

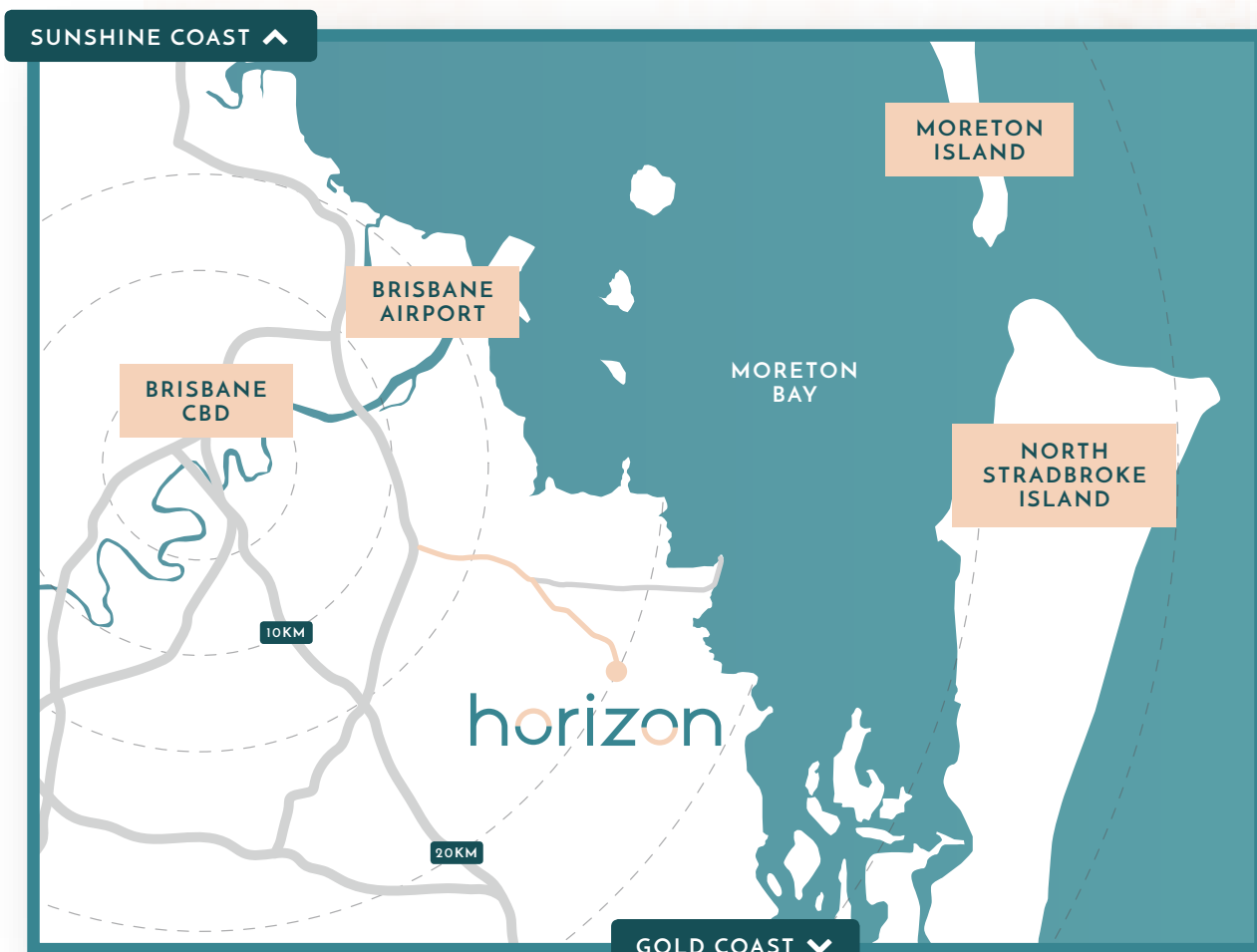


# horizon

Brisbane's Bayside

# Brisbane's Bayside





# Welcome to horizon

Horizon is the bayside's  
newest boutique community.

Located just 35 minutes from the Brisbane CBD in the bayside suburb of Thornlands and elevated above the pristine backdrop of Moreton Bay Marine Park, Horizon balances the energy of city life, whilst maintaining a relaxed bayside lifestyle.

Consisting of 51 exclusive elevated home sites, Horizon is perfectly positioned from city to sand, and is an opportunity not to be missed.

