



**SALES & INFORMATION CENTRE**

Reserve Drive, off Shaw Road  
Bohle Plains, QLD 4817

**urbex** *designed for life.*

DISCLAIMER: \*Please note: Illustrations in the brochure are intended to be a visual aid only and do not necessarily depict the actual development. Urbex gives no warranty and makes no representation as to the accuracy or sufficiency of any description, photography, illustration, dimension or statement contained in this brochure and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented. All information provided is subject to change without notice. Amenity displayed in the masterplan is proposed only and is subject to change without notice. November 2022.



**BRUSHWOOD RELEASE**  
**RESERVED FOR A LUCKY FEW**



**urbex** *designed for life.*



# BRUSHWOOD RELEASE

From the developers of Kalynda Chase, The Reserve is Townsville’s boutique parkland community, reserved for a lucky few.

- Surrounded by nature, mountain views with open landscaped parkland and water corridors.
- Bike and walking trails will run through the community with connection to a recreation park with half sports court and playground to explore.
- Direct access off Shaw Road with easy connection to the Ring Road.
- Only 5 minutes to great shopping, dining, sporting clubs and entertainment nearby to catch up with friends.
- Spacious level allotments in a modern and relaxed environment.
- Level homesites ranging in size from 389m<sup>2</sup> to 684m<sup>2</sup>.
- Well connected to open spaces and parkland.
- Range of frontage widths from 12.5m to 19m.
- Great cul-de-sac location.

A connected family life is yours at The Reserve.

## MASTERPLAN



## LEGEND

- Land Now Selling
- Future Residential Lots
- Released Residential Lots
- Sales Office
- Future School Bus Stop Connection
- Community Space
- Conservation Reserve













From the developers of Kalynda Chase

# Masterplan

-  Now Selling Allotments
-  Future Allotments
-  Sales Office
-  Conservation Reserve
-  Community Space
-  Future School Bus Stop Connection

## Amenities within 10 minutes

St Benedict's Catholic School  
Willows Shopping Centre  
Kalynda Chase Tennis Centre  
Riverway Lagoon

This illustration is intended to be a visual aid only. Urbex gives no warranty and makes no representation as to its accuracy or sufficiency and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented. All information provided is subject to change without notice. Amenity displayed in the masterplan is proposed only and is subject to change without notice. March 2022.



