



LILYBROOK



A BREATH OF  
FRESH AIR

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

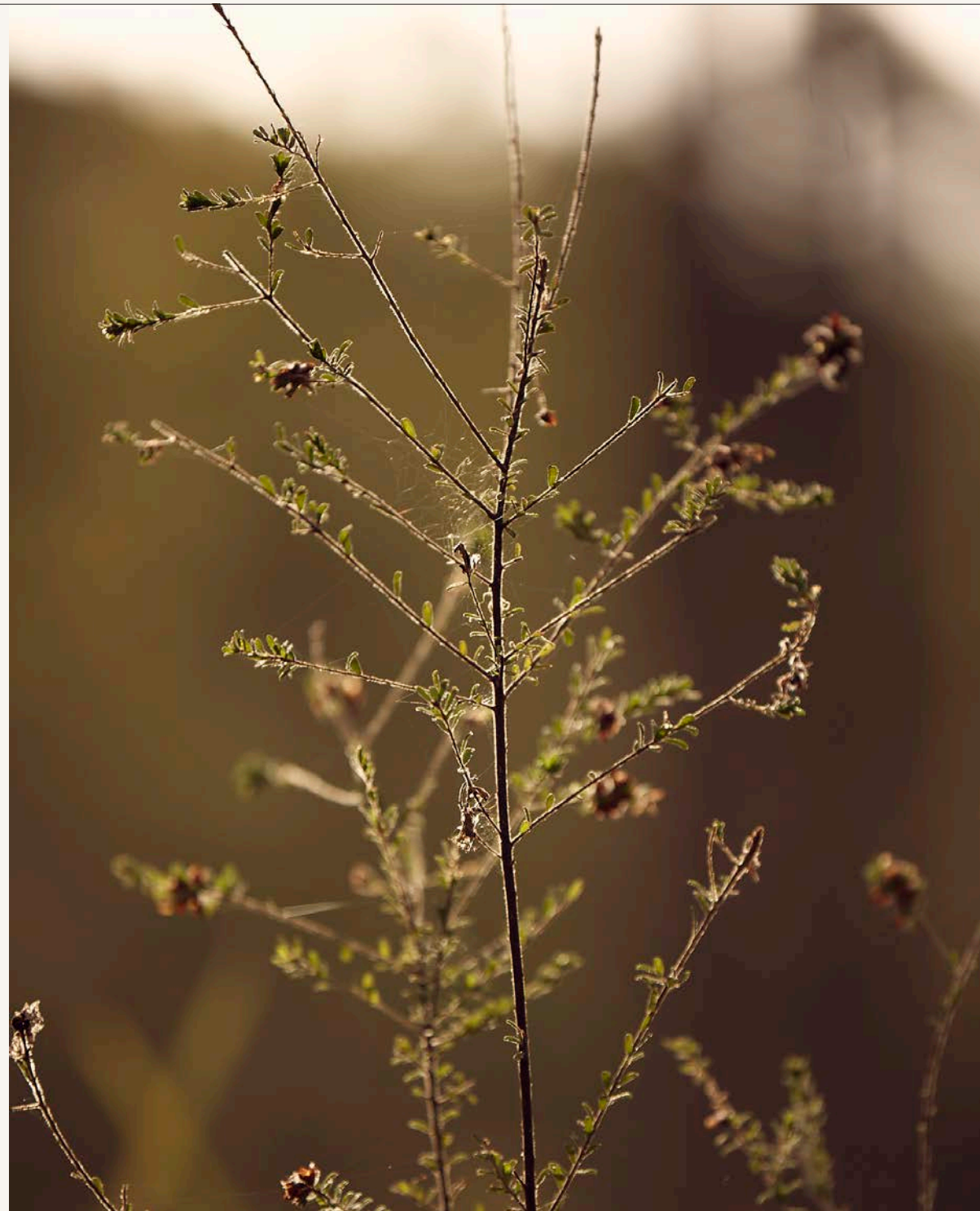


Lilybrook is a brand new master crafted development that's perfectly positioned in the growth corridor between Brisbane and the Gold Coast. This private estate boasts just 52 exclusive lots, all nestled in a secluded enclave set amongst pristine, wide open spaces.

