



The Outlook

GLENEAGLE

Comfort and convenience, a short distance to all your day-to-day needs

- BEAUDESERT: 3 minutes by car
 - BRISBANE: 35 minutes by car
 - GOLD COAST: 40 minutes by car
 - ACCESS: Mt. Lindsay Hwy and major roads close by
- | | |
|--|--|
|  MEDICAL FACILITIES |  DINING |
|  SCHOOLS |  CAFES |
|  SHOPS |  PARKS |




The Outlook
GLENEAGLE

For enquiries
Phone 1300 903 918
www.theoutlookgleneagle.com.au



Another quality Baycrown Development

Disclaimer. Information contained herein is subject to change without notice. No responsibility is accepted by the vendor or the agent for any action taken in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects. Details herein do not constitute any representation by the vendor or the agent and are expressly excluded from any contract. Photographs depict lifestyles only.



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GLENEAGLE



House & land packages are available from leading quality builders to suit your lifestyle.

The Outlook offers a range of lot sizes and home styles tailored to fit your individual style and budget.

Our knowledgeable, professional and friendly sales team are ready to turn your house dreams to reality with expert advice in selecting the right package for you.



Combining contemporary living with country lifestyle

The Outlook boasts the best of contemporary living, combining country lifestyle with city convenience. This new master planned community offers a wonderful mix of generous building lots set around beautiful natural parkland within the township of historic and charming Beaudesert.

With convenient shopping, dining and recreation options, Beaudesert township centre, located within 3 minutes' drive, provides all your day to day needs. The vibrant city of Brisbane is an easy 35 minute drive and the golden beaches of the Gold Coast are only 40 minutes away.

Enjoy living in a community designed to enhance the natural environment with abundant parkland and open space for active and passive relaxation. The Outlook is intelligently designed to create an ideal place to build a dream home, raise a family, and live a quality lifestyle. Many of the practical, functional and usable house lots have beautiful views and outlooks.

Kookaburras singing in the spacious parkland ensure that every effort has been made to retain local indigenous vegetation and natural habitat. Enjoy a bush walk or relax in the extensive integrated parkland with children's playground and picnic facilities designed to provide recreation activities for a wide range of lifestyles.

Beaudesert is the gateway to fantastic scenery and activities in the Scenic Rim region of South East Queensland. The township, rich in farming history and having key arts and cultural significance in the region, continues to be home to a vast array of residents and visitors.

A wide range of local amenities from shopping, dining, medical facilities, child care, primary, secondary and tertiary education are all located within the township.

The Outlook offers an extensive selection of affordable house, land, and lifestyle choices

- Ideally located with sensational mountain views
- 3 minutes to Beaudesert township
- 35 minutes to Brisbane
- 40 minutes to the Gold Coast
- A vast range of home lot sizes
- All lots fully serviced and ready to build on
- Extensively landscaped parkland

Located just 6km from The Outlook, the Bromelton State Development Area, set to be a key major transport hub, will provide long term employment opportunities for the region in the future.

Total Area of New Road
1.099 ha

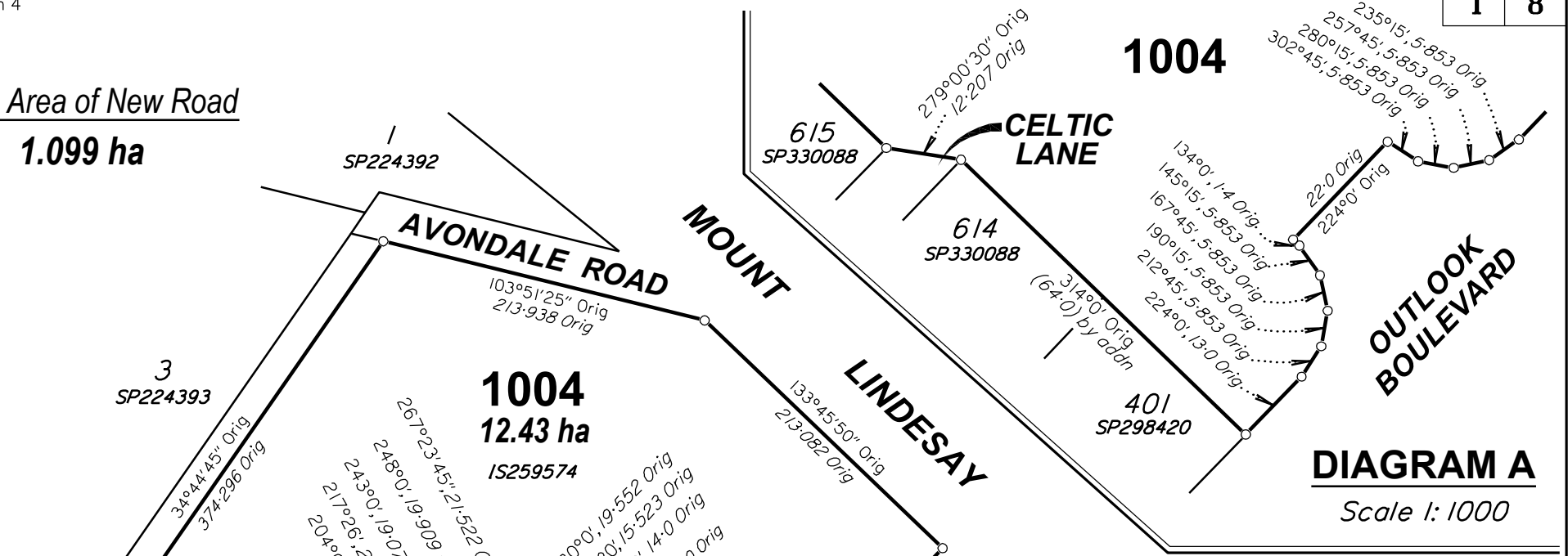
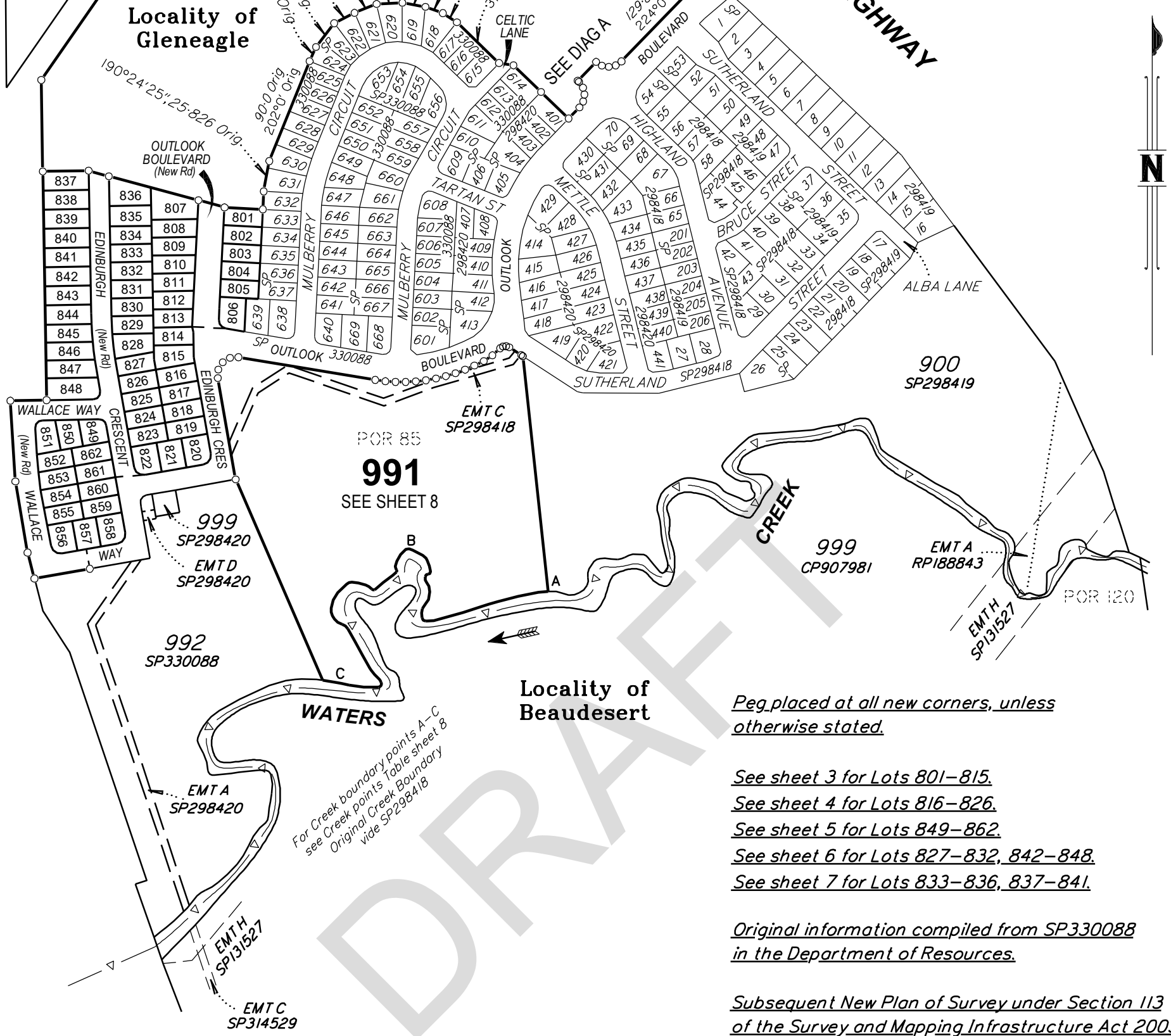


DIAGRAM A
Scale 1:1000

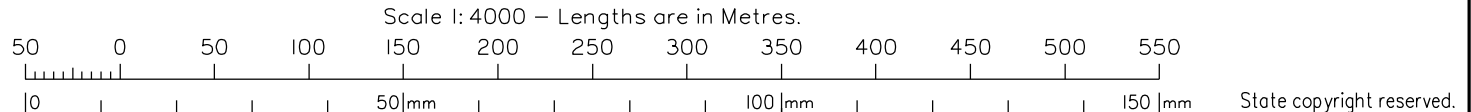


Peg placed at all new corners, unless otherwise stated.