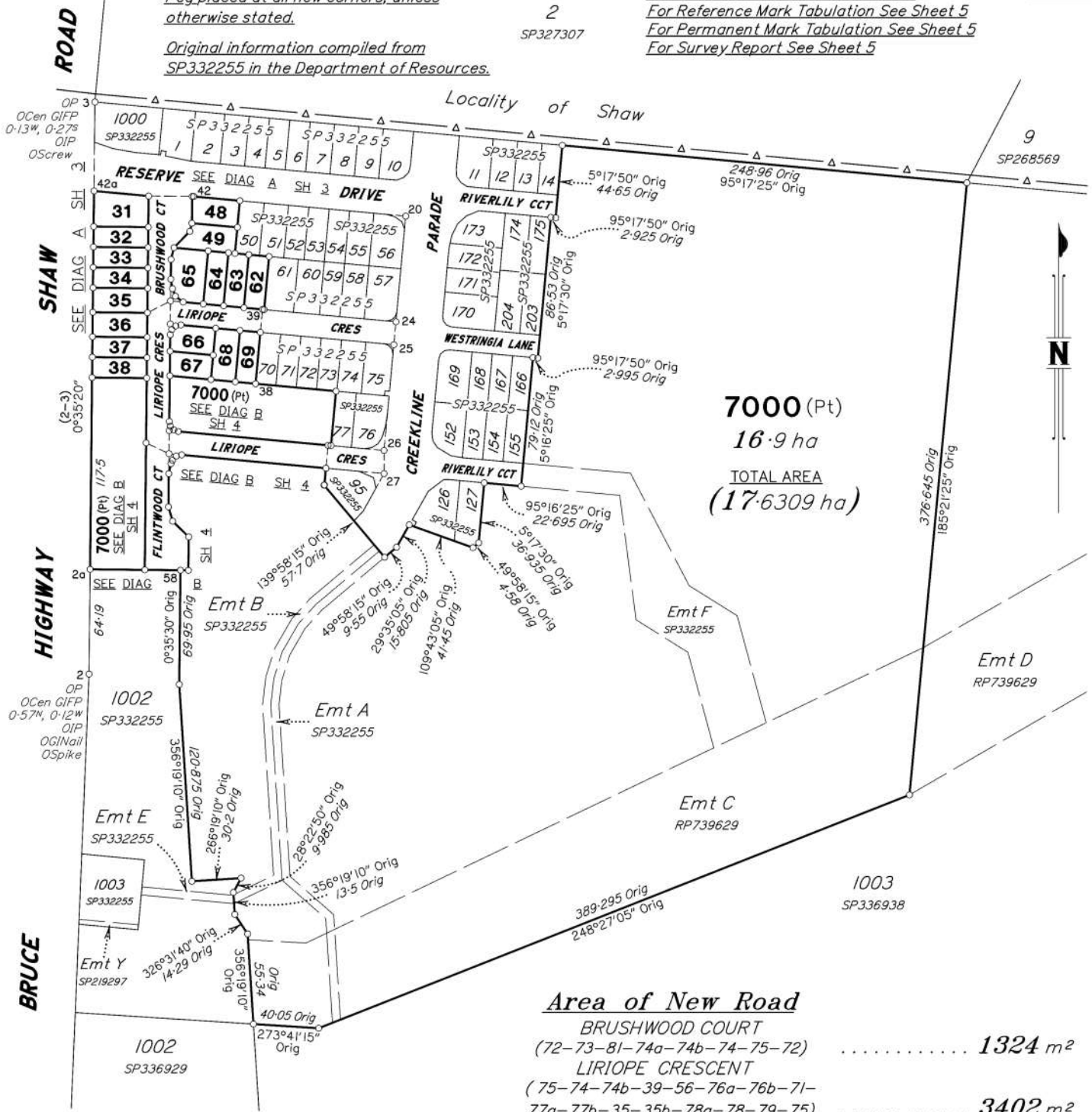
SURVEY PLAN

Peg placed at all new corners, unless otherwise stated.

Original information compiled from SP332255 in the Department of Resources.

2  
SP327307

For Traverse Tabulation See Sheet 5  
For Reference Mark Tabulation See Sheet 5  
For Permanent Mark Tabulation See Sheet 5  
For Survey Report See Sheet 5

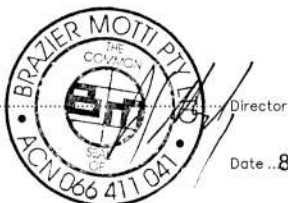


Area of New Road

BRUSHWOOD COURT (72-73-81-74a-74b-74-75-72)	1324 m <sup>2</sup>
LIRIOPE CRESCENT (75-74-74b-39-56-76a-76b-71-77a-77b-35-35b-78a-78-79-75)	3402 m <sup>2</sup>
FLINTWOOD COURT (79-78-78a-78b-58a-58-80-79)	1415 m <sup>2</sup>

Total Area ..... 6141 m<sup>2</sup>

BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Vaughn Peter GOLDING, Surveying Graduate, for whose work the corporation accepts responsibility, under the supervision of Geoffrey Edwin OSBALDISTON, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 13th December, 2022.