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

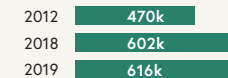
### Secured infrastructure improvements:

**\$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**

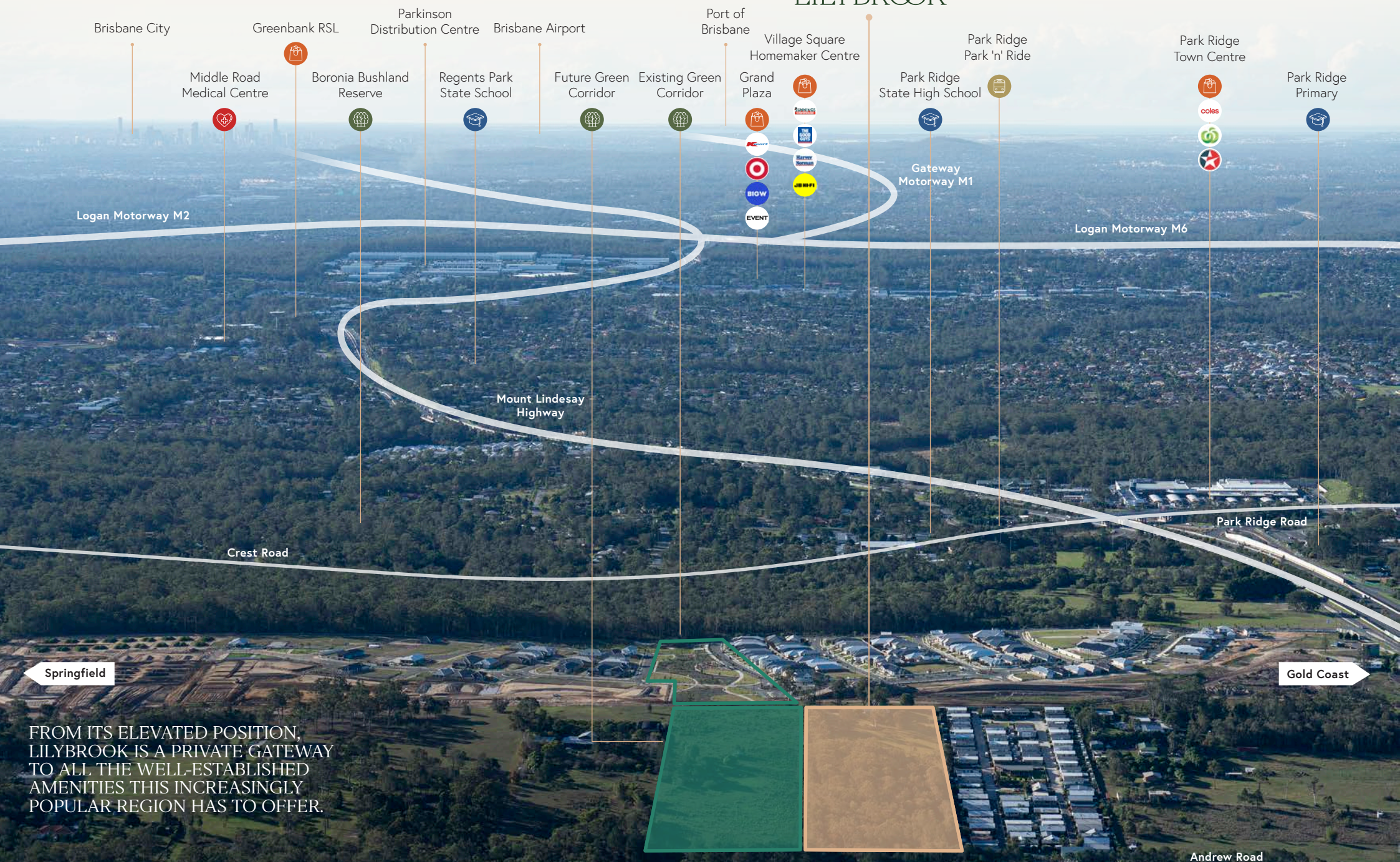
**22.6%**

in 10 years

**50%**

in next 25 years

# LILYBROOK



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





# 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, expertly 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







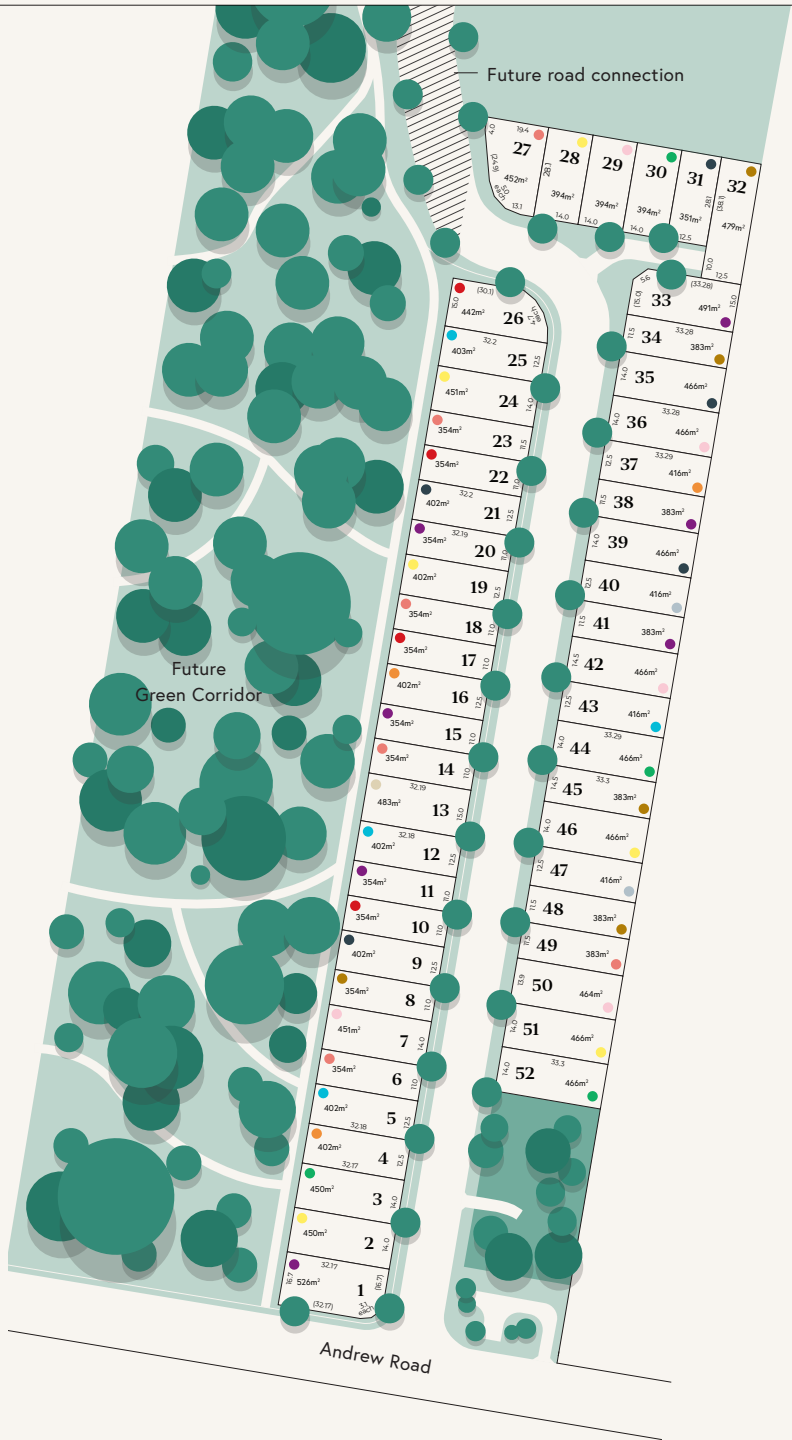
## THIS IS ASPIRATIONAL LIVING AT ITS FINEST

Choose from 12 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





● The Bedarra



● The Eagle



● The Milman



● The Bowden



● The Hamilton



● The Orton



● The Brampton



● The Hudson



● The Pelorus



● The Capricorn



● The Jardine



● The Piper

The information contained and depicted in this Masterplan, including landscape treatments, road layouts, public utility infrastructure and location, is indicative only and is subject to any necessary development approvals and change without notice. In particular, the naming of places and streets within the development are subject to approval and may change. Prospective purchasers should make their own inspections and enquiries and take their own professional advice to satisfy themselves as to all aspects of the proposed development before entering into a Contract for Sale. The future road connection and Green Corridor is located outside the area controlled by Partners in Property and is subject to approval and delivery by third parties unrelated to Partners in Property.

## 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 30 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.





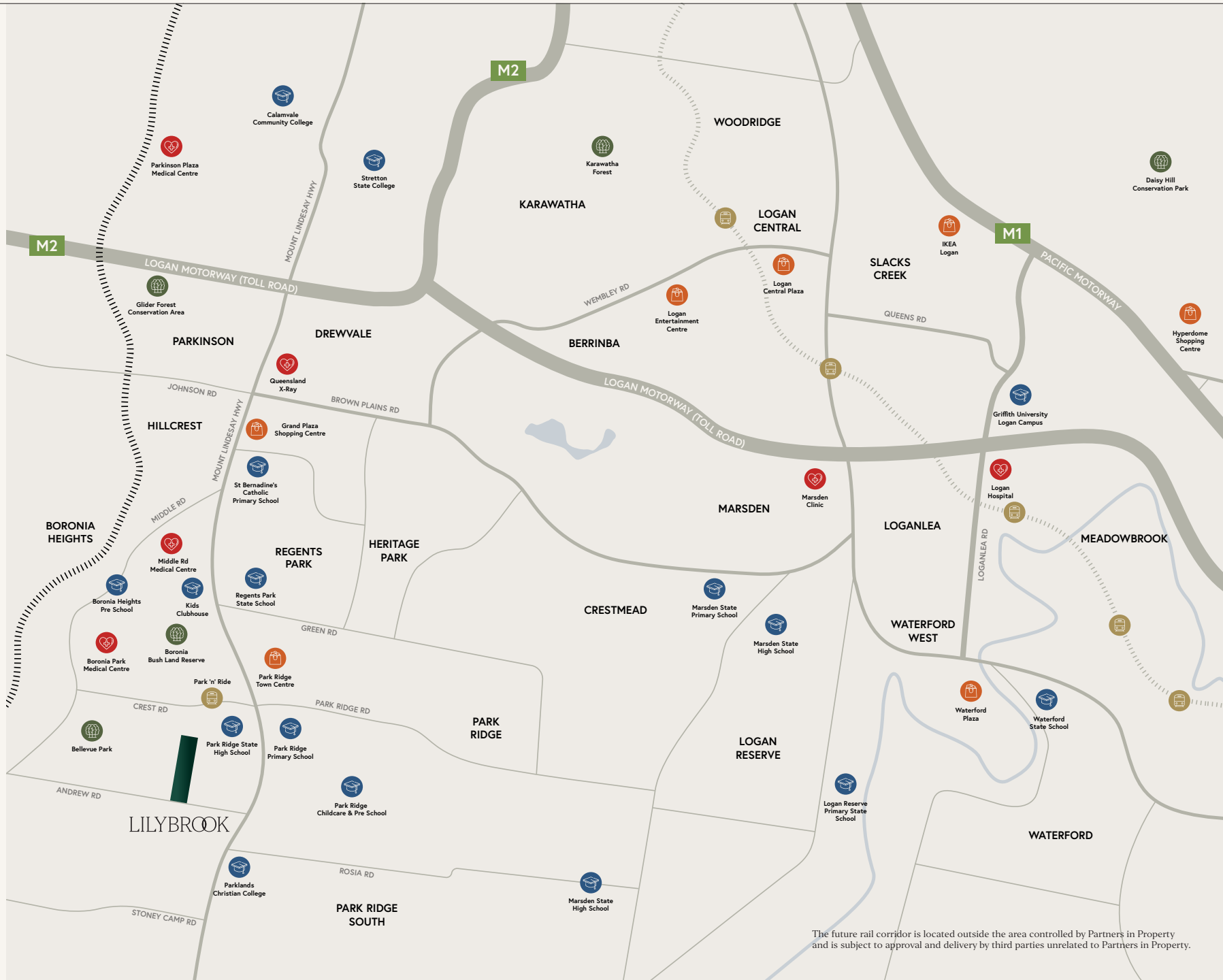
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LEGENDS

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

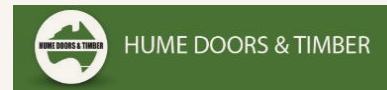
 Future Rail Corridor

-  Springfield
-  Airport
-  Brisbane
-  Gold Coast



The future rail corridor is located outside the area controlled by Partners in Property and is subject to approval and delivery by third parties unrelated to Partners in Property.

## 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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