- See sheet 3 for Lots 801-815.
- See sheet 4 for Lots 816-826.
- See sheet 5 for Lots 849-862.
- See sheet 6 for Lots 827-832, 842-848.
- See sheet 7 for Lots 833-836, 837-841.

Original information compiled from SP330088 in the Department of Resources.

Subsequent New Plan of Survey under Section 113 of the Survey and Mapping Infrastructure Act 2003



Plan of Lots 801-862, 991 & 1004

Scale: **1:4000**

Format: **STANDARD**

Cancelling Lot 1003 on SP330088

PROPOSED SP330089

LOCAL GOVERNMENT: SCENIC RIM REGIONAL LOCALITY: GLENEAGLE

Meridian: **MGA Zone 56 vide SP298420**

Survey Records: **No**

DISCLAIMER
The dimensions, areas and number of lots shown on this plan are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. Specifically, authority approval is required for rezoning and subdivision approvals in order to allow development to proceed. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

(Dealing No.)

4. Lodged by

(Include address, phone number, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
	Lot 1003 on SP330088	801-862, 991 & 1004	New Rd	-

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
719528838 (Emt B on SP298418)	1002
719528840 (Emt B on SP298418)	1002
719528843 (Emt B on SP298418)	1002
719528835 (Emt C on SP298418)	1002

DRAFT

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801-862, 991 & 1004	POR 85
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :
Local Govt :
Surveyor : 123531/BJB SURVEY ADVICE: 2021-1532

5. Passed & Endorsed :

By: RPS AUSTRALIA EAST PTY LTD
Date :
Signed :
Designation : Cadastral Surveyor

6. Building Format Plans only.

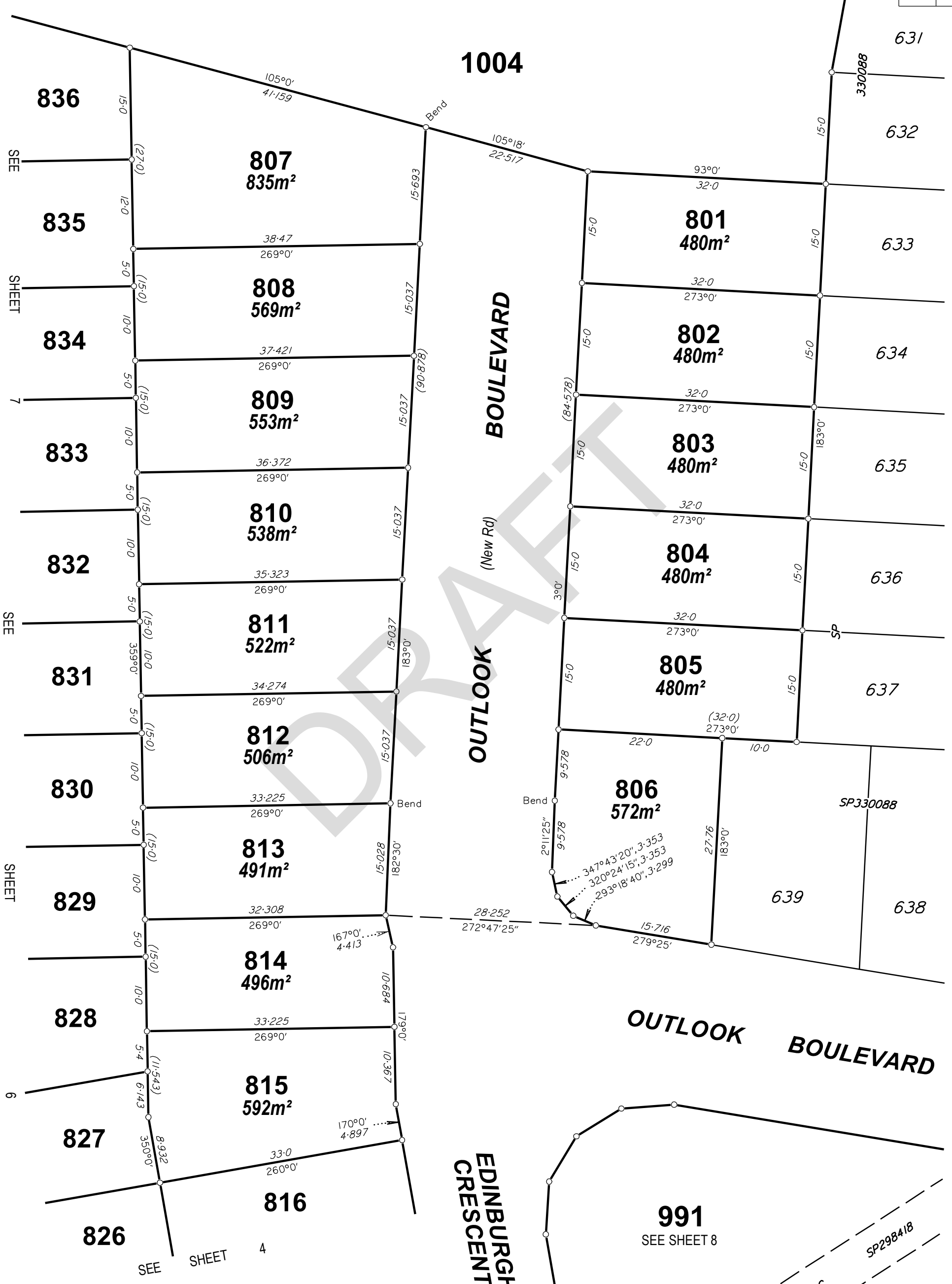
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