Date: 8-03-23

0m	125m	250m	375m
0	50mm	100mm	150mm
State copyright reserved.			
<b>Plan of Lots 31-38, 48, 49, 62-69 &amp; 7000</b>			
Cancelling Lot 7000 on SP332255			
LOCAL GOVERNMENT: COUNCIL	TOWNSVILLE CITY	LOCALITY: BOHLE PLAINS	
Meridian: MGA (Zone 55) vide SP332255		Survey Records: No	
		Scale: 1:2500	
		Format: STANDARD	
		SP334218	

Land Title Act 1994 ; Land Act 1994  
Form 21B Version 2

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

Sheet 2 of 5

(Dealing No.)

4. Lodged by

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

L. Existing

Title Reference	Description
51285055	Lot 7000 on SP332255

Created

New Lots	Road	Secondary Interests
31-38, 48, 49, 62-69 & 7000	New Rd	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601408579 (Emt C on RP739629)	7000
721717641 (Emt A on SP332255)	7000
721717645 (Emt F on SP332255)	7000
721717646 (Emt B on SP332255)	7000


EXISTING CAVEAT ALLOCATIONS

Caveat	Lots Encumbered
708445884	31-38, 48, 49, 62-69 & 7000

31-38, 48, 49, 62-69 & 7000	Por I94
Lots	Orig

2. Orig Grant Allocation :

3. References :  
Dept File :  
Local Govt :  
Surveyor : 26544/147-02 - 26544\_149A.dwg - WCHO - 11/2022 - VI

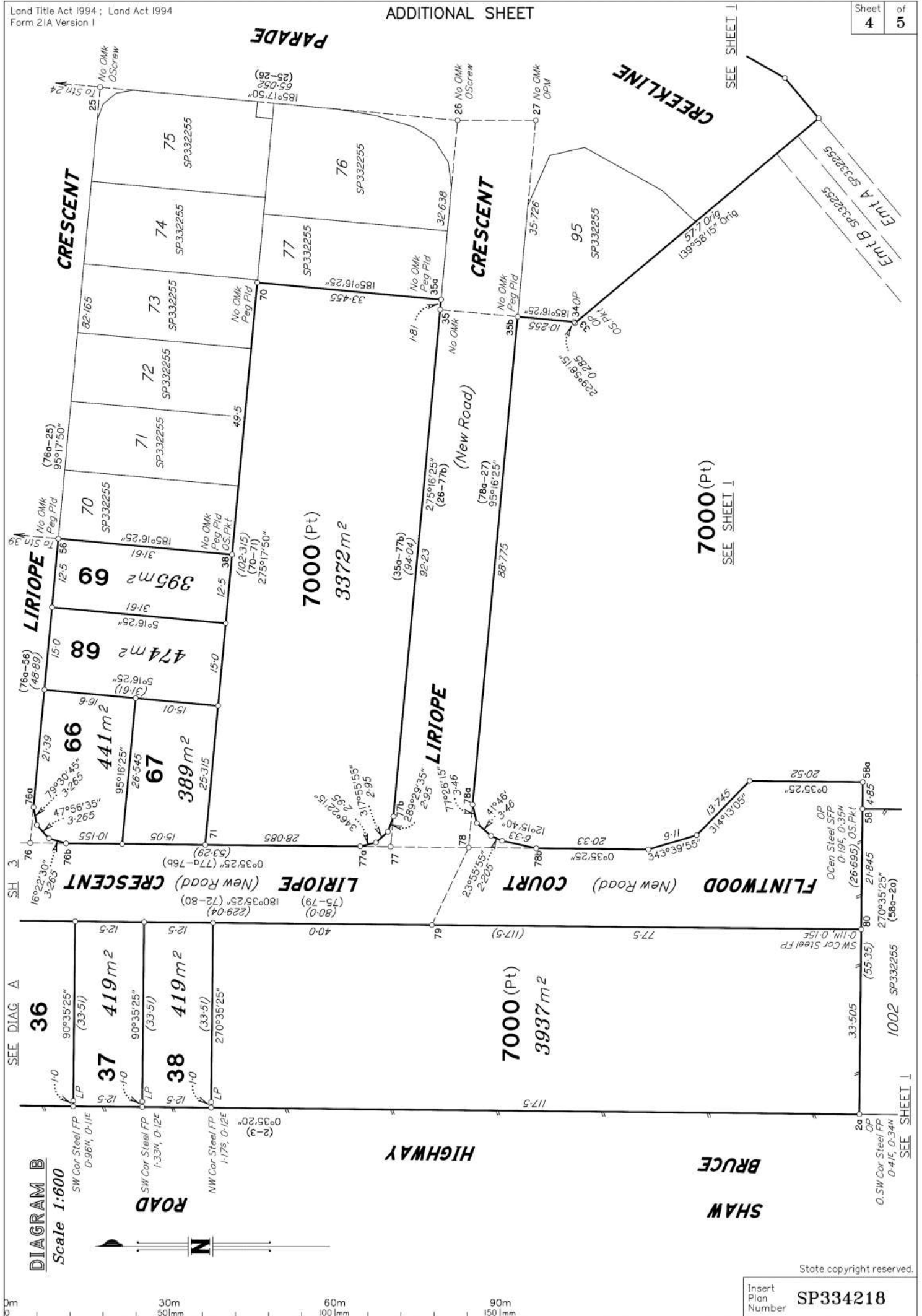
5. Passed & Endorsed :  
By: BRAZIER MOTTI PTY LTD  
Date: 8-03-23  
Signed:   
Designation: Liaison Officer

