STONE RIDGE.

The epitome of modern living at Stone Ridge, a premier residential development ideally located in Brisbane's Logan Reserve. With a limited offering of 33 lots, this exclusive estate is designed for owner occupier family living, and astute investor buyers seeking a blend of high-quality living and lucrative rental demand.

STONE



# TOP EDUCATION FOR GROWING FAMILIES

Experience the perfect blend of education and healthcare at Stone Ridge.

#### **Education & Healthcare**

Surrounded by top-tier schools, this family-friendly neighbourhood ensures a nurturing environment for children, making it an ideal choice for families.

- Logan Reserve State School (1 min)
- St Francis College (7 mins)
- St Philomena School (5 mins)
- Burrowes State School (10 mins)
- Marsden State High School (6 mins)

Set to open in January 2025 is a new primary school located at 450 Park Ridge Road. With a budget of \$80.3 million, the school is now under construction and will feature state of the art facilities.

The neighbourhood is ideal for growing families, boasting two childcare facilities nearby – Edge Early Learning Crestmead and Crestmead Early Education Centre.

All of life's essentials are on the estate's doorstep, with seven medical facilities located within just a 10-minute drive, including Crestmead Medical Centre. Logan Hospital is only 15 minutes away providing residents with easy access to quality medical services. The hospital is currently undergoing a \$460 million expansion to increase its capacity in line with the Logan region's rapid population growth.



Future primary school at 450 Park Ridge Road

PARK RIDGE ROAD

## PARKS AND RECREATION, RIGHT IN YOUR BACKYARD

Surrounded by nearby parks and recreational spaces, Stone Ridge is ideal for families of all ages and lifestyles.

### **Parks & Recreation**

With this new estate so close in proximity to the popular Crestmead Park, enjoying all that this vast play space has to offer will be easy with the following amenities within walking distance from your front door.

- Walking tracks
- Children's playground
- Basketball court
- Skate park
- Dog park
- Community garden
- Crestmead PCYC





# A HUB FOR TRANSPORT AND EMPLOYMENT

The City of Logan is fast growing into a powerhouse region, backed by significant investment by the Queensland Government across infrastructure, health and education.

#### **Transport & Employment**

Stone Ridge offers a rare opportunity to invest in one of the regions strongest growth corridors as property values here continue to rise.

The estate is strategically positioned nearby both the Crestmead Industrial Park as well as the Crestmead Logistics Estate which is now under construction and will deliver up to 6,000 new jobs for residents of the region upon completion. This new industrial estate will be one of the largest in Queensland, offering 650,000sqm of warehousing, business, logistics and manufacturing space.

Shops, schools and major shopping centres are easy to access via the nearby M1 and M3.

Residents can also look forward to the PRC, a future transport link that will further connect development in the wider Park Ridge area to nearby centres like Browns Plains and Logan Central, allowing faster access to the Logan and Gateway Motorways.



## VIBRANT SHOPPING AND ENTERTAINMENT, CLOSE TO HOME

Convenience and retail therapy abound with a host of retail precincts nearby.

#### **Entertainment & Shopping**

Residents will be well catered for with the Crestmead Shopping Centre, Kensington Fair, Logan Central Plaza, Marsden on Fifth and Home Co. Marsden just a short distance away.

The nearby Logan Hyperdome Shopping Centre boasts over 220 retailers and is Logan's ultimate shopping, restaurant, dining, and family fun experience. With a cinema and regular family events, it's the perfect weekend fun for the entire family! The all-new Logan Reserve Neighbourhood Shopping Centre is currently under construction and set to open early 2024. The 4000sqm shopping centre will feature a Woolworths supermarket and 15 specialty stores, including an alfresco dining precinct. The development is expected to create significant employment opportunities including 140 retail jobs on completion.





# STONE RIDGE MASTER PLAN

Your future home awaits! Stone Ridge is a boutique community consisting of 33 pristine residential lots on School Road, Logan Reserve. With blocks ranging from 365m<sup>2</sup> to 456m<sup>2</sup>, and all with minimum frontage of 12.0m, Stone Ridge provides a range of blocks and homes to suit every buyer and budget.















# A solid, traditional palette of black and white exudes power and bold assurance.

#### **Brick House**

Brick:	
Joints: Mortar:	
Rendered House	. Huturur
Feature Brick: Joints:	Raked
Mortar:	. Natural
External Walls Render	
Colour:	Wattyl Fossil Creek 20.60
Feature Render or Clado	ling
Colour:	. Wattyl Earth Child 20.20
Roof	
Roof Tile Colour: Tile Profile: Colourbond© Roof: Colourbond© Colour:	Elabana Standard profile
Colour bond <sub>©</sub> Fascia & G	utter
Fascia Colour: Gutter Colour:	

Driveway / Paths: ..... Exposed aggregate

## Window / Flyscreen Frames

Colour: ..... Pearl White

#### Garage Door

Guruge Door	
Type:	5
Style:	
Colour:	Colorbond Surfmist
<b>External Paint / Finishes</b>	
Metre Box:	Colorbond Surfmist
Gable Trim:	Colorbond Surfmist
Gables / Eave Lining:	Colorbond Surfmist
Balustrading:	
Front Door Style:	XV18 Paint Grade
Front Door / Frame:	Wattyl Earth Child 20.20
Entry Fixed Glass:	Obscure
External Door Furniture:	Stainless Steel
Front Door / Locks:	Deadlock & Entry Set
Rear Door / Frame:	
Rear Door Locks:	Deadlock & Entry Set
External Light Colour:	
Letterbox Colour:	1
Letterbox Style:	Milk Can
Clothesline Colour:	Colorbond Surfmist

Kitchen Benchtop: ..... Caesarstone Raven Edging: ...... 20mm Arris

#### **Cupboard Fronts:**

Cupboard Colour: ..... Polytec Oyster Grey Matt Handle Style / Position:..... Choice Standard

#### Appliances

Cooktop: ...... Ceramic Oven / Rangehood: ..... Stainless steel Kitchen Sink: ..... Stainless steel with Flick Mixer Hot Water System: ..... 250lt Energy Efficient Laundry Tub: ..... White Metal with Stainless Steel Tub

#### Tiles

Main Floor Tiles:1256618 Omniform Grey 450 x 450Kitchen Splashback:1006460 United Ice Grey Satin 100x300Laundry Splashback:1006460 United Ice Grey Satin 100x300Laundry Skirting:1256618 Omniform Grey 450 x 450Note: Splashback tiles laid 300 side horizontal brick bond.



#### Bathroom / ensuite

buttin oonin / chisuite	
Vanity Benchtop:	Caesarstone Raven
Cupboard Fronts:	Polytec Oyster Grey Matt
Handle Style / Position:	Choice Standard
Tap Handles:	Chrome
Bathtub / Basin:	White
Mirror / Shower Frame:	
Shower Screen:	Clear Laminate
Shower Soap Holder:	Chrome on Shower Rail
Towel Rail:	Chrome
Toilet Roll Holder:	Chrome
Toilet Suite:	White

#### **Bathroom Tiles**

WC Skirting: ..... 1256618 Omniform Grey 450 x 450

#### Internal Paint / Finishes

Ceiling Cornice:	Wattyl White
Wall Colour:	Wattyl Feather Dawn 19.40
Wall Paint Type:	.Ultra ASU (1) ID ADV Low Sheen (2)
Skirting / Architraves:	Wattyl Feather Dawn 19.40
Internal Door Style:	Redicoat
Internal Door Colour:	. Wattyl Feather Dawn 19.40
Interior Door Furniture:	. Chrome

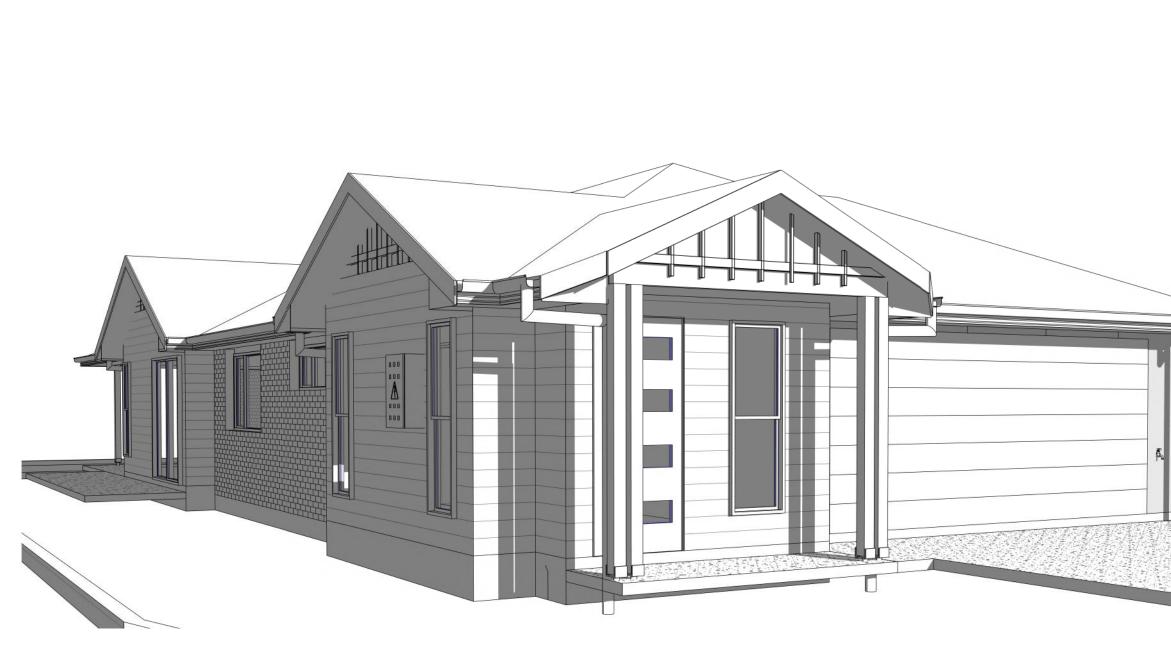
#### **Other Interior Paint / Finishes**

Robe Frames:	White
Robe Inserts:	SLQ Vinyl Glacier
Light Switches:	White
Ceiling Fans:	Brushed chrome
Carpet:	Beatstreet Pewter
Verticals:	Focus Coal



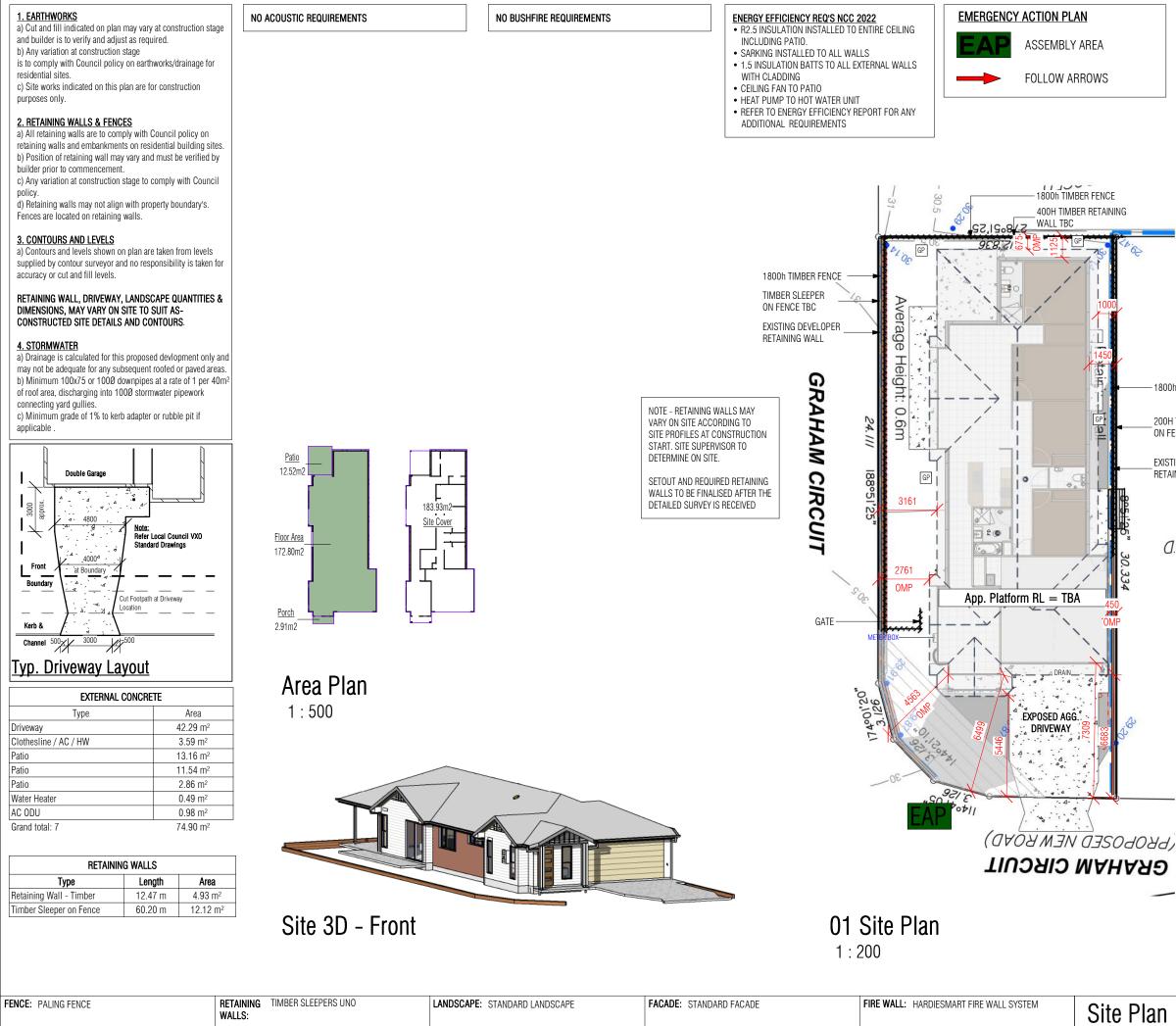


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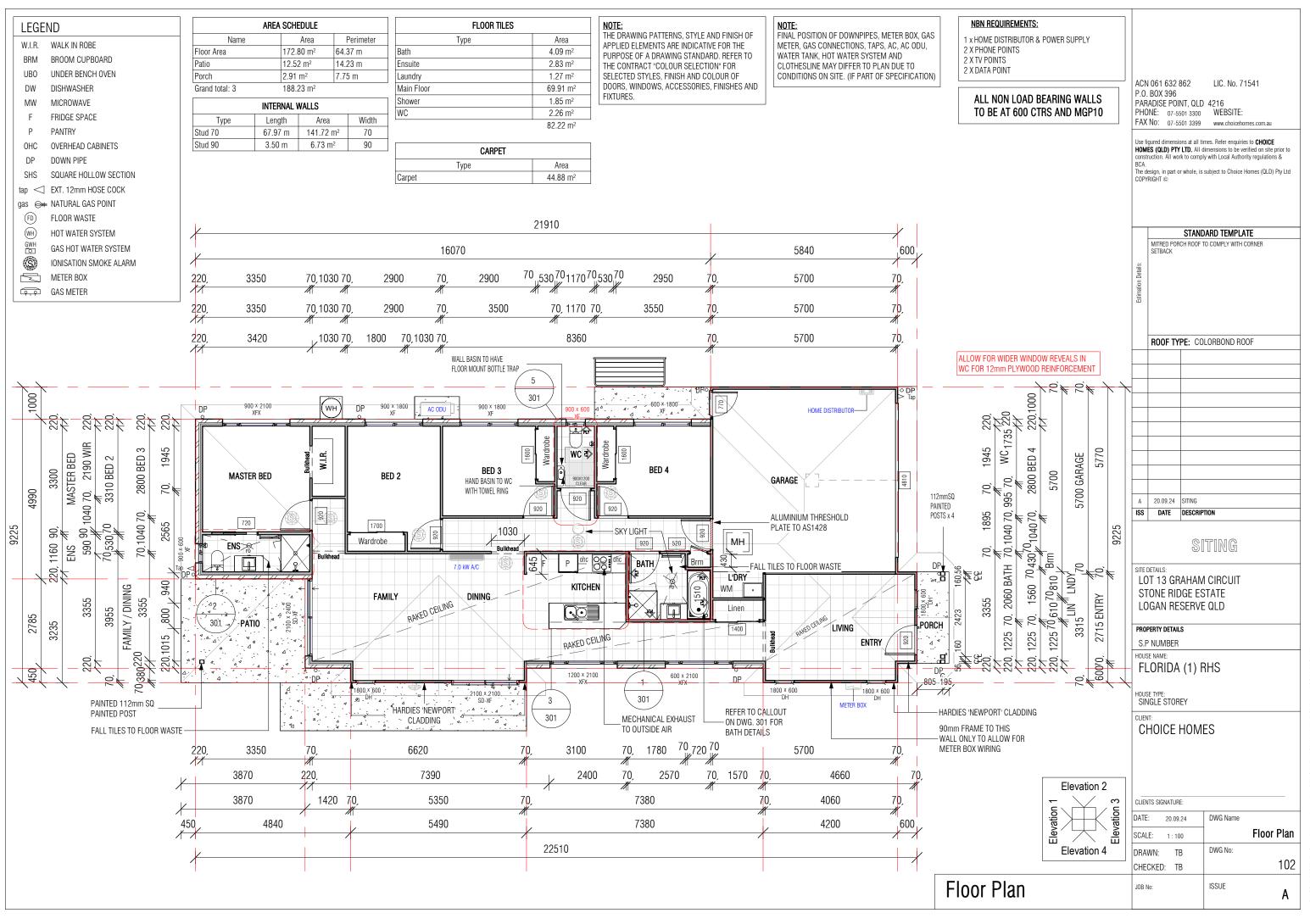
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