



# HOUSE & LAND PACKAGES SELLING FROM \$339K



NOW  
SELLING

## ROSEWOOD Lot 33, Vista Estate

4  2  2 

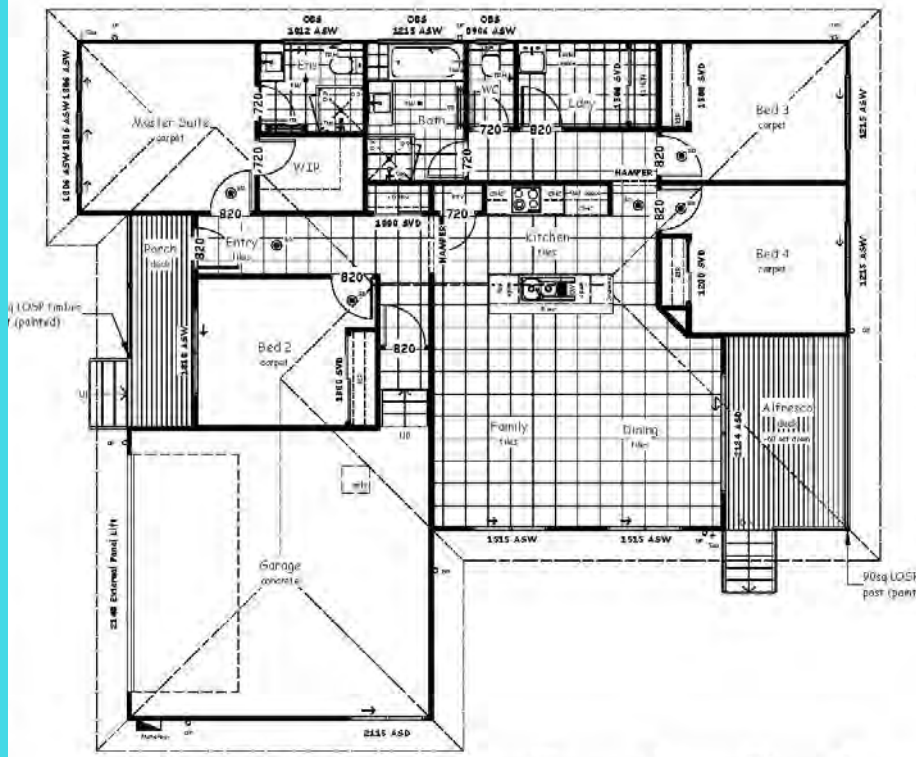
STARTING FROM

# \$379,000

Land Size: 1,116m<sup>2</sup>

Build Size: 170m<sup>2</sup>

- This fantastic starter home looks deceptively simple, but has been custom designed to include everything you need – with zero wasted space!
- Clever open plan living plus plenty of storage
- Unbelievable **1,116sqm** lot with views!
- Full package including driveway, clothesline and letterbox
- Attractive rear deck to enhance your lifestyle
- Boutique estate in Rosewood - just 41 lots so you won't be overcrowded
- Walk to QRail train station in Rosewood then less than 1hour to Brisbane CBD!
- On the doorstep to Amberley RAAF Base
- Quality build by experienced local builder
- House design also comes in 3/2/1, 3/1/1 432/2 and 4/2/2 plus media – all designed and ready to go! Just talk to us!



Floorplan and facade are indicative only. Conceptual in nature and may be subject to change. Pricing subject to soil test, survey & site conditions. May change without further notice.





**NOW  
SELLING**



## ROSEWOOD Lot 29, Vista Estate

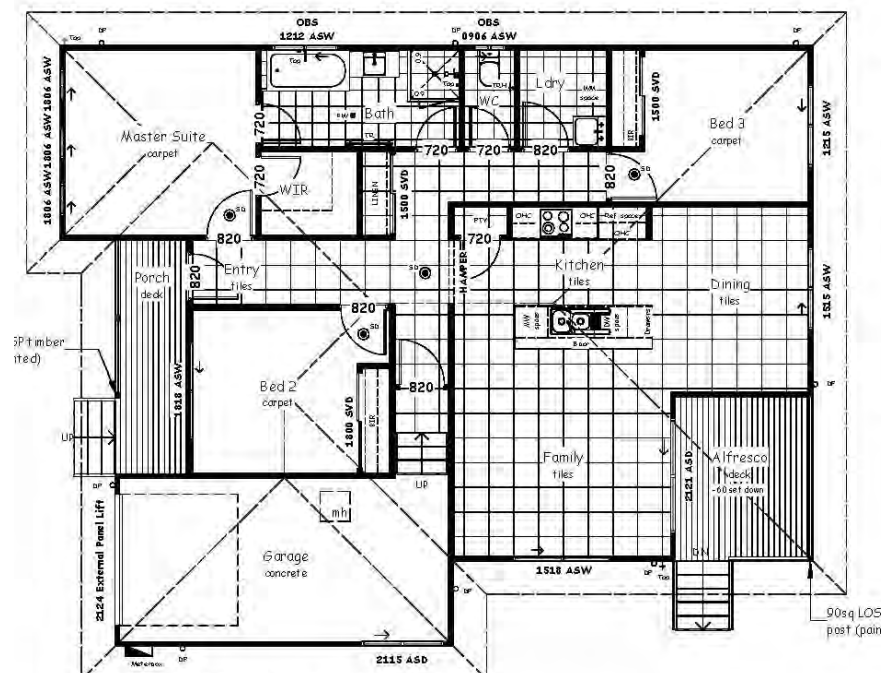
3 2 1

STARTING FROM

# \$349,000

Land Size: 800m<sup>2</sup>  
Build Size: 142m<sup>2</sup>

- This fantastic starter home looks deceptively simple, but has been custom designed to include everything you need – with zero wasted space!
- Clever open plan living plus plenty of storage
- Unbelievable **800sqm** lