



Alford Grove

GLENVALE



A natural haven.



Embrace the beauty of Glenvale and discover a vibrant community where the good life comes naturally.

With views spanning Gowrie Mountain and the Darling Downs, find that blissful, 'miles away' feeling just minutes from Toowoomba CBD, at Alford Grove.



Artist impression

A natural haven.

Surrounded by parkland, hike and bike paths, playgrounds and open space, Alford Grove represents so much more than a place to build a new house.

It's an opportunity to find your forever home and create an incredible life amongst a thriving community. A perfect blend of connection and freedom, where 'home' extends far beyond your front door.

A natural haven.



Close to everything, far from everyday.



A CAREFULLY CONSIDERED
MASTER PLAN OF 314 HOMESITES



FIRST THREE STAGES FEATURE
SPACIOUS HOMESITES FROM
555M² – 864M²



JUST 10 MINS FROM TOOWOOMBA
CITY, 10 MINS FROM WELLCAMP
AIRPORT AND CLOSE TO
TOOWOOMBA BYPASS

Its streets lined by flame trees and bottle trees, Alford Grove is surrounded by nature and enveloped in the warmth of community.

The CBD is moments away, with endless green space and a breadth of natural community amenity on your doorstep.





Discover a lifestyle defined by nature.

Where communities are grown, not built.



A MASTER PLANNED COMMUNITY
CLOSE TO EVERYTHING, HOME TO
OVER 300 FAMILIES



THOUGHTFULLY LANDSCAPED,
FEATURING FLAME TREES AND
BOTTLE TREE LINED STREETS



BUILD A HOME AND COMMUNITY
TO BE PROUD OF, WITH CURATED
HOME DESIGN GUIDELINES



Artist impression

At Alford Grove, there is room to grow with family,
a network of neighbours and friends to meet,
and plenty of places to play and explore.

You will create your dream home amongst a like-minded community.
From green, walkable streets to thoughtful landscaping, playgrounds,
lush parklands and five kilometres of meandering hike and bike
paths, discover a lifestyle defined by nature, and enriched by
meaningful connection.

A natural haven.



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A carefully considered community of 314 homesites interwoven with green space, homes are surrounded by 5,000m² of open space and playgrounds, and 5km of hike and bike paths.

Thrive amongst nature.

Alford Grove is Toowoomba's newest master planned community.



A natural haven.



Here, the good life comes naturally.