**Horizon live life on the top.**





# The ideal location

**Travelling home to Horizon, you can unwind knowing you're coming home to your own sanctuary.**

Elevated 60m above sea level Horizon gives you the connectivity, employment opportunities and lifestyle of city life - coupled with the relaxed, elevated atmosphere of Thornlands in Brisbane's Bayside.

From the bushland tracks of your own Hilliards Creek backyard, to the trendy bars and cafes of Victoria Point, Raby Bay Marina, Cleveland Lighthouse and beyond to the pristine waters of Moreton Bay Marine Park, Horizon is set to be the envied community of the Bay.





# Brisbane to the Bay

Brisbane is one of the fastest growing capital cities in the world. Experience city galleries and rooftop bars, take a stroll through the stunning South Bank Parklands, or catch a show at the Brisbane Powerhouse - whatever your choice, Brisbane has it all.

Redlands is the city of islands framed by Moreton Bay to the east and a koala conservation corridor to the west. It's the launchpad to iconic gateways; including heritage-rich Peel Island, gorgeous Horseshoe Bay and Australia's best land-based whale watching destination, Stradbroke Island.

Everything from camping, cycling to canoeing and runs along the boardwalk. Brisbane's Bayside is where the beach meets the bush; idyllic sunset views on the calm bay water or catching up with friends at a trendy marina café.



**brisbane**  
australia's new world city



SOUTH BANK

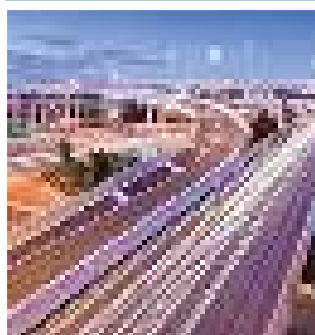


CITY OF ISLANDS



# A world class city now & in the future

## CURRENT



### \$4.8B

#### AIRPORT LINK

As one of Australia's largest road and tunnel networks, the Airport Link makes getting to the airport a breeze.

**33MINS**

Distances from Horizon

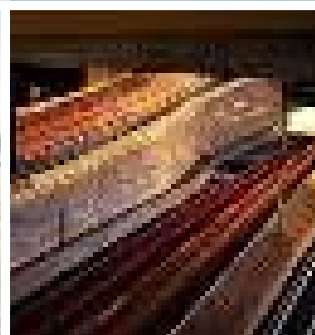


### \$2.9B

#### BRISBANE SHOWGROUNDS

Located in Bowen Hills, the Brisbane Showgrounds re-development has completely rejuvenated the area. With more than 340,000m<sup>2</sup> of new residential, commercial and retail buildings - it's set to be Brisbane's leading urban village precinct.

**38MINS**



### \$1.5B

#### LEGACY WAY

Legacy Way is a 4.6km network that provides Brisbane's western suburbs access to the Sunshine Coast, Brisbane Airport and Port of Brisbane.

**40MINS**



### \$36M

#### PARADISE GARDENS (PROPOSED)

6.25 hectare master planned retail and residential development for Thornlands, which will deliver a supermarket, specialty stores, a service station, medical centre, recreational space and new housing over the coming years across two precincts. Creating 215 ongoing local job opportunities.

**2MINS**



### \$1.39B

#### TOONDAH HARBOUR (PROPOSED)

Revitalising Toondah Harbour with new housing, retail and public facilities, including a dedicated ferry terminal that will improve access and tourism to North Stradbroke Island and a 200 berth marina. Construction is expected to generate more than 1,000 jobs and the destination itself a further 500 permanent jobs.

**12MINS**

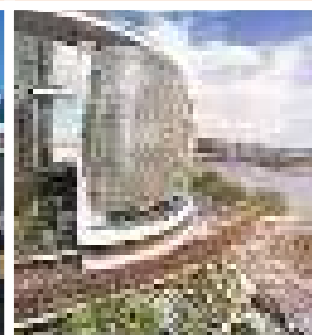


### \$1.3B

#### BRISBANE AIRPORT

Construction of Brisbane's new parallel runway has now commenced and is expected to deliver \$1.3 billion of key infrastructure. Rivalling Hong Kong and Singapore Airports capacity, it's expected to generate \$5 billion per year in economic benefit.

**29MINS**



### \$3.0B

#### QUEEN'S WHARF PRECINCT

The Queen's Wharf Precinct is one of the most exciting capital city developments ever in Australia. Upon completion it will feature five new premium hotels, fifty new restaurants and bars, entertainment and more. Construction has commenced.