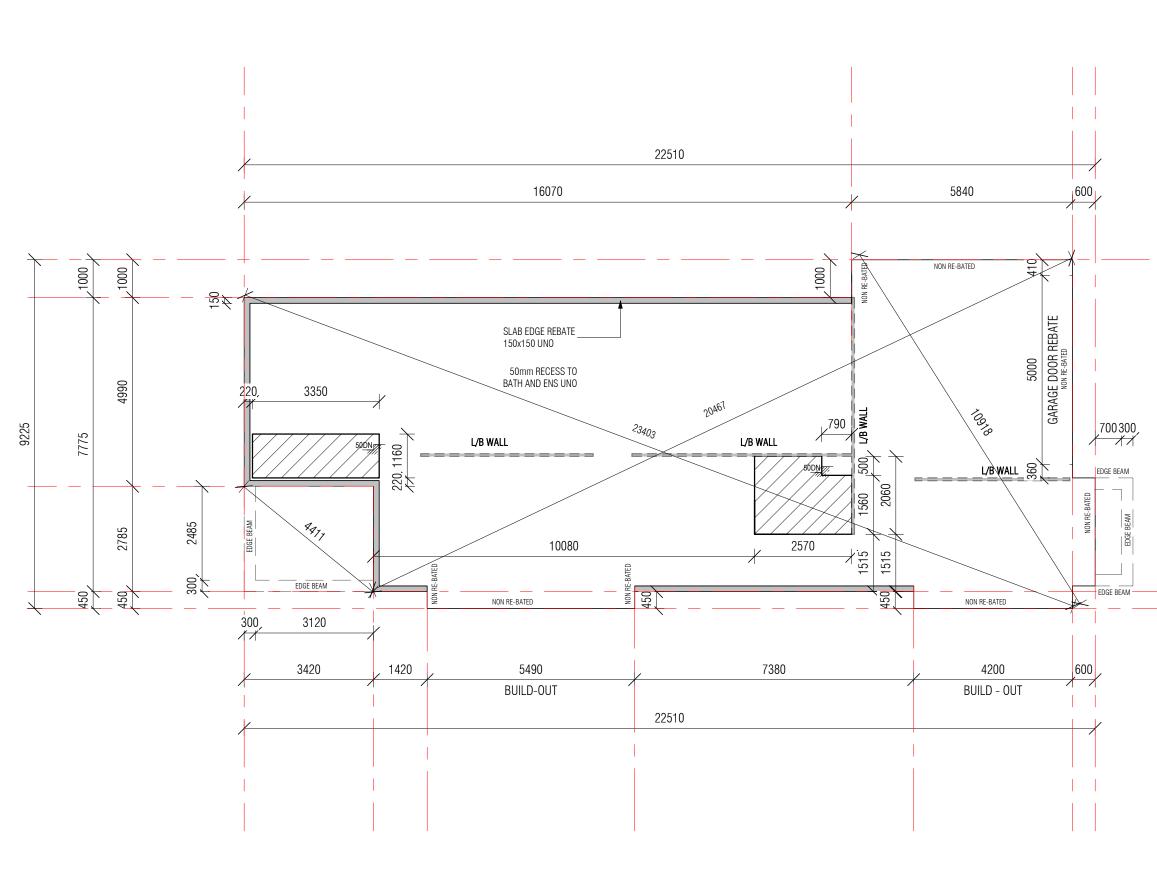
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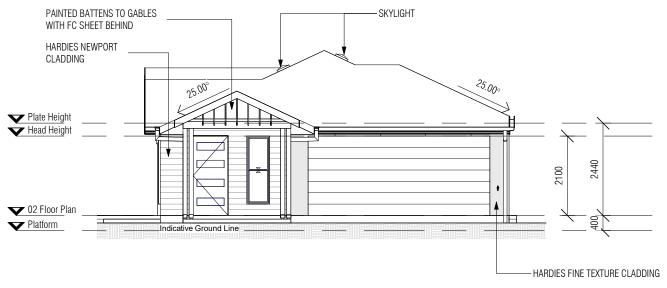
#### ROOF