5,000M² OF OPEN SPACE
AND PARKLAND



5KM OF HIKING AND
CYCLING TRAILS



FAMILY FRIENDLY KICKABOUT
AREAS AND PLAYGROUNDS

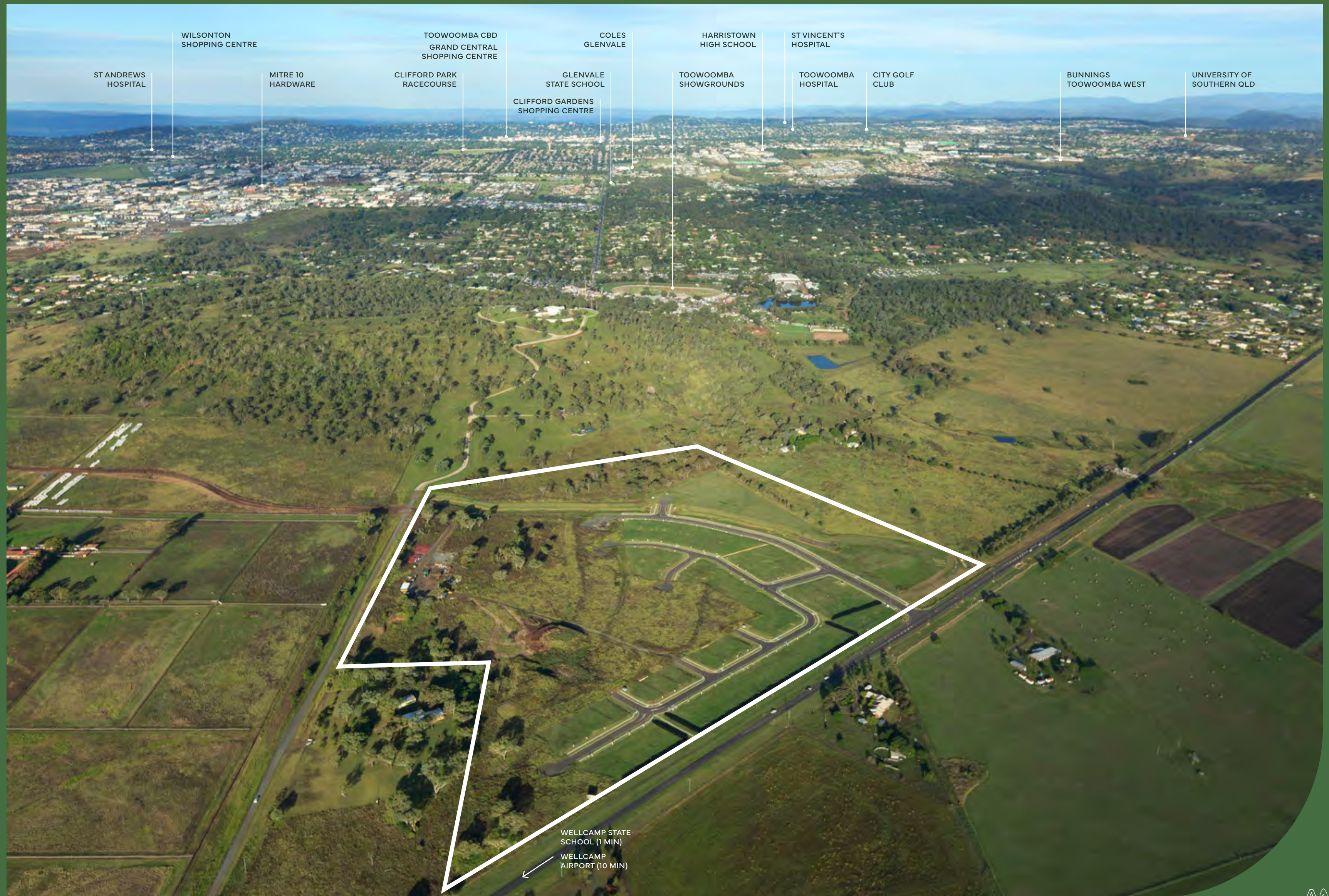


Pathways perfect for your daily exercise.

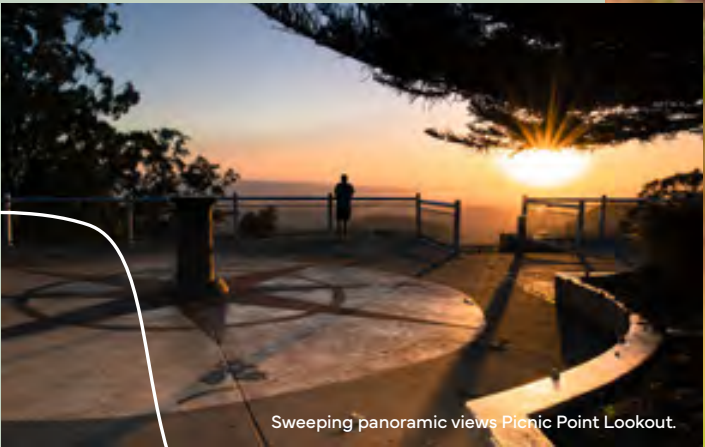


Kids run free at the Alford Grove playground.





Alford Grove is located in an idyllic part of Queensland, where home is surrounded by nature, and life is best lived outdoors.



Sweeping panoramic views Picnic Point Lookout.



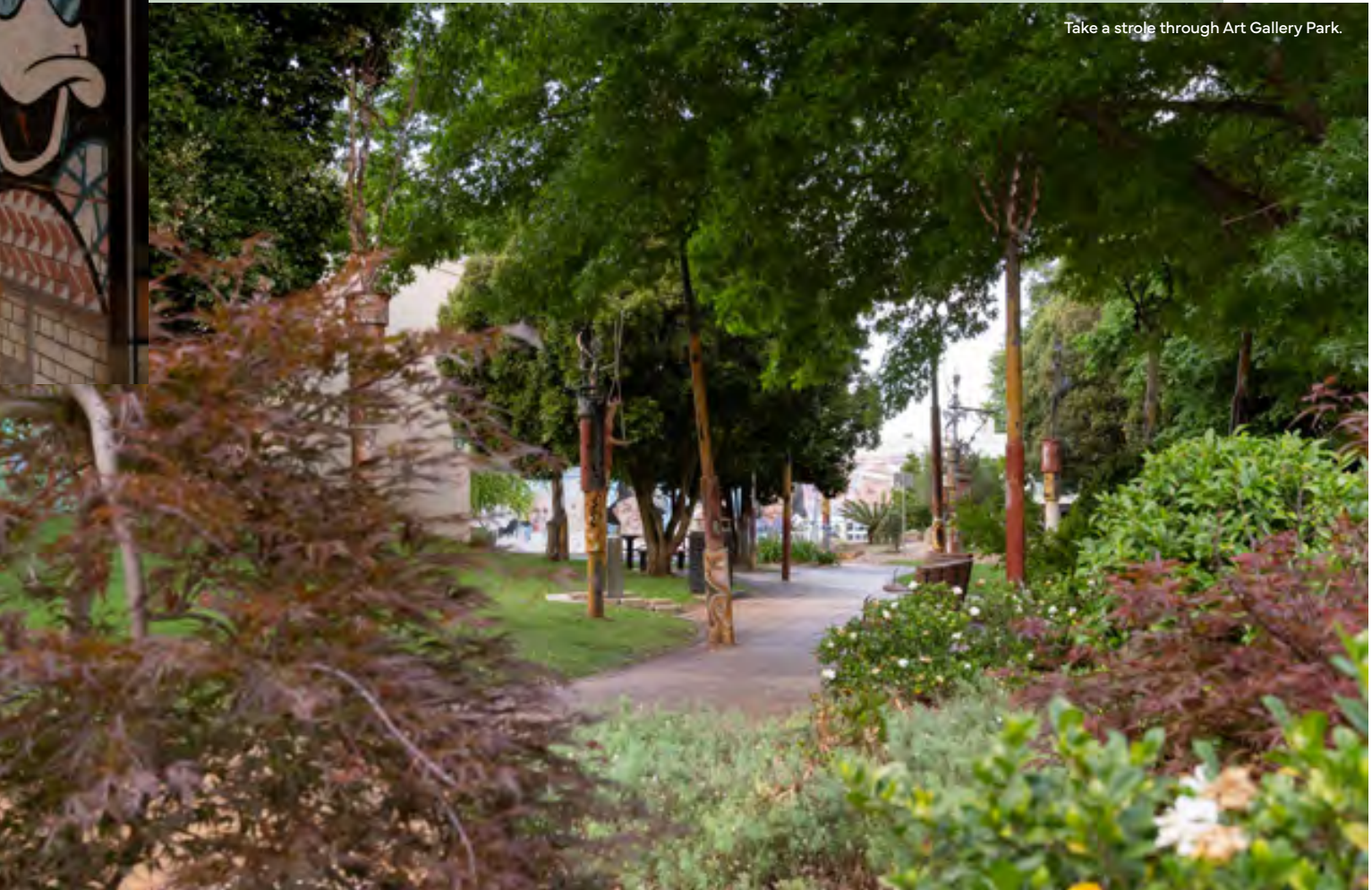
Enjoy a coffee at one of the many cafes.



Explore some of the amazing street art Toowoomba has to offer.



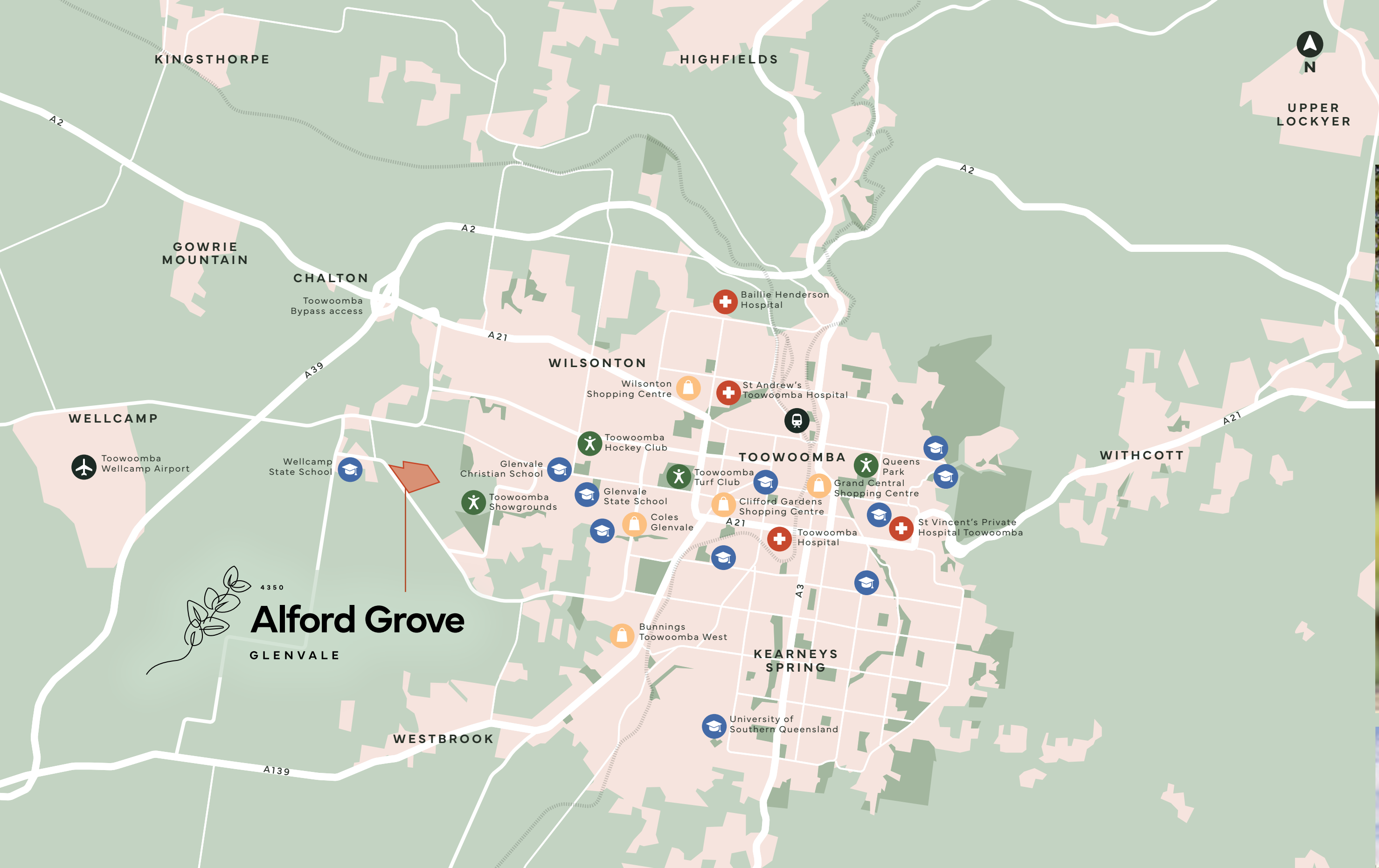
The heritage-listed former hotel The White Horse.



Take a stroll through Art Gallery Park.

Toowoomba has it all.

Known for its parks, lookouts, walking trails and greenery, Toowoomba is also a shopping and dining haven, home to a thriving restaurant, café and bar scene to sample and savour the best of local produce and hospitality.



KEY

- Schools & Education
- Shopping
- Hospitals
- Recreation Facilities
- Airport
- Train Station

DISTANCES

Westbrook	7 mins
Toowoomba City	10 mins
Warwick	1 hr
Ipswich	1 hr 15 mins
Brisbane	1 hr 50 mins

Just 10 mins from the city centre, Alford Grove is close to every convenience - a short drive from Coles Glenvale and Grand Central Shopping Centre – and there are 12 public and private schools within 10km from home.



Find your forever home.

Dream homes and idyllic lifestyles are grown, not built.

Nestled amongst nature, you can create a home and community to be proud of at Alford Grove - where every day is full of possibility and infused with natural beauty.

It's an opportunity to reserve your piece of paradise and benefit from a trusted partnership with leading Toowoomba builders, designing a home to suit your family and your future.



A natural haven.



This is home, sweet home.



Artist impression

Invest in a bright future.

Located in Glenvale in the heart of west Toowoomba's growth area, Alford Grove is poised to benefit from \$13 billion in infrastructure developments, a growing population and increased rental demand.

It represents an opportunity to not only realise your dream home, but to secure a piece of prime Toowoomba real estate.

+1,650 p.a. population growth

Glenvale is the second-fastest growing area in Toowoomba City council, rising a rate of three per cent per annum.

+10.4% p.a. rental growth

Rental properties in Toowoomba are in high demand, with low vacancy rates driving rental prices up.

+14.7% p.a. capital growth

Property prices are rising at the fastest pace since 2004, and it is the perfect time to break into the housing market.

\$13 billion infrastructure

Infrastructure developments in the pipeline include an inland rail, new airport, logistics centre and entertainment precinct.

Source: Broad Property Research and Advisory Research report, 2022

Property investing reimagined.

VentureCrowd is driven by one purpose: to find and fund a better future.



VentureCrowd Property Australia represents a refreshing and effective approach to residential property development that is reflected in the end result of each new project. The team combines many years of experience in building, civil works, development, real estate and finance to create unique residential developments with an emphasis on quality and lifestyle.

Their approach involves a 'no bank debt model' thanks to joint forces from numerous investors. VentureCrowd

Property Australia has several highly successful developments throughout South East Queensland, including in Brisbane, Toowoomba, Sunshine Coast and Fernvale.

For Alford Grove, VentureCrowd Property Australia took inspiration from the beautiful natural elements of the surrounding ecological systems to create an innovative, lifestyle-orientated community.





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The Alford Spirit

Thomas Alford, the ambitious early settler after whom the Alford Grove community is named, embodies the inspiring spirit of those building their dream homes in this new community.

Alford envisioned the Darling Downs as a major city and his determination, risk-taking, and pioneering spirit laid the foundation for the region's growth and development.

In a similar spirit, the residents of Alford Grove are creating a welcoming environment that fosters a positive sense of community and belonging, embodying their own visions of a better future.

Thomas Alford's legacy can serve as an inspiration to those building at Alford Grove, encouraging them to strive towards creating a community that will leave a lasting impression for generations to come.



We acknowledge the Traditional Custodians of the Toowoomba Region whose song lines traverse our lands and pay our respect to Elders past, present and emerging, for they hold the knowledge, rich traditions and bold ambitions of Australia's First Peoples.



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