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  
SP334218







REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
2	OIP	56/SP191768	182°07'30"	2-507
2	OGI Nail in Hdwall	1/IS262186	198°32'20"	24-885
2	OSpike in Bit	3/IS274921	186°41'05"	86-085
3	OIP	3/SP332255	101°06'30"	13-495
3	OScrew in Conc	3/SP332255	205°06'	48-06
20	OScrew in Kb	20/SP332255	256°07'	0-44
24	OS.Pkt	24/SP332255	212°07'	0-79
25	OScrew in Kb	25/SP332255	65°47'	1-42
26	OScrew in Kb	26/SP332255	302°17'	1-85
33	OS.Pkt	33/SP332255	212°54'30"	19-205
38	OS.Pkt	38/SP332255	251°44'30"	49-35
39	OS.Pkt	39/SP332255	276°36'	80-87
42	OScrew in Kb	42/SP332255	81°06'45"	15-86
58	OS.Pkt	58/SP332255	74°11'30"	2-19
58	Screw in Kb		302°18'30"	10-175
72	I.Pin		162°28'	11-44
73	Screw in Kb		249°40'40"	14-835
74	Screw in Kb		304°02'30"	11-965
76	Screw in Kb		318°08'50"	10-155
77	I.Pin		163°08'	1-08
78	Screw in Kb		314°03'30"	9-89
80	I.Pin		72°55'30"	3-305

TRAVERSES ETC

LINE	BEARING	DISTANCE
24-25	185°17'50"	14-1
26-27	180°04'50"	14-158
35-35b	185°16'25"	14-1
39-56	185°16'25"	14-1
72-73	90°35'25"	26-7
74-74a	0°35'25"	13-293
74-74b	95°17'50"	7-768
74-75	242°47'20"	15-94
74-76	180°35'25"	14-148
76-76a	95°17'50"	6-515
76-76b	180°35'25"	6-515
77-77a	0°35'25"	5-53
77-77b	95°16'25"	5-53
77-78	180°35'25"	14-147
78-78a	95°16'25"	7-83
78-78b	180°35'25"	12-26
78-79	294°17'50"	15-4

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
27-OPM	27/SP332255	83°34'30"	7-62	208681	Mini Mk

SURVEY REPORT

Datum

Meridian is MGA (Zone 55) vide SP332255, which was established using CORS (AUSPOS) observations.

Connection to datum follows SP332255, which was connected by CORS (AUSPOS) observations.

Boundary Reinstatement

Boundary 2-3 was reinstated from original corner and/or reference marks found at Stns 2, 2a, 42a & 3.