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  - BATTENS FOR COLORBOND ROOF AT 900CTS.
  - ALL FIXINGS AND INSTALLATION IN ACCORDANCE WITH MAUFACTURERS •
  - SPECIFICATIONS.

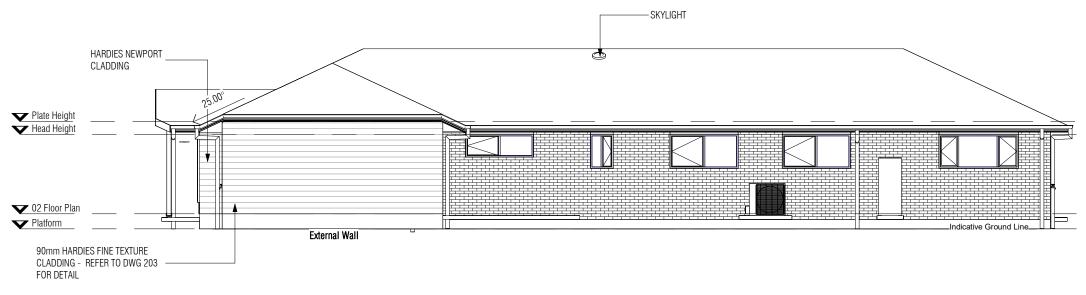
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#### **CLADDING & FINISHES**

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**Elevations** 

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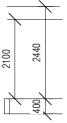
PARADISE POINT, QLD 4216 PHONE: 07-5501 3300 WEBSITE:

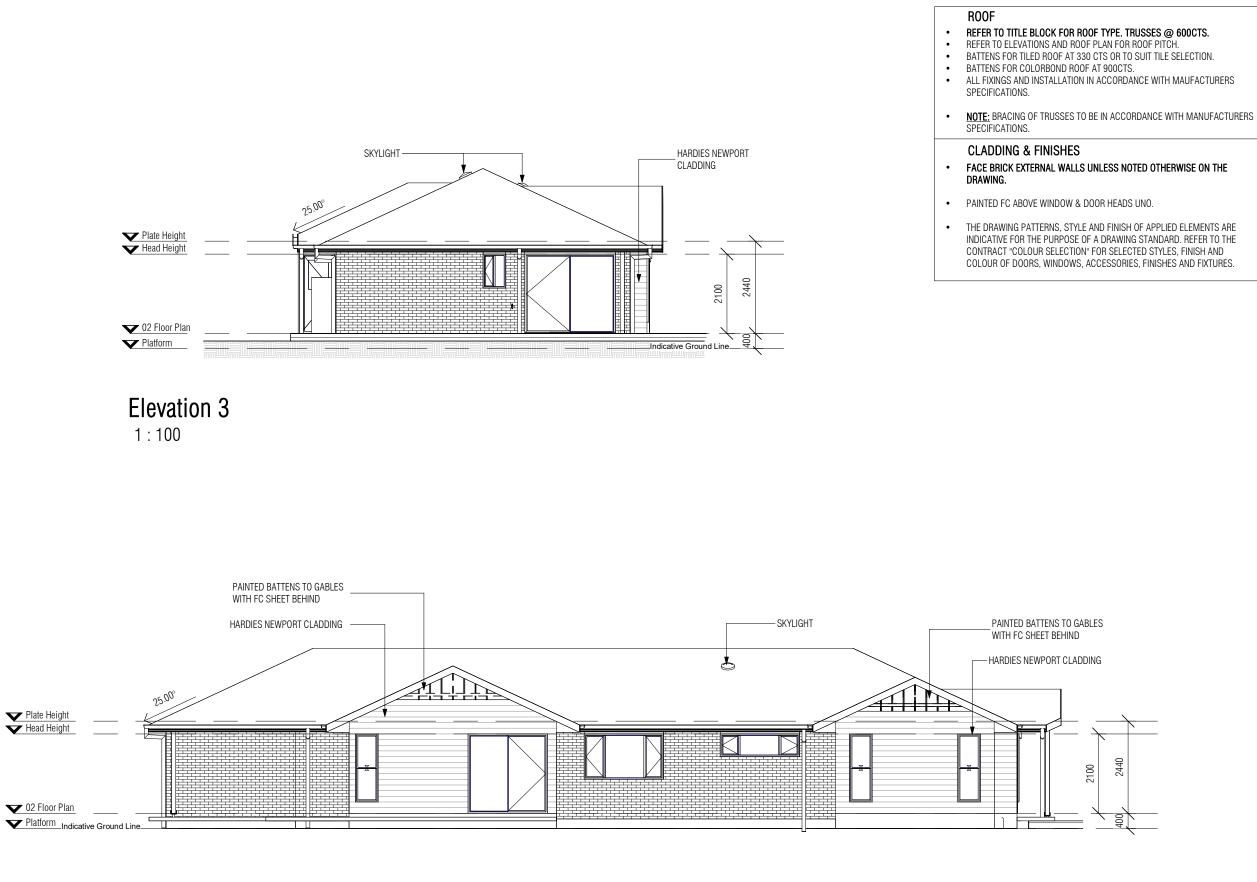
FAX No: 07-5501 3399 www.choicehomes.com.au

LIC. No. 71541

COLOUR OF DOORS, WINDOWS, ACCESSORIES, FINISHES AND FIXTURES.

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## Elevation 4 1:100

**Elevations** 

USSES @ 600CTS.
ROOF PITCH.

ACN 061 632 862 LIC. No. 71541 P.O. BOX 396 PARADISE POINT, QLD 4216 PHONE: 07-5501 3300 WEBSITE: FAX No: 07-5501 3399 www.choicehomes.com.au								
Use figured dimensions at all times. Refer enquiries to CHOICE HOMES (OLD) PTY LTD. All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA. The design, in part or whole, is subject to Choice Homes (QLD) Pty Ltd COPYRIGHT ©								
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October 2024

#### APPRAISAL OF RENTAL VALUE

#### **"STONE RIDGE"**

#### Logan Reserve Qld 4133

Key design features :

- 4 Bedrooms
- Main Bathroom + Ensuite
- Double Lock Up Remote Garage
- Brand New Home

- Tiled Air-conditioned Living + Dining
- Separate Carpeted Living Area
- Covered Outdoor Entertaining Area
- Landscaped, Fully Fenced Yard

Our team would be delighted to manage your investment and work to ensure your property is achieving the best possible rental price and maximizing your return on investment. We believe that you could expect to achieve **\$760.00-\$780.00 per week**.