..... Cadastral Surveyor/Director * Date
* delete words not required

7. Lodgement Fees :

Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

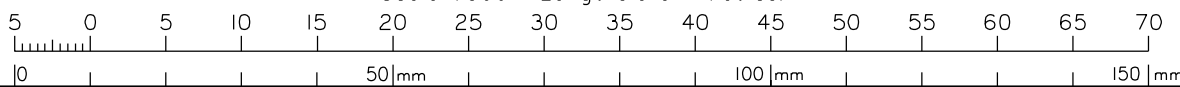
8. Insert Plan Number
PROPOSED SP330089



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Scale 1: 500 – Lengths are in Metres.



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Insert Plan Number

PROPOSED SP330089

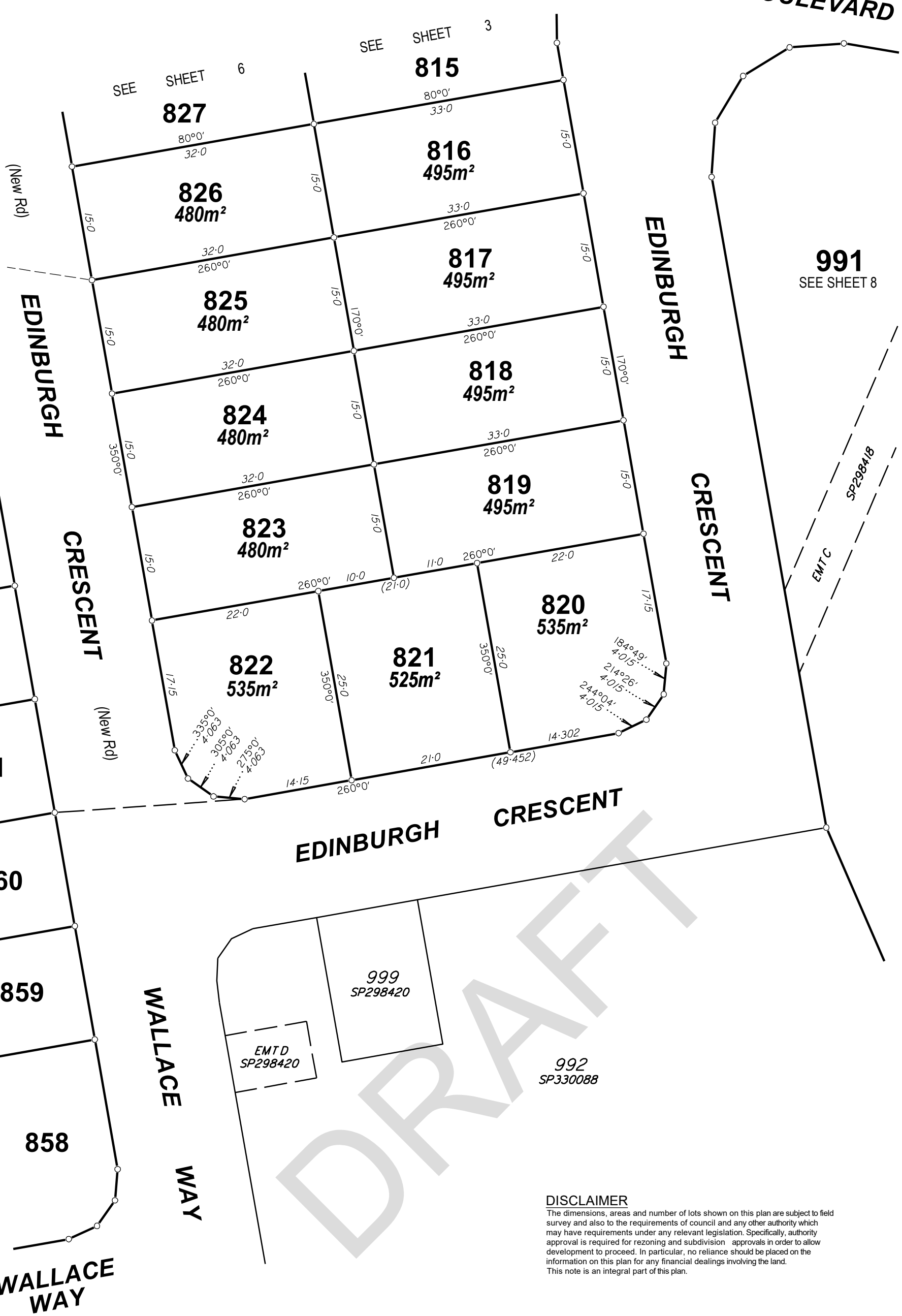


**OUTLOOK
BOULEVARD**

SEE SHEET 3

SEE SHEET 6

SEE SHEET 5
**WALLACE
WAY** (New Rd)



