



LILYBROOK



A BREATH OF
FRESH AIR

AN EXCEPTIONAL INVESTMENT OPPORTUNITY RIGHT IN THE HEART OF QUEENSLAND'S FASTEST GROWING REGION.



Lilybrook is a brand new master crafted development that's perfectly positioned in the growth corridor between Brisbane and the Gold Coast. This private estate boasts just 53 exclusive lots, all nestled in a secluded enclave set amongst pristine, wide open spaces.

A choice of premium home designs offers residents the very best of contemporary living in a beautifully curated community. And with such close proximity to the city, beaches and all the amenities that make life easy and connected, Lilybrook is a uniquely desirable location.

Lilybrook's limited availability means now is the time to secure your investment in Greenbank's premier choice for sustainably profitable returns.

A breath of fresh air.





GREENBANK'S ONLY MASTER CRAFTED, EXCLUSIVELY CURATED DEVELOPMENT. IMAGINE THE POTENTIAL.



LOGAN – ONE OF QUEENSLAND'S LARGEST AND FASTEST GROWING CITIES

With only 52 lots available, this is your chance to secure a unique investment opportunity, right next door to the booming city of Logan.



Proven investment yields:

47.78%
High rental population

1.8%
Low vacancy rate

5.24%
Overall rental yield

14.3%
Rental growth over 5 years

\$480
2019 rental per week

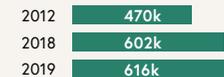
Secured infrastructure improvements:

\$134 million
Worth of infrastructure investment

\$1.2 billion
Deal between Queensland Government, Logan City Council and 9 property developers to develop infrastructure in two priority development areas over the next 45 years.

Residential sales:

4.2%
House price growth annually



WITH STRONG ECONOMIC GROWTH AND \$1.34 BILLION IN PLANNED INFRASTRUCTURE PROJECTS, THIS IS A REGION THAT'S SURGING AHEAD.

Employment growth

200%

Growth rate

Jobs projected to double in the Greenbank catchment between 2016 and 2041.

