



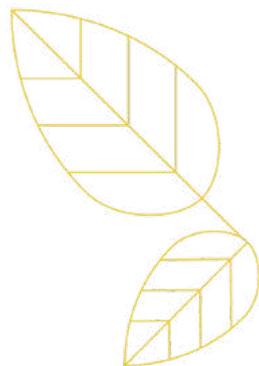
# There Is Nothing Like This On The Market Today.

Community is all about feeling connected, and Koala Estate offers opportunities every day to connect with your family, with your neighbourhood, and with nature. The Koala reserve at the rear of the estate, together with the nearby parkland, walking tracks and cycling paths, inspires families and kids of all ages to come together and connect with a healthy lifestyle.

*Build the life you love*







A balanced life  
in your own  
backyard.



Welcome to Koala Estate, a boutique community located only 20km from Brisbane CBD.

Situated in the heart of Brisbane's lush southwest corridor, this is a rare opportunity to build your dream home on a large block, in a cosy 15 lot estate.

And now is the perfect time to invest in your family's future and join a welcoming community that's putting down roots and ready to thrive. Find your dream lot and build your forever home in a family-friendly neighbourhood surrounded by mature trees and established homes and gardens, with plenty of wide green parkland at its heart.

Koala Estate may have a relaxed rural vibe, but it is conveniently close to both the CBD and all the shopping necessities you could need, offering you the perfect balance between family, work and nature.

There is nothing quite like this on the market.

# Perfectly Positioned for Convenient Living.



Quiet  
Neighbourhood



Nearby  
Parklands



Shops With  
Parking



Great Local  
Community



Safe, Green  
Surrounds

*Life in natural balance*



Heathwood  
Park



St John's Anglican  
College



Forest Lake Shopping  
Centre







## Positioned in the heart of Brisbane's surging SW corridor

### Demographic

**64%**  
Couples with children

### Population Growth

**51.8%**  
2011 population **1820**  
2016 population **2762**

### Projected Population Growth

**220%** By 2041  
2016 population **4876**  
2041 population **15,610**

### Heathwood median household income

**\$2,316pw**

### Employment

**50% increase**  
in Brisbane by 2041



[www.koalaestate.com.au](http://www.koalaestate.com.au)