RPS GC 123531 STG 8 RAS / DRAFT 4.8.2022

991
SEE SHEET 8

849

SEE

862

861

SHEET

860

859

5

858

**EDINBURGH
CRESCENT**

**WALLACE
WAY**

999
SP298420

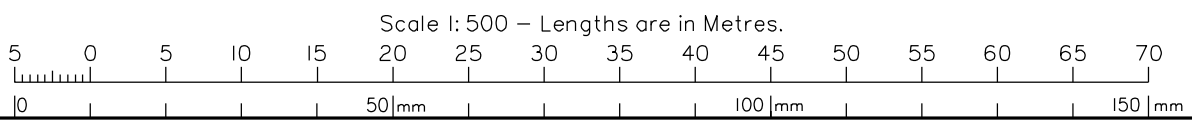
EMTD
SP298420

992
SP330088

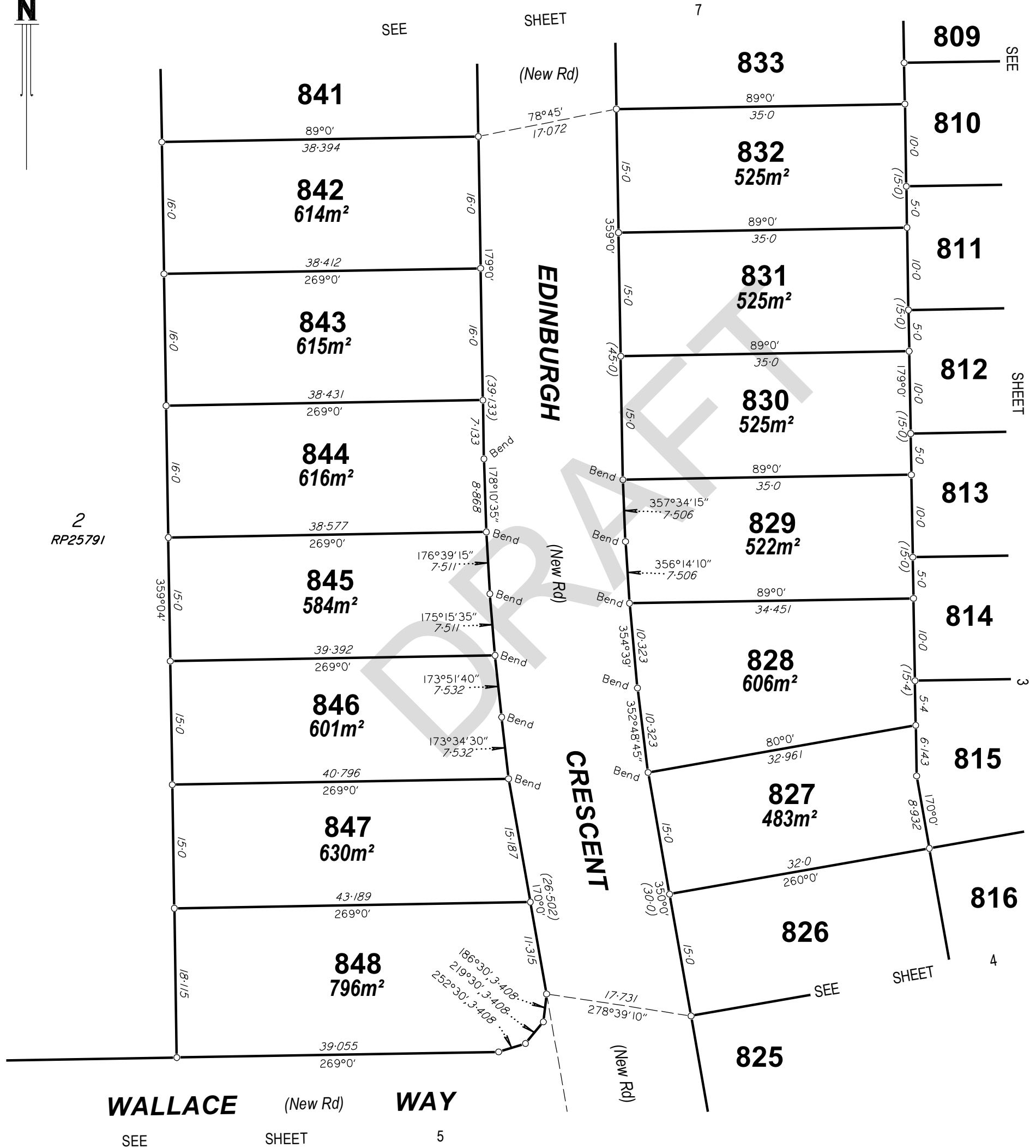