**33MINS**



### \$2.0B

#### BRISBANE LIVE

Brisbane Live is a proposed, world class ultra entertainment precinct to be built above the Roma Street Transit Area. From the developers of New York's Madison Square Gardens, Brisbane Live will feature new hotels, dining and a 15,000 person amphitheatre.

**35MINS**

# Brisbane's Bayside the lifestyle corridor

RABY BAY MARINA



**7mins**

MORETON BAY FERRIES  
& WATER TAXIS

Distances from Horizon

**8mins**

VICTORIA POINT RETAIL  
& ENTERTAINMENT  
PRECINCT

**8mins**

SIRROMET WINERY  
FINE DINING  
& EVENTS

**10mins**

CLEVELAND RETAIL  
& ENTERTAINMENT  
PRECINCT

**15mins**

WESTFIELD  
CARINDALE

**35mins**

BRISBANE  
CBD

“Endless options & never  
a boring weekend”



TANGALOOMA - MORETON ISLAND

# Thornlands One of Brisbane's most renowned bayside suburbs

Featuring elevated land above  
the pristine waters of Moreton Bay.

Your new home at Horizon encapsulates the bayside lifestyle, with expansive recreational and conservation parks and spaces set on the foreshore of Moreton Bay Marine Park, coupled with the modern convenience of cafes, restaurants and specialty retail.



ELEVATED  
ABOVE MORETON  
BAY



TREE-LINED HILLIARDS  
CREEK ON YOUR REAR  
BOUNDARY



WALKING  
DISTANCE TO  
LOCAL PARK



8 MINS FROM  
VICTORIA POINT  
RETAIL & ENTERTAINMENT  
PRECINCT



BAYSIDE  
LIFESTYLE



NATURALLY  
BEAUTIFUL & UNIQUE,  
SURROUNDED BY  
BUSHLAND



30 SCHOOLS  
WITHIN 15 MINS

# Brisbane's Seachange

## City to sand.

As more people choose to call Brisbane home, the amount of available vacant land has dropped significantly. With the population expected to boom, now is the perfect time to create your own hidden sanctuary at Horizon. Due to the expansive network of conservation areas, the bayside region will be the first to see a decrease in land supply.

Representing exceptional value, Horizon offers residents a relaxed seachange lifestyle. You can leave the hustle and bustle of the city behind and come home to bay breezes and sunset boardwalk runs. You'll be spoilt for choice with the award winning Sirromet Winery just a short drive away or pop down to the local marina for a day on the bay in your boat or go fishing off the many jetties located around Brisbane's Bayside community.



CLEVELAND POINT



BRISBANE CBD



CYCLINDER BEACH STRADBROKE ISLAND

# Retail & Recreation

Your new home at Horizon will be surrounded by green open spaces, blue waters, entertainment precincts and modern convenience.

From the stunning foreshore parks of Moreton Bay to the trendy cafes – life at Horizon has an abundance of amenity whilst maintaining a relaxed tranquil atmosphere.

| WESTFIELD CARINDALE | VICTORIA POINT SHOPPING CENTRE | STOCKLAND CLEVELAND SHOPPING CENTRE | CAPALABA SHOPPING PRECINCT |
|---------------------|--------------------------------|-------------------------------------|----------------------------|
| 443 retailers       | 90 retailers                   | 60 retailers                        | 90 retailers               |
|                     |                                |                                     |                            |



- |                                    |  |  |  |
|------------------------------------|--|--|--|
| 1 Westfield Carindale              | 9 Cleveland IGA                        | 17 Elysium Restaurant & Bar            | 25 Toondah Harbour (proposed)            |
| 2 Wynnnum Plaza                    | 10 Cleveland Harbourside               | 18 Tom & Ollies at King Country        | 26 Fiction Restaurant & Bar              |
| 3 Capalaba Central Shopping Centre | 11 Stockland Cleveland Shopping Centre | 19 Redland Bay Golf Club               | 27 Redlands Boat Club                    |
| 4 Capalaba Park Shopping Centre    | 12 Crystal Waters Shopping Centre      | 20 Victoria Point Shark Sporting Club  | 28 Raby Bay Marina                       |
| 5 Birkdale Village                 | 13 Towncentre Victoria Point           | 21 Victoria Point Reserve & Jetty      | 29 Old Cleveland Lighthouse & Restaurant |
| 6 Wellington Point Shops           | 14 Victoria Point Shopping Centre      | 22 Pinklands Sporting Complex          | 30 Wellington Point Reserve & Jetty      |
| 7 Alexandra Hills Shopping Centre  | 15 Victoria Point Lakeside Cinemas     | 23 Redlands Rugby League Football Club | 31 The Sleeman Centre                    |
| 8 Shore St West Shopping Centre    | 16 Sirromet Winery                     | 24 Cleveland Showgrounds               | 32 Cleveland Aquatic Centre              |
|                                    |  |  | 33 Paradise Gardens (proposed)           |