Population growth

3.6%

Growth rate

Increase of **4,330** per year

2016 population **75,630**

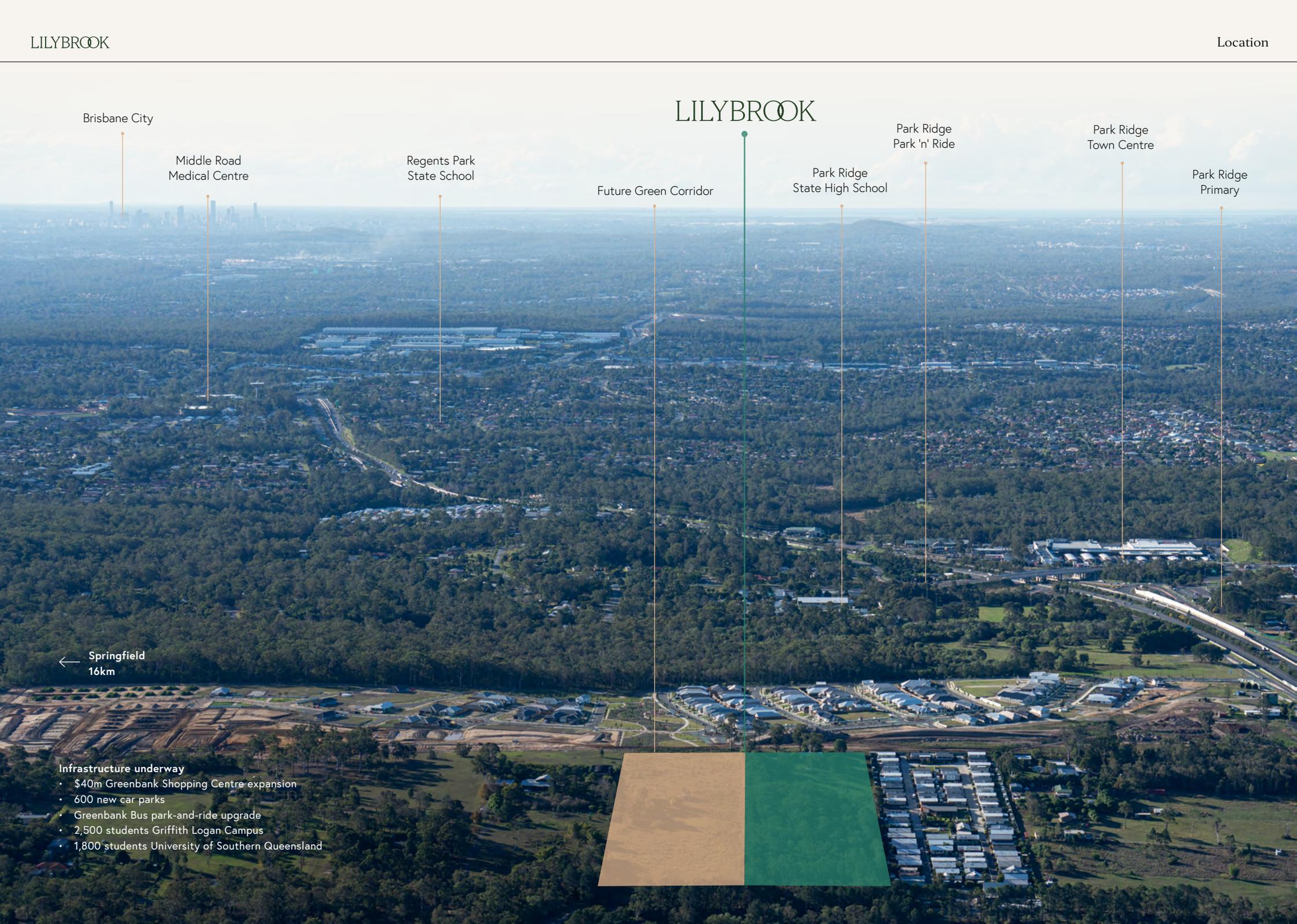
2041 population **183,950**

22.6%

in 10 years

50%

in next 25 years



LILYBROOK

Brisbane City

Middle Road
Medical Centre

Regents Park
State School

Future Green Corridor

Park Ridge
State High School

Park Ridge
Park 'n' Ride

Park Ridge
Town Centre

Park Ridge
Primary

← Springfield
16km

Infrastructure underway

- \$40m Greenbank Shopping Centre expansion
- 600 new car parks
- Greenbank Bus park-and-ride upgrade
- 2,500 students Griffith Logan Campus
- 1,800 students University of Southern Queensland





AN ASTUTE, TURN-KEY INVESTMENT SOLUTION WHERE EVERYTHING IS TAKEN CARE OF



Lilybrook's fixed price home and land packages surpass the rest for both style and investment value. This quality, architecturally designed development is master crafted by a premier Queensland builder to ensure that it balances individual expression with a beautifully curated and timeless appeal.

1. The Capricorn
2. The Hudson
3. The Milman

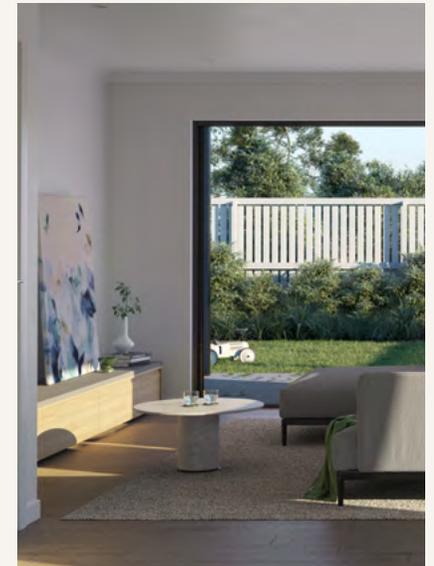


THIS IS ASPIRATIONAL LIVING AT ITS FINEST

Choose from 10 stylish and contemporary home designs all appointed with a premium selection of European appliances, quality finishes and fixtures, and pendant lighting as standard inclusions. Designed to complement their natural surroundings, Lilybrook homes are as livable as they are functional.

Package inclusion

- Bespoke facades
- 2590mm ceiling height
- Stone benchtops in both the kitchen & bathrooms
- Rendered brick letterbox
- Black tapware in kitchen
- Full render to the entire house
- Full landscaping package including front garden, turfing to the front and rear
- Fencing to the entire home
- Feature entry door
- Full blinds package to the entire home



THERE'S NO BETTER BLEND OF LIFESTYLE AND AMENITIES



Lilybrook balances sought-after tranquility with true convenience and accessibility. Residents of this exclusive, architecturally designed community will feel a world away from the hustle and bustle, and yet so connected to everything they need. Brisbane's CBD is an easy 40 minute drive and the stunning beaches of the Gold Coast can be reached in under an hour.





THERE ARE SO MANY WAYS TO ENJOY THIS RELAXED, NATURAL SETTING



From outdoor adventure, to a host of dining, shopping and entertainment choices, Lilybrook has everything to offer. It's a stones throw from major shopping centres, excellent school and childcare options, medical facilities and public transport services – all within Queensland's most rapidly growing corridor.

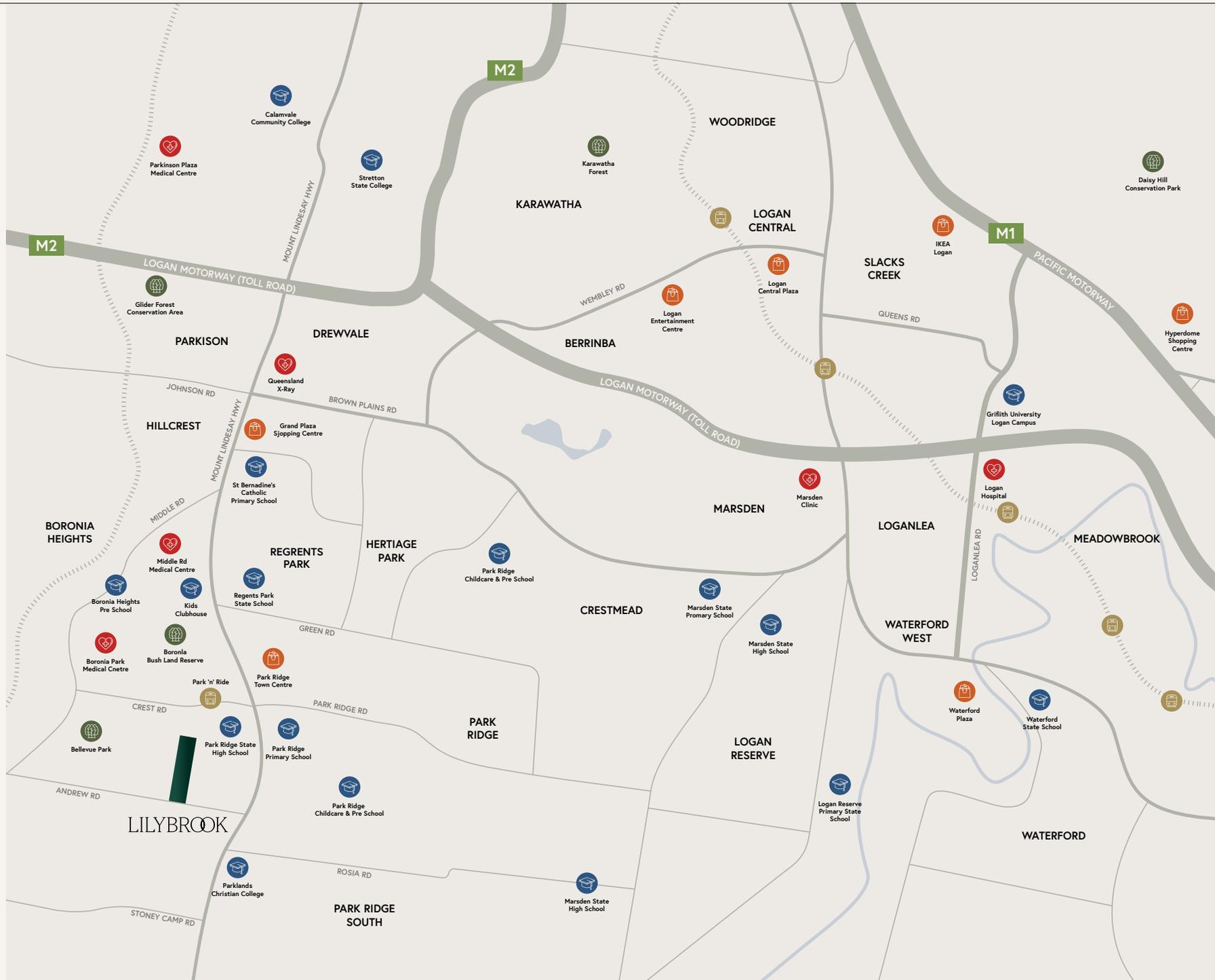
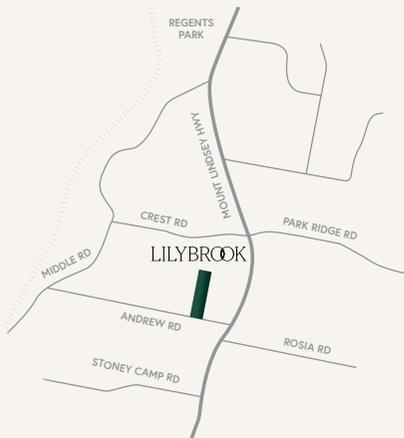


FROM ITS ELEVATED POSITION, LILYBROOK IS A PRIVATE GATEWAY TO ALL THE WELL-ESTABLISHED AMENITIES THIS INCREASINGLY POPULAR REGION HAS TO OFFER.