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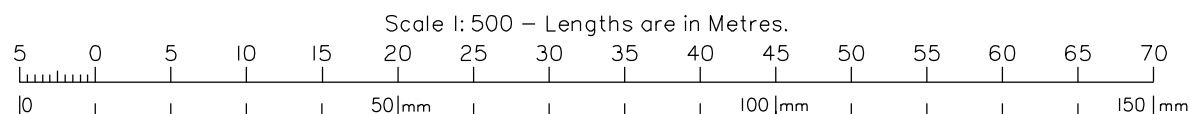
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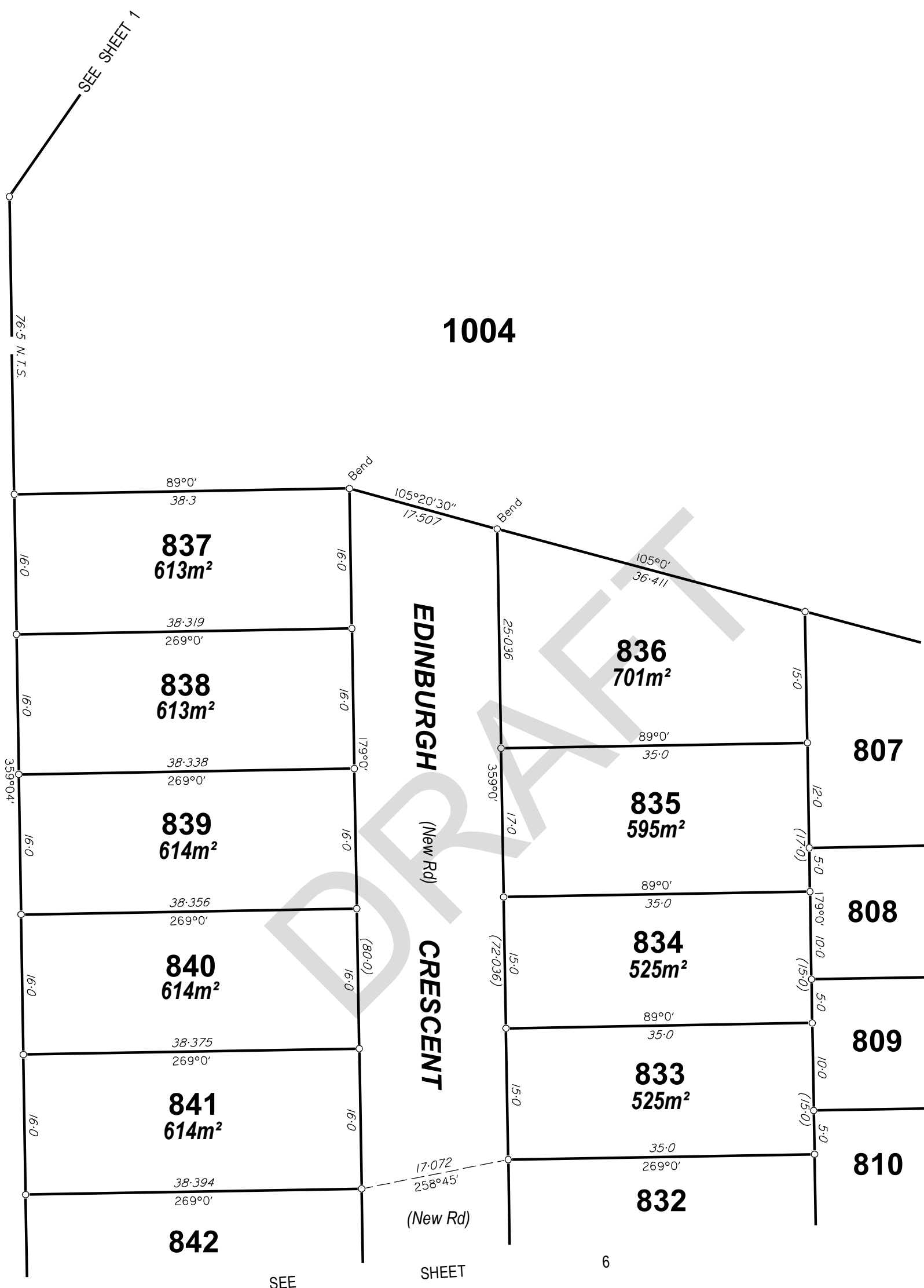
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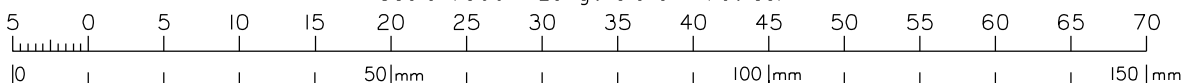
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DISCLAIMER

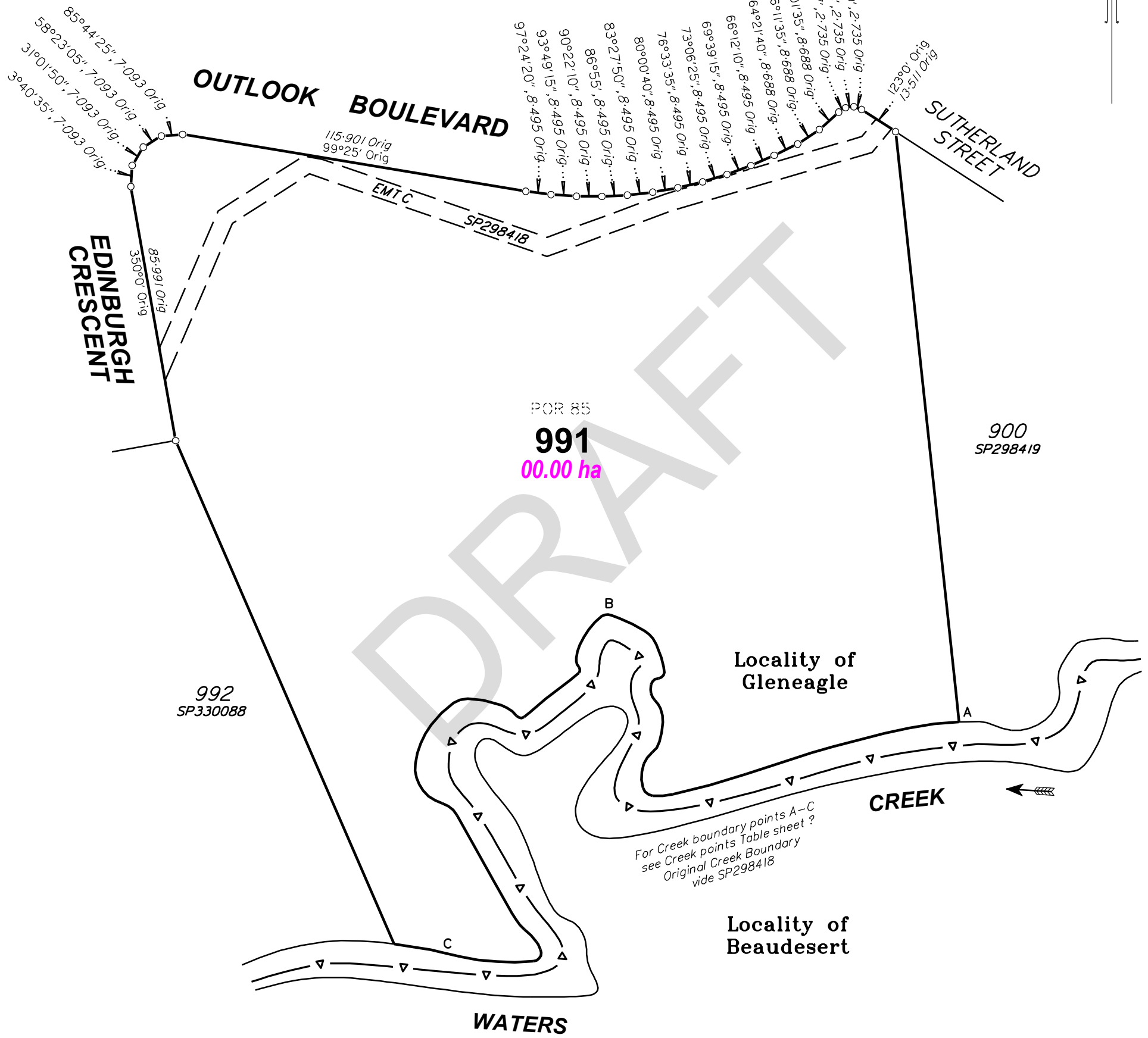
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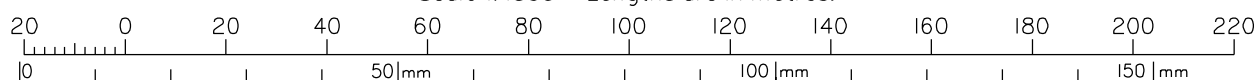
Insert Plan Number **PROPOSED SP330089**