# Transport & Employment

Horizon residents will benefit from being part of a well-connected city, serviced by two major motorways and public transport.

A bus stop just a short walk down the road and the Cleveland train station just a short drive around the corner.

## TRANSPORT

|   |   |  |   |
|---|---|--|---|
|  |  |  |  |
| CLEVELAND TRAIN STATION   | 2 MAJOR ARTERIALS WITHIN  | BUS STOP   | GATEWAY BRIDGE ACCESS TO AIRPORT  |
| 11 MINS   | 20 MINS   | 800M WALK  | 30 MINS   |

## EMPLOYMENT

|   |   |  |   |
|---|---|--|---|
|  |                      |                      |  |
| BRISBANE  | AUSTRALIA TRADE COAST   | JOB DIVERSITY  | LOW UNEMPLOYMENT  |
| \$217 BILLION<br>Predicted economy by 2031.   | 1,500<br>Businesses employing 60,000 people. A short commute by train or drive over the Gateway Bridge. | 800M WALK<br>6 different industries accounting for 7% or more of employment providers within Thornlands. | 4.7%<br>Remarkably low long term average for unemployment in Thornlands.              |

\*Brisbane Marketing, 2017 + Urbis.



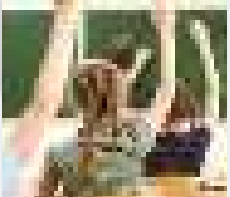



- |  |                                 |  |                                 |
|--|---------------------------------|--|---------------------------------|
| 1 Cleveland Park 'n' Ride Train Station (60mins) | 9 Wynnum Train Station          | 17 Westfield Carindale Bus Park 'n' Ride | 25 Capalaba Industrial Precinct |
| 2 Ormiston Train Station                         | 10 Wynnum North Train Station   | 18 Victoria Point Bus Park 'n' Ride      | 26 Bunnings Capalaba            |
| 3 Wellington Point Train Station                 | 11 Lindum Train Station         | 19 Eight Mile Plains Bus Park 'n' Ride   | 27 Bunnings Manly West          |
| 4 Birkdale Train Station                         | 12 Hemmant Train Station        | 20 Yatala Enterprise Park (30mins)       | 28 Australian Trade Coast       |
| 5 Thornside Train Station                        | 13 Murrarie Train Station       | 21 Redlands Business Park (13 mins)      | 29 Bay Islands Vehicle Ferry    |
| 6 Lota Train Station                             | 14 Stradbroke Ferry (45 mins)   | 22 Bunnings Victoria Point               |                                 |
| 7 Manly Train Station                            | 15 Coochiemudlo Ferry (10 mins) | 23 Bevco Quality Drinks                  |                                 |
| 8 Wynnum Central Train Station                   | 16 Capalaba Bus Park 'n' Ride   | 24 Cleveland Industrial Precinct         |                                 |

# Education & Medical

Some of the finest educational and medical facilities are just minutes from your door at Horizon.

