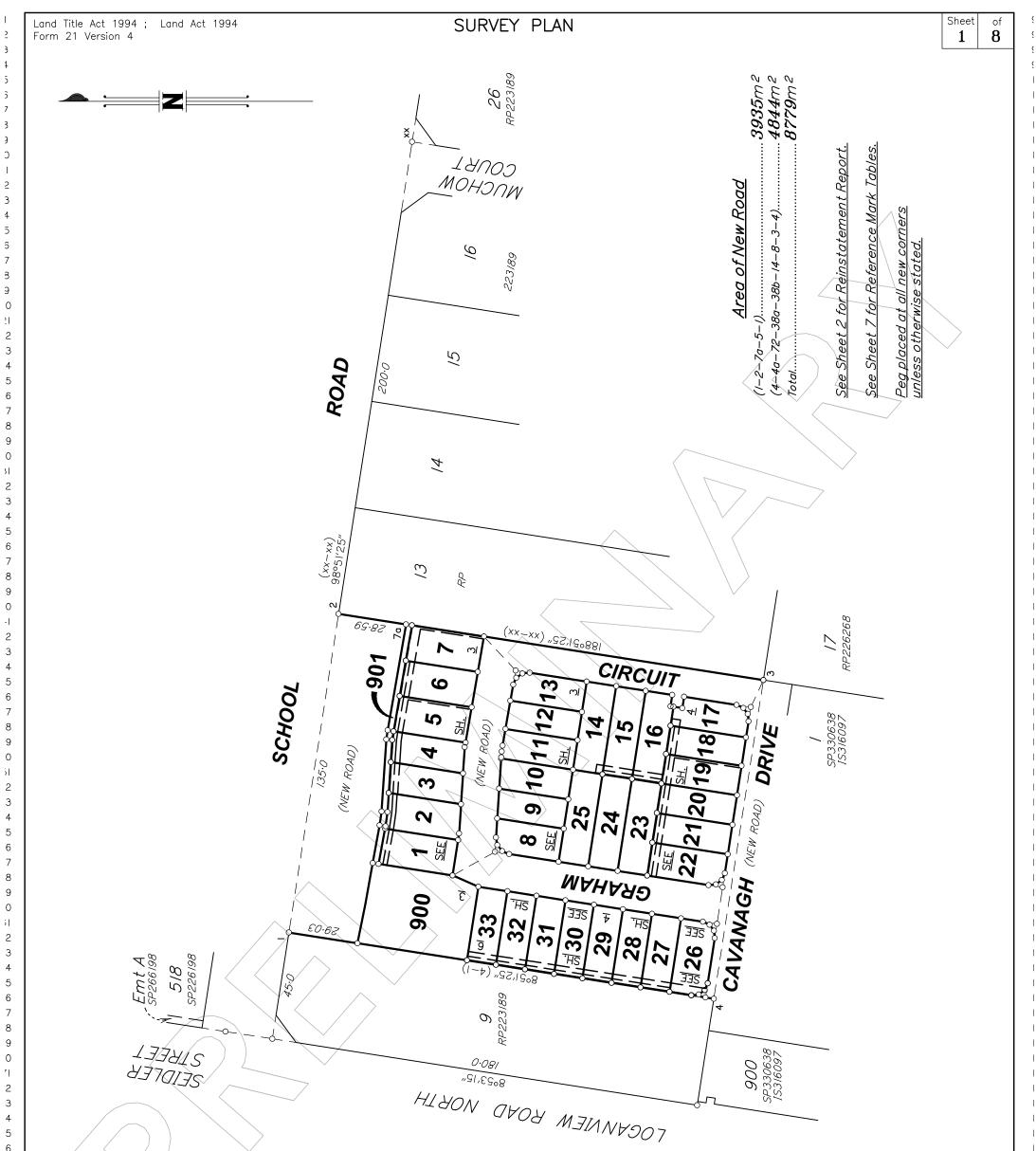
STONE RIDGE MASTER PLAN

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 365m² to 456m², 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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	