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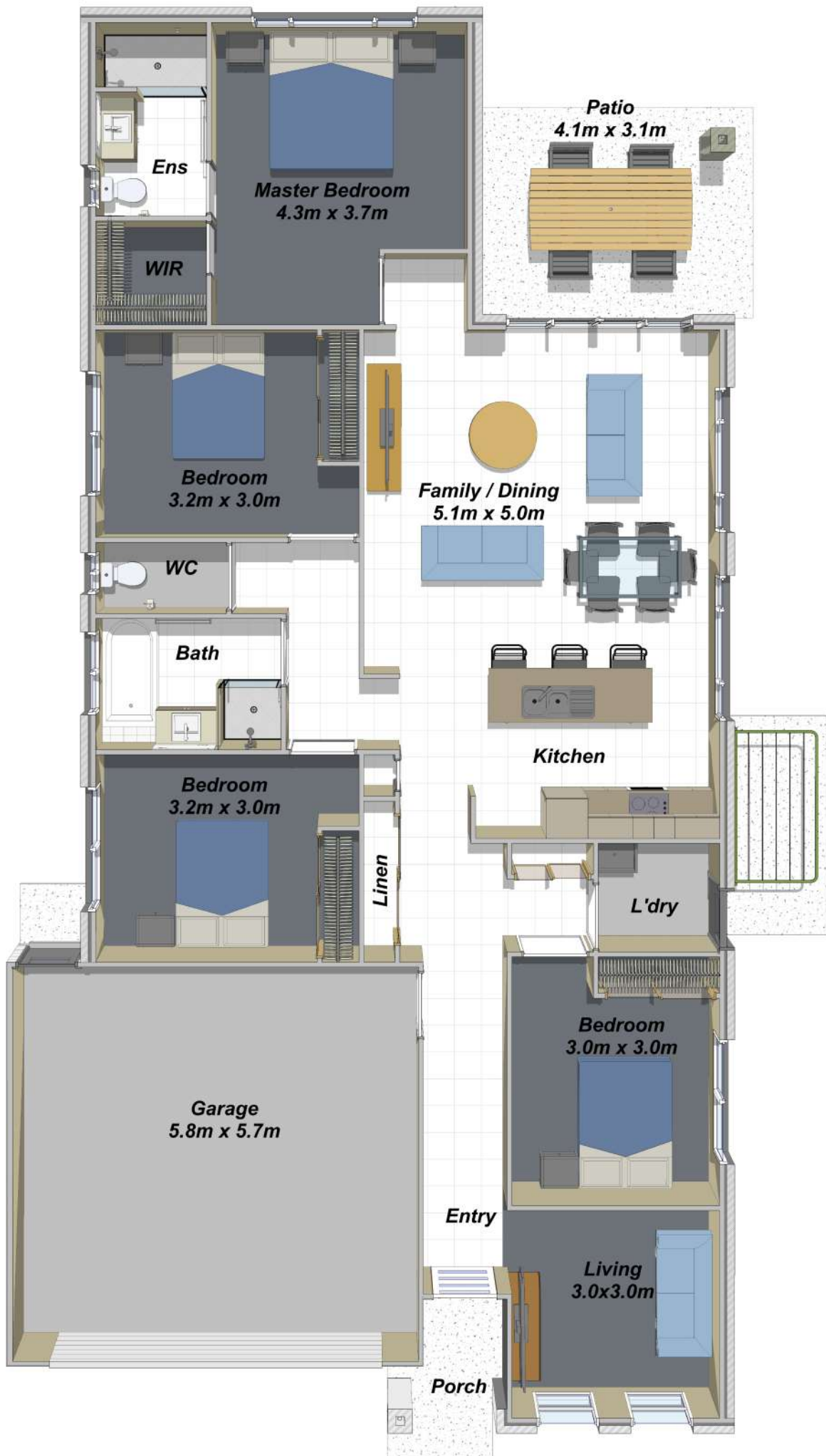
Scale 1: 1500 - Lengths are in metres.



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Insert Plan Number

PROPOSED
SP330089



9 February 2024

APPRAISAL OF RENTAL VALUE

"OUTLOOK ESTATE"

GLENEAGLE 4301

As the market leader in property management services for investors, MPM Property are proud to offer you a rental appraisal in this premium residential estate.

Key design features of your new Choice Homes Property:

- 4 Bedrooms
- Main Bathroom + Ensuite + Powder
- Double Lock Up Remote Garage
- Brand New 2 Storey Home
- Tiled Air-conditioned Living + Dining
- Separate Carpeted Living Area
- Covered Outdoor Entertaining Area

Our team would be delighted to manage your investment and work to ensure your property is achieving the best possible rental price and maximising your return on investment. We believe that you could expect to achieve **\$620.00-\$650.00 per week**.

As a client of MPM Property we want to ensure you are kept fully updated with the market. Prior to the completion of your investment property (approximately 12 – 14 weeks), we would be happy to provide you with a current update.

If you have any questions we are happy to assist you. Please contact us on 07 5529 5103 or email clientmanager@mpmproperty.com.au. We look forward to speaking with you again soon.

Regards,



Glynn Catherall
MPM Property