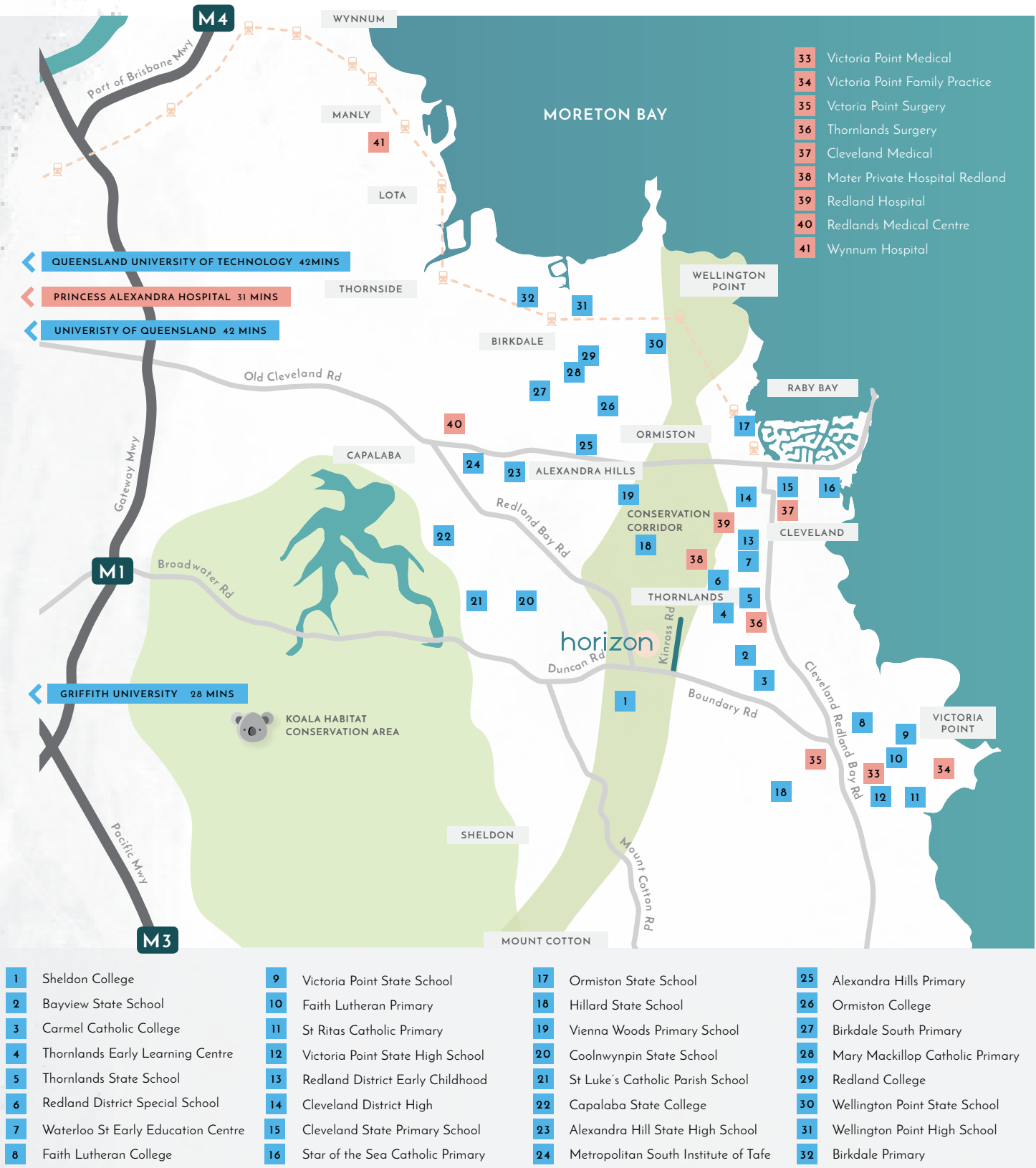
Enjoy peace of mind, knowing that your kids are just a short drive from the school gates and that the best doctors and hospitals are at your fingertips.

EDUCATION

|   |   |  |   |
|---|---|--|---|
|  |  |  |  |
| 30 SCHOOLS WITHIN   | SHELDON COLLEGE   | THORNLANDS STATE SCHOOL  | METROPOLITAN SOUTH INSTITUTE OF TAFE  |
| 15 MINS   | 3 MINS  | 6 MINS   | 10 MINS   |

MEDICAL

|   |   |  |
|---|---|--|
|  |  |  |
| 7 MEDICAL PROVIDERS   | 2 HOSPITALS   | DOCTOR'S SURGERY   |
| WITHIN 10 MINS  | WITHIN 7 MINS   | 8 MINS   |



# Greater Brisbane's tightest held market

With so much space taken up with protected native fauna habitat, Redland's has the lowest supply of land in Greater Brisbane.

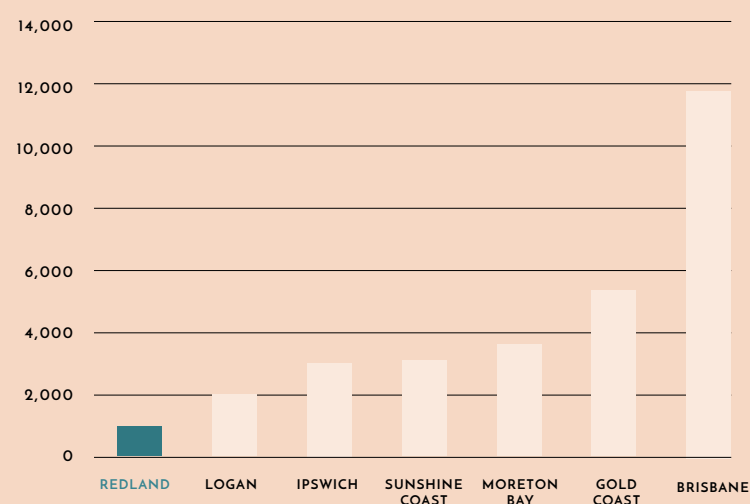
**↑25%\***

INCREASE IN  
VACANT LAND  
PRICE SINCE 2011

**2ND\***

LARGEST  
INCREASE  
IN SEQ

GREATER BRISBANE 2016 LOT REGISTRATIONS\*



“EVEN WITH SUCH  
TIGHT SUPPLY & STRONG  
GROWTH IN LAND  
PRICES, REDLANDS STILL  
OFFERS INCREDIBLE  
VALUE COMPARED TO  
BRISBANE”

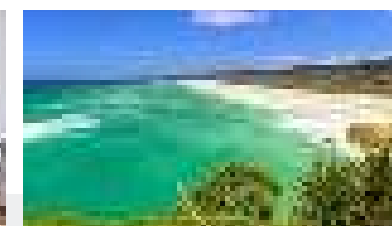
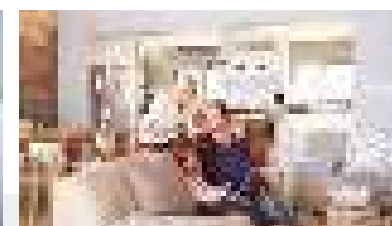
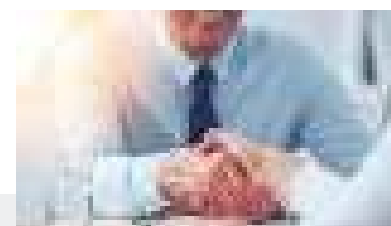
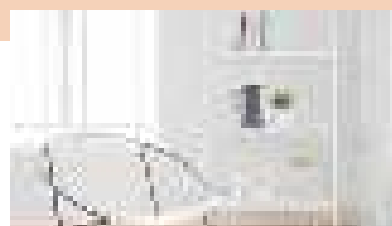
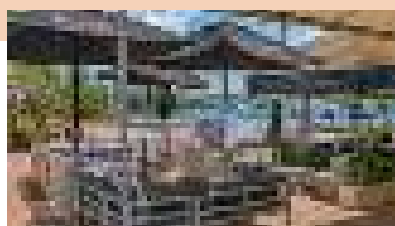


**REDLANDS**  
\$543,000\*

VS



**BRISBANE**  
\$715,000\*



# Thornlands market

With high demand and annual growth, combined with extremely low vacancy rates and strong rental returns - Thornlands is an extremely attractive market for both owner occupiers and acute investors.



**54%+**

ABOVE THE  
AGE OF 35



**44.6%+**

INCREASE IN  
POPULATION BY 2036



AVERAGE  
HOUSEHOLD  
INCOME OF  
\$117,622\*



**74%+**  
OWNER OCCUPIERS



**4 2 2**  
\$589,000+  
MEDIAN HOUSE PRICE  
(March quarter, 2017)



RECORD SALE PRICE OF  
\$990,000+  
IN APRIL 2016



HIGH DEMAND MARKET  
As at March '17, Thornlands  
homes achieved an average of  
**10% ANNUAL GROWTH**  
over a 5 year period



VACANCY RATE  
Thornlands has a  
vacancy rate of just  
**1.6%**  
as of March 2017





# Masterplan

A boutique community of just 51 home sites situated on elevated land to capture the prevailing bay breezes, Horizon is uniquely set between green open spaces and the Moreton Bay Marine Park.

The immediately adjacent open space is intertwined with Hilliards Creek providing the perfect opportunity to step out and get back to nature without straying too far from home.

Hilliards Creek

Environmental  
Corridor





# Lot Plan



# Orientation Plan



TRADITIONAL ALLOTMENT > 12.5M

PREMIUM VILLA ALLOTMENT 12.5M