LEGENDS

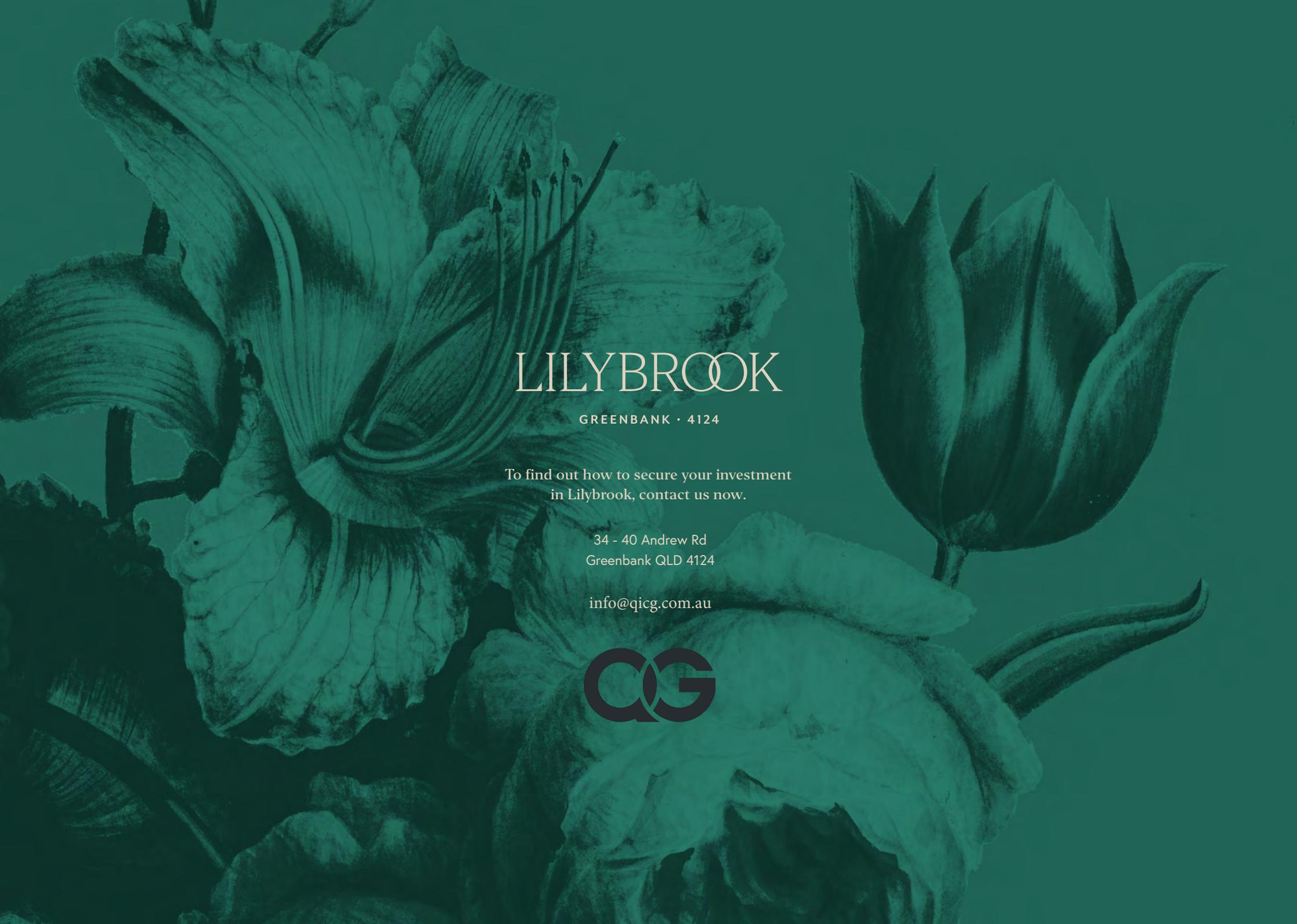
-  Outdoor Recreation
-  Medical
-  Education
-  Transport
-  Shopping & Entertainment

-  Airport 42km (29mins)
-  Brisbane 34km (28mins)



WORKING WITH SOME OF AUSTRALIA'S BEST BRANDS





LILYBROOK

GREENBANK • 4124

To find out how to secure your investment
in Lilybrook, contact us now.

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