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 MW
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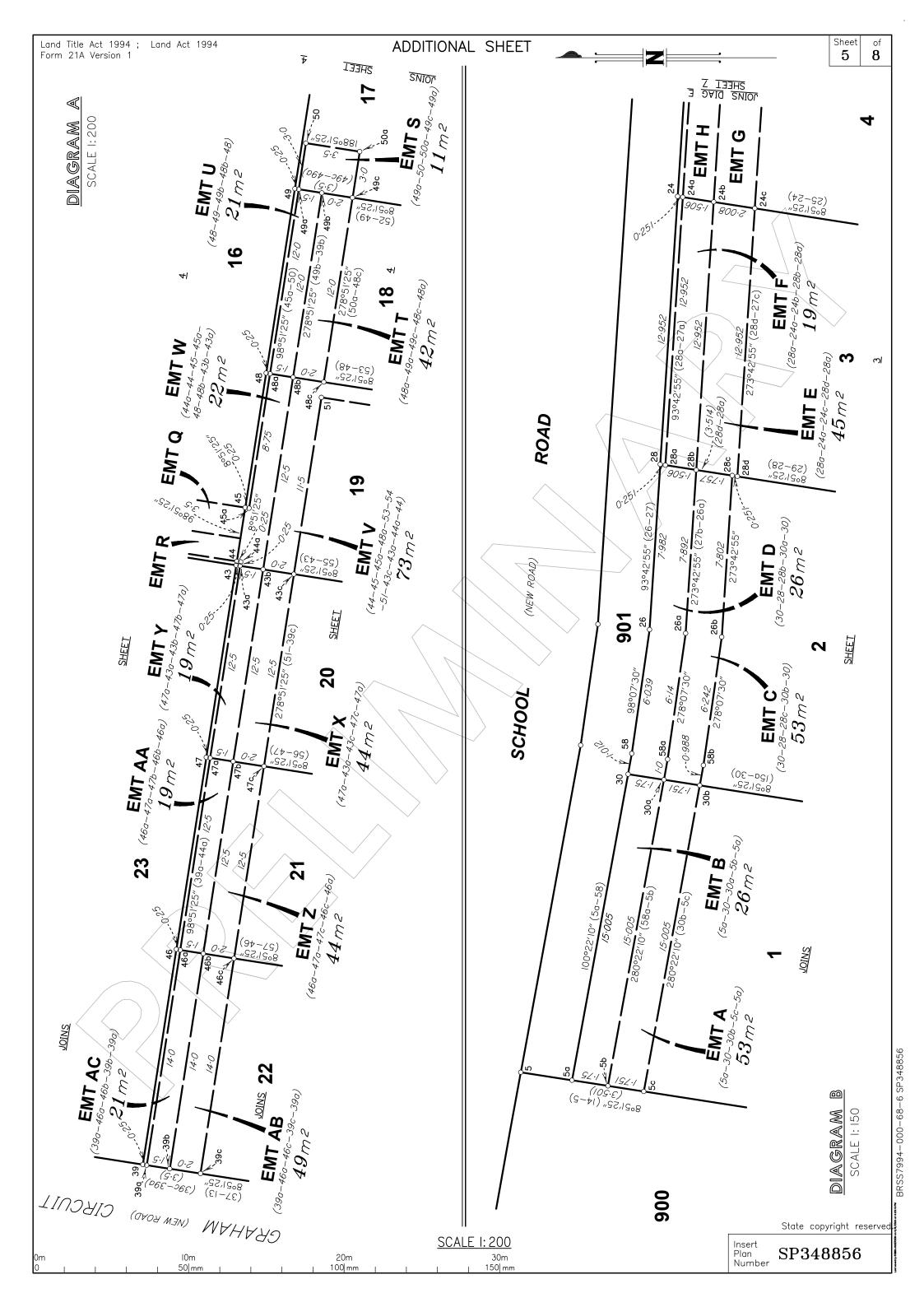
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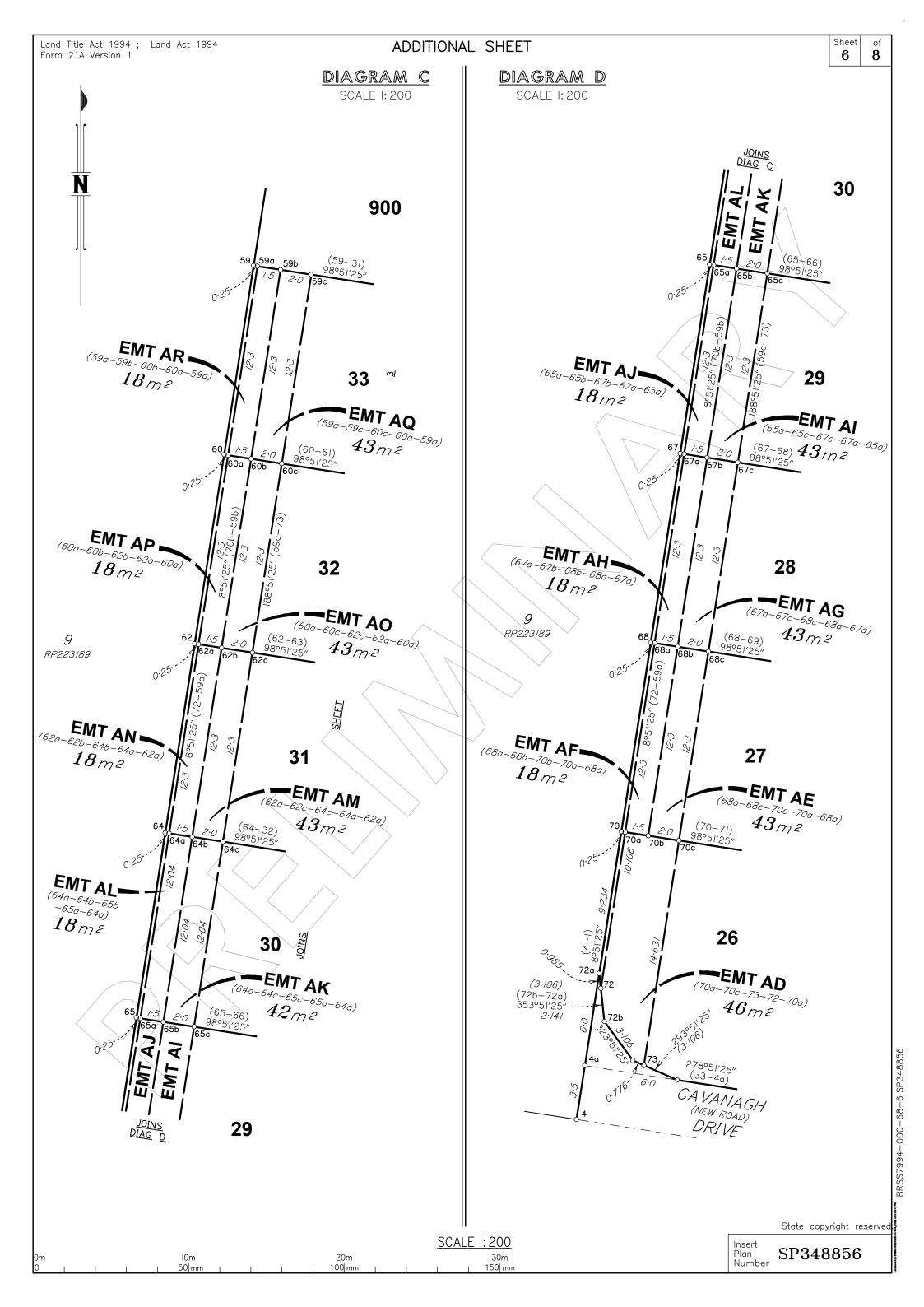
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17215039	Lot II on	RP223189	I-5, 8-II, I4-	-16, 19-25 & 901	New Rd	Emts A-H, N-R & W-AC	
17215040	Lot 12 on	RP223189	5-7,	- 19 & 901	New Rd	Emts I-M & S-W	
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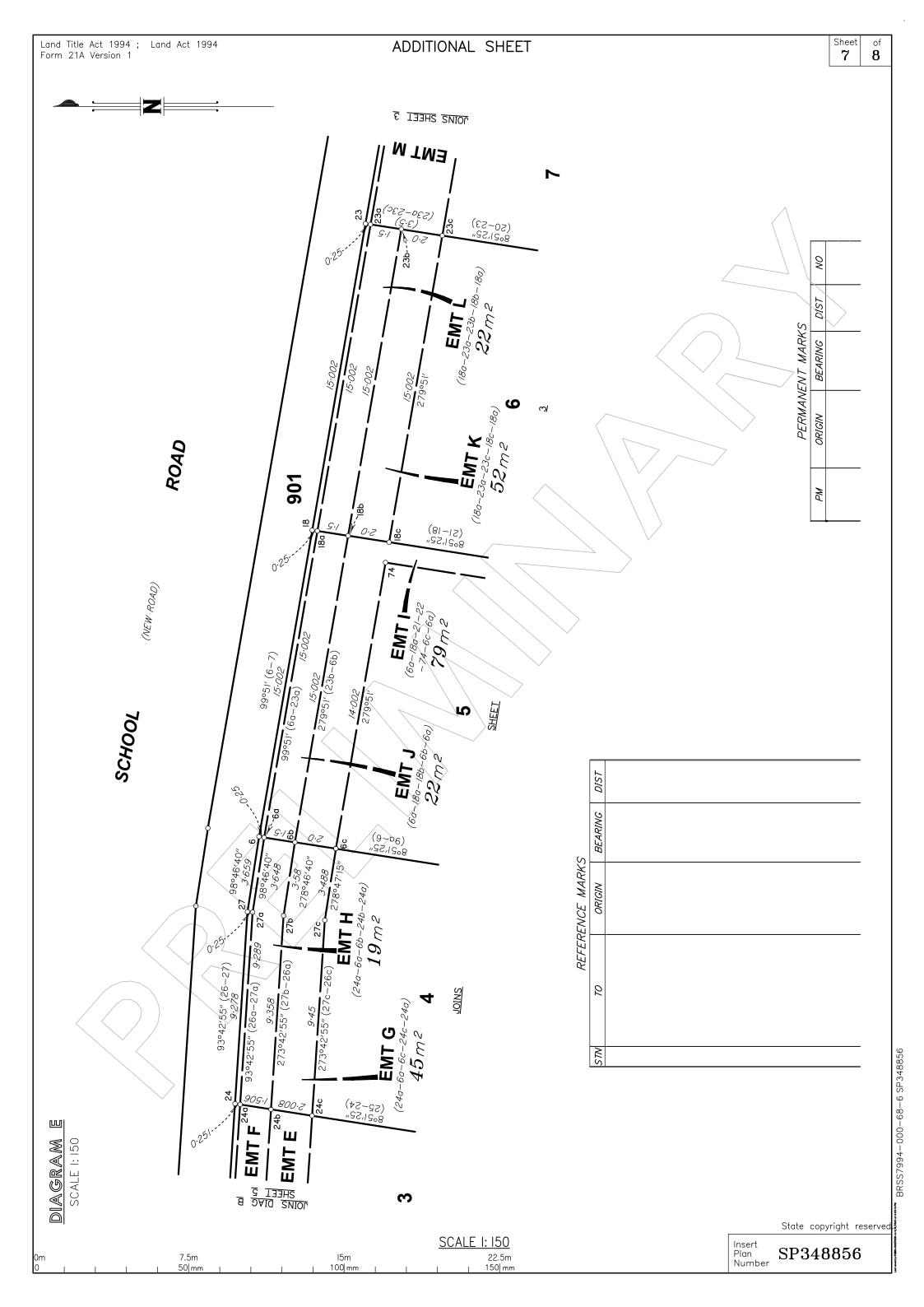
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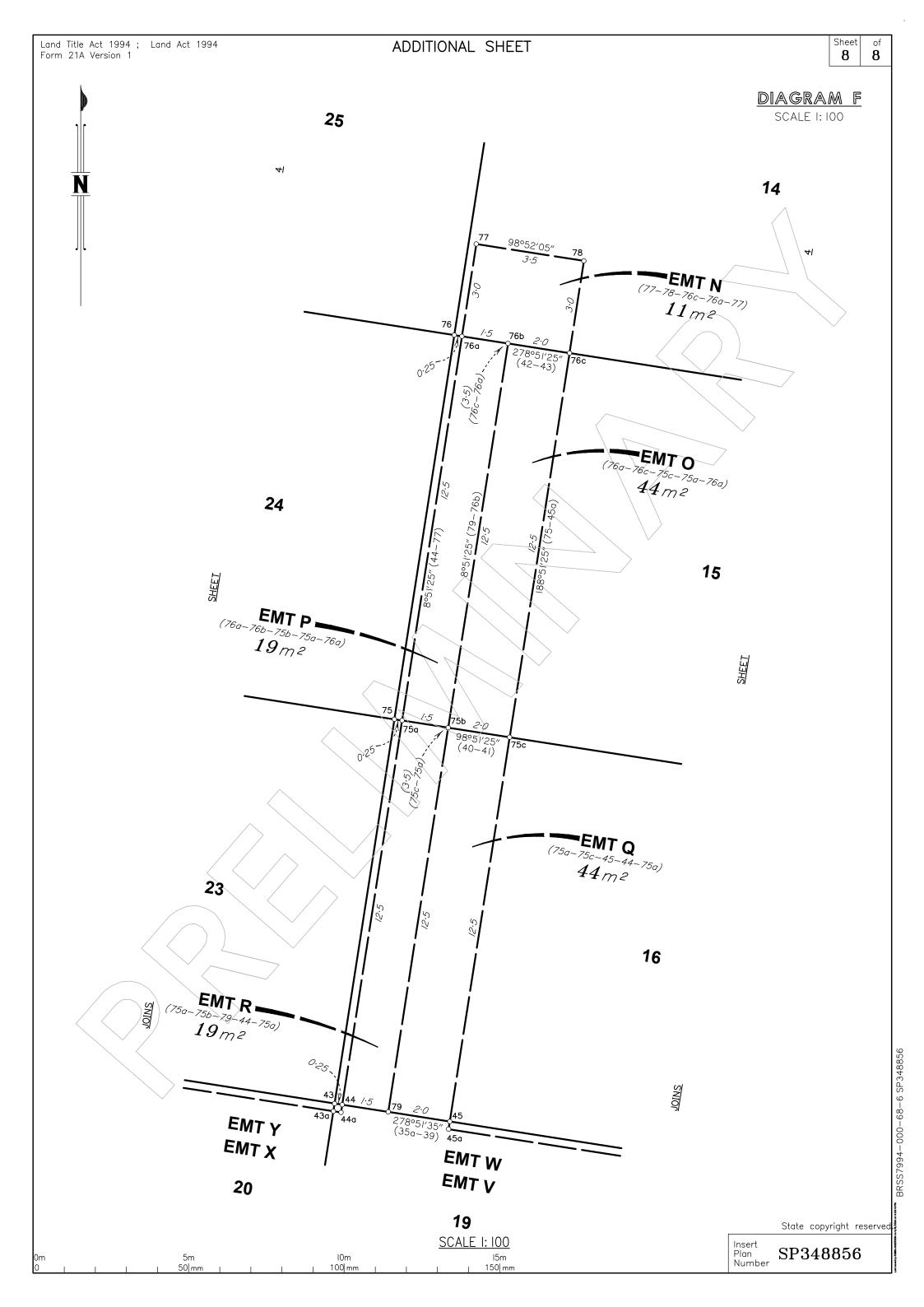












DISCOVER THE PERFECT BLEND OF MODERN LIVING AND STRATEGIC INVESTMENT AT STONE RIDGE.

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.





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Colour Selection



A current aesthetic with a classic finish.

Brick House

Brick: Joints: Mortar:	Raked
Rendered House	
Feature Brick: Joints:	•
Mortar:	. Natural
External Walls Render	
Colour:	Wattyl Melchoir 22.40
Feature Render or Clado	ling
Colour:	. Wattyl Earth Child 20.20
Roof	
Roof Tile Colour: Tile Profile: Colourbond® Roof:	Elabana Standard profile
Colourbond© Colour:	
Colour bond© Fascia & G	utter
Fascia Colour:	Colorbond Night Sky
Gutter Colour:	5 /
Downpipe Colour:	Colorbond Night Sky
Driveway / Paths:	Exposed aggregate

Window / Flyscreen Frames

Colour: Custom Black

Garage Door

Style: Colour:	. Colorbond Shale Grey
External Paint / Finishes Metre Box: Gable Trim: Gables / Eave Lining: Balustrading:	. Colorbond Monument . Colorbond Night Sky . Colorbond Surfmist
Front Door Style: Front Door / Frame: Entry Fixed Glass: External Door Furniture: Front Door / Locks: Rear Door / Frame: Rear Door Locks:	. Colorbond Shale Grey . Obscure . Stainless Steel . Deadlock & Entry Set . Colorbond Shale Grey
External Light Colour: Letterbox Colour: Letterbox Style: Clothesline Colour:	. Colorbond Shale Grey . Milk Can

Edging: 20mm Arris

Kitchen Benchtop: Caesarstone Jet Black

Cupboard Fronts:

Cupboard Colour: Polytec Alabaster Sheen 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: 1235658 Infinite Light Grey Matt 450 x 450 Kitchen Splashback: 1008299 United Black Satin 100 x 300 Laundry Splashback: 1008299 United Black Satin 100 x 300 Laundry Skirting: 1235658 Infinite Light Grey Matt 450 x 450 Note: Splashback tiles laid 300 side horizontal brick bond.



Bathroom / ensuite

butin ooning chibance	
Vanity Benchtop:	Caesarstone Jet Black
Cupboard Fronts:	Polytec Alabaster Sheen
Handle Style / Position:	Choice Standard
Tap Handles:	Chrome
Bathtub / Basin:	White
Mirror / Shower Frame:	.Chrome
Shower Screen:	
Shower Soap Holder:	Chrome on Shower Rail
Towel Rail:	Chrome
Toilet Roll Holder:	Chrome
Toilet Suite:	White

Bathroom Tiles

Shower Floor: 1235670 Infinite Light Grey Matt 300 x 300 Bathroom/Ensuite Floor: 11235658 Infinite Light Grey Matt 450 x 450 Note: Bath/Ensuite wall tiles laid stack bond.

Bathroom/Ensuite Walls: 1235658 Infinite Light Grey Matt 450 x 450 WC Skirting: 1235658 Infinite Light Grey Matt 450 x 450



Internal Paint / Finishes

	Vattyl Floral White 20.10 Ultra ASU (1) ID ADV Low Sheen (2)
Skirting / Architraves:	1
Internal Door Style: I	
Internal Door Colour:	,
Interior Door Furniture:	Chrome

Other Interior Paint / Finishes

Robe Frames:	White
Robe Inserts:	Glacier
Light Switches:	. White
Ceiling Fans:	Brushed chrome
Carpet:	Blockbuster Plus Black Orbit
Verticals:	Focus White



LIVING

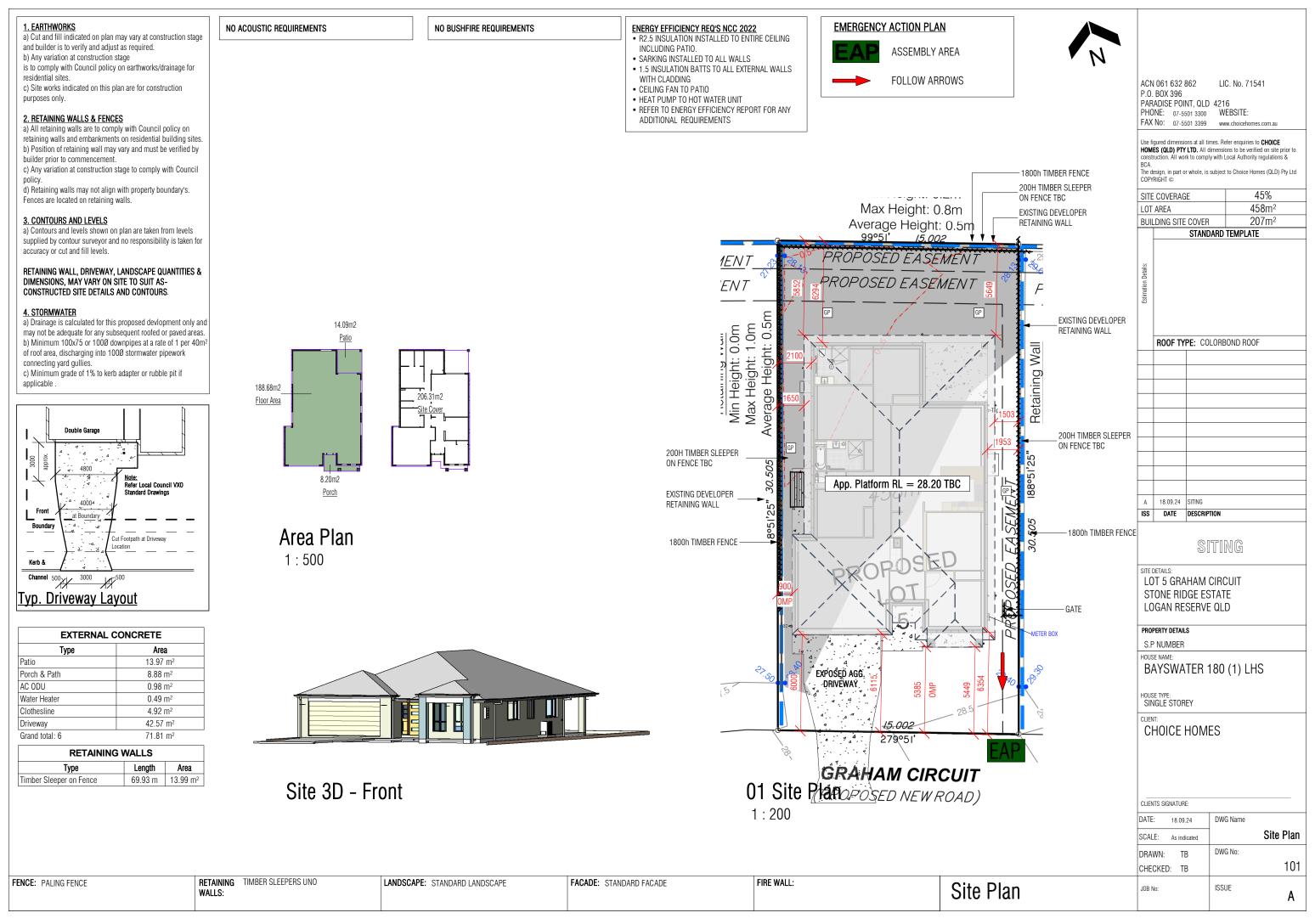


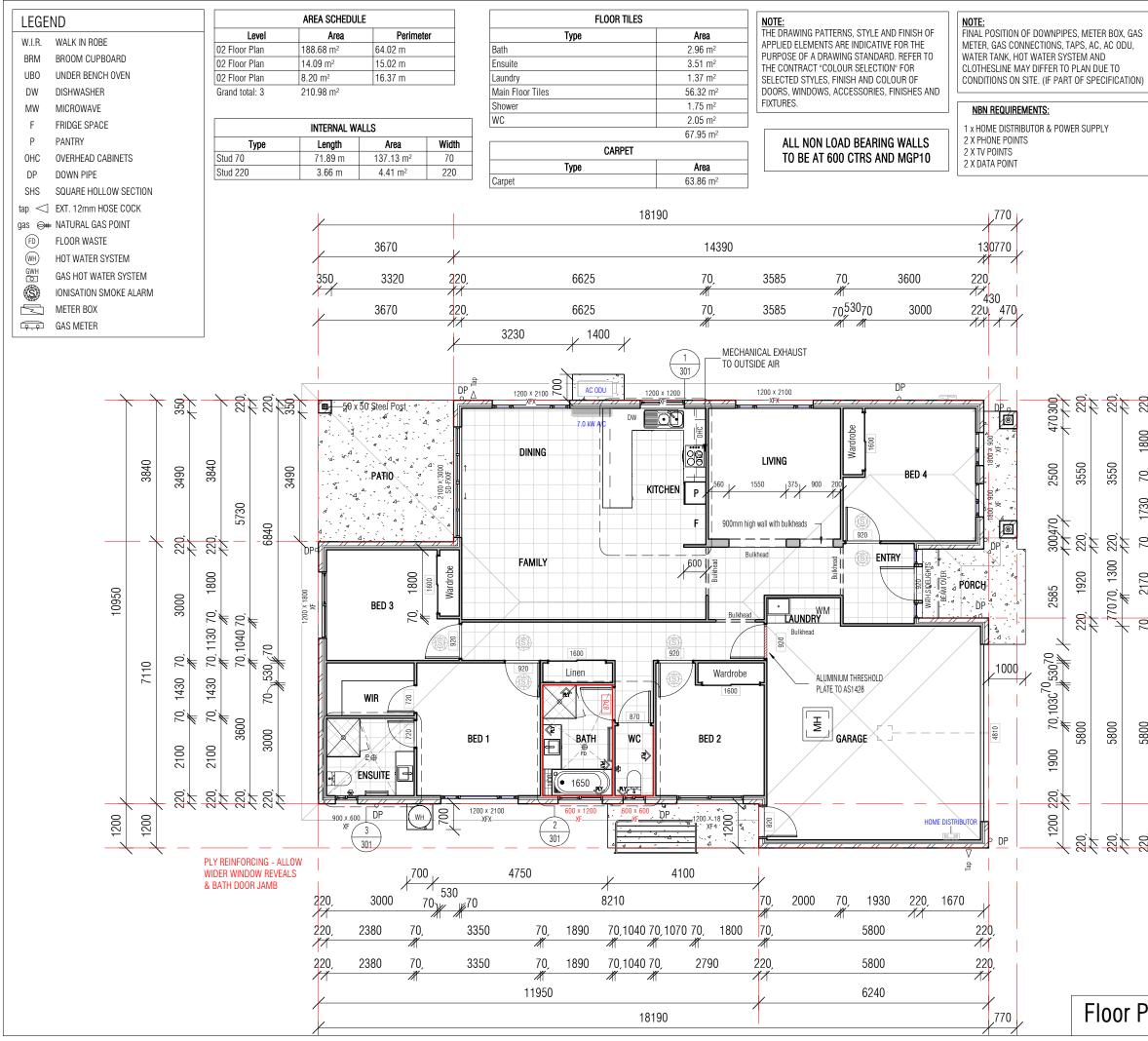


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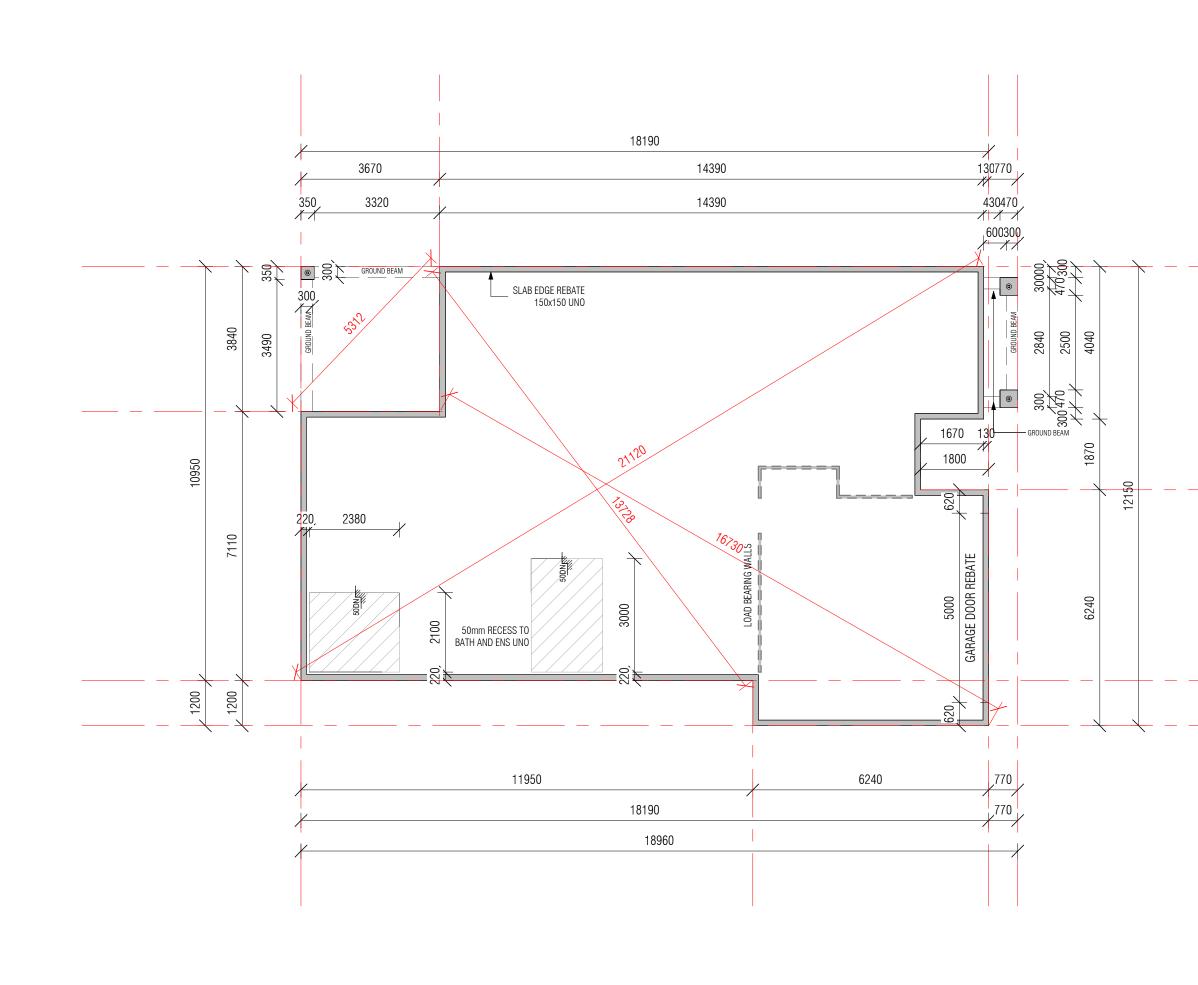
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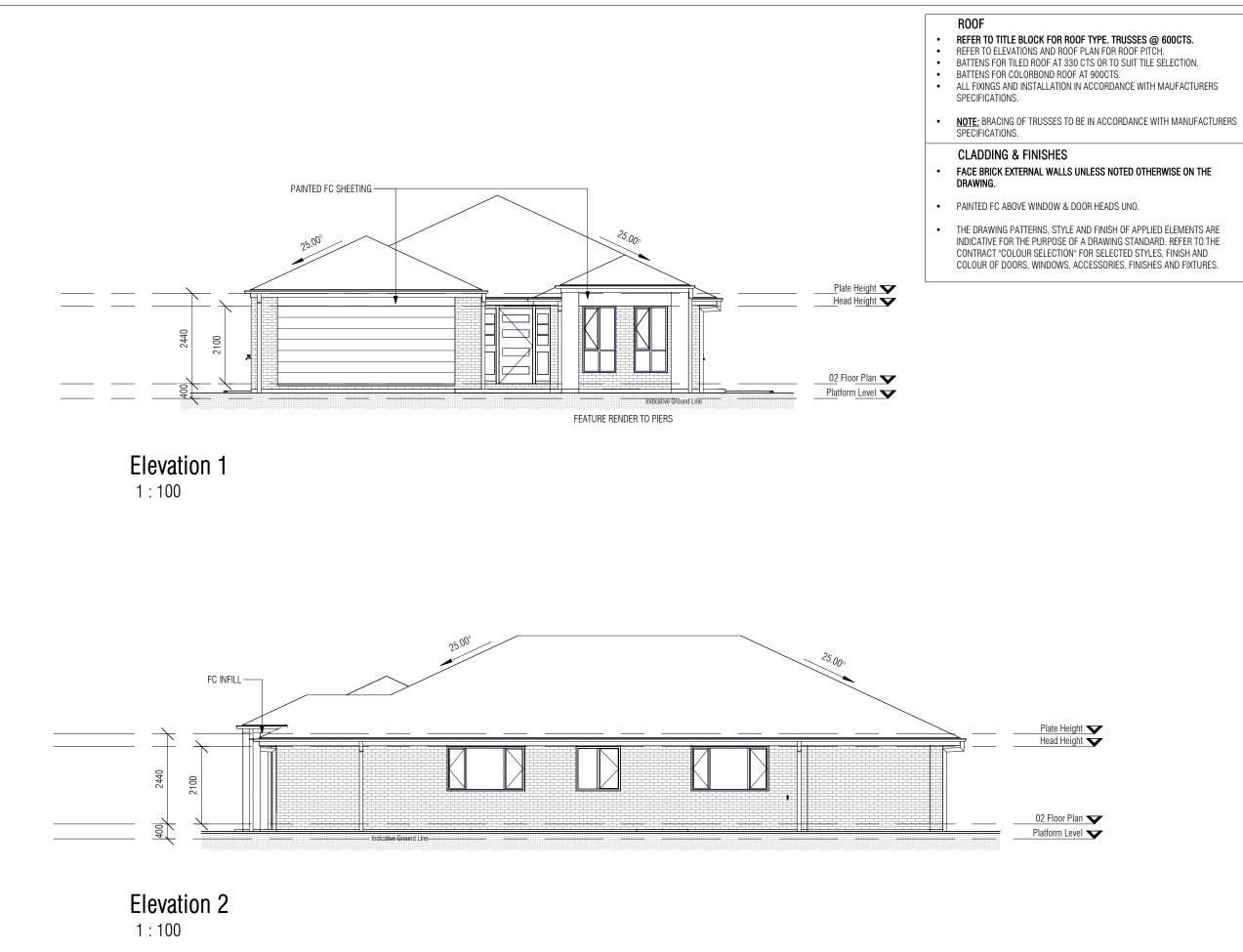
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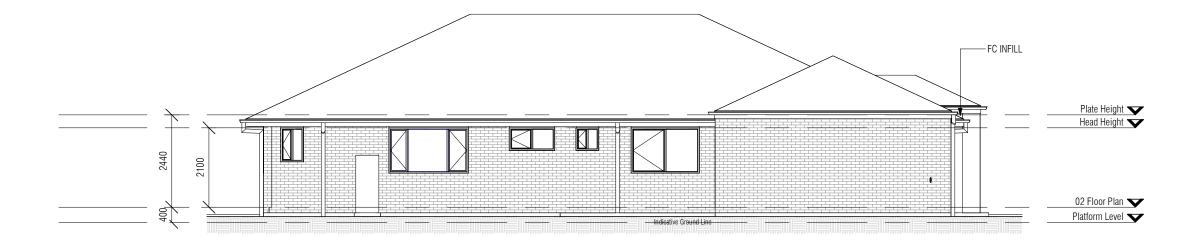
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- BATTENS FOR COLORBOND ROOF AT 900CTS. •
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CLADDING & FINISHES

- FACE BRICK EXTERNAL WALLS UNLESS NOTED OTHERWISE ON THE DRAWING.
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Elevation 4 1:100

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