Boundaries 42a-72 & 42-40a were reinstated from original corner and/or reference marks found at Stns 42a, 72, 42 & 20. Stn 42a was reinstated from deed distances along 42-20.

Boundary 39-39a was reinstated from original corner and/or reference marks found at Stns 39 & 24, plus deed distances along 39-24.

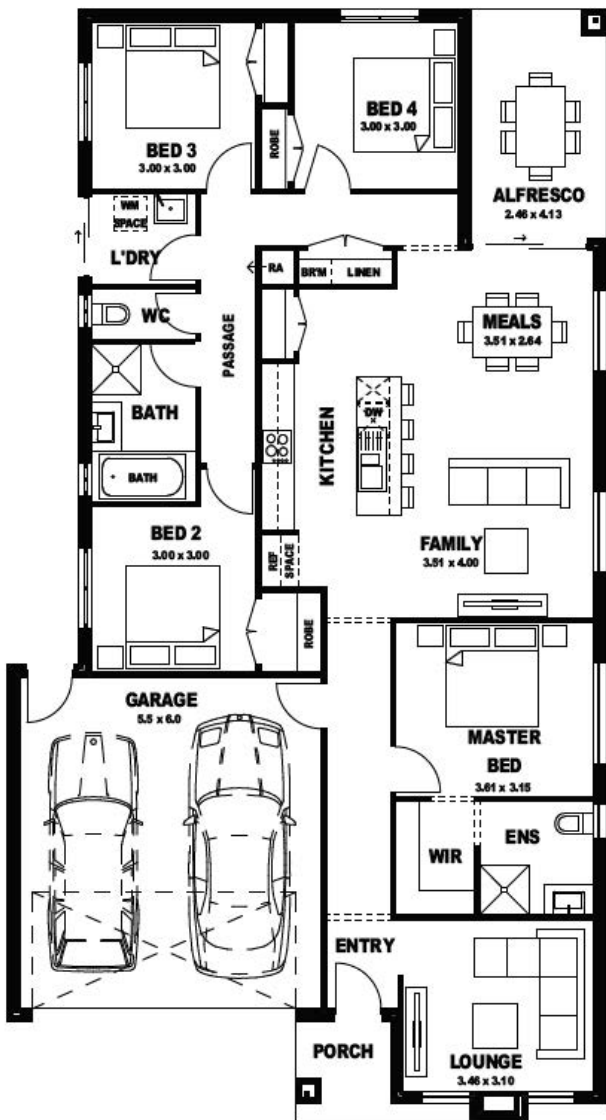
Boundaries 40a-40-82-39a were reinstated using deed angles and distances between Stns 40a & 39a as reinstated above.

Boundaries 56-38-70-35a-35 were reinstated from original corner and/or reference marks found at Stns 39, 38 & 26, plus deed angles and distances.

Boundaries 35b-34-33 were reinstated from original corner and/or reference marks found at Stns 27, 34 & 33, plus deed angles and distances.

The balance boundaries are compiled from SP332255.







## RENTAL APPRAISAL

**Date:** 19/01/2024

**Property Address:** Lot 79, The Reserve, Bohles Plains QLD 4817

We have assessed the rental value of this property taking into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. We have provided you with a realistic rental value to ensure that your property is let as quickly as possible for a better financial return on your investment.

**The recommended rent would be as below:**

4		2		2		<b>Recommended Rent:</b> \$ 520 - \$ 560 p/w
---	---	---	---	---	---	---

The rent achieved for this property will be influenced by the following factors:

- The time of the year in which the property is available for rent;
- How motivated the owner is to reduce the vacancy period;
- How selective the owner is regarding tenant profile;
- Lease specifics, such as term, current market and start date.

If you have any questions regarding this appraisal, please do not hesitate to contact me.

Kind Regards,

ARG PROPERTY  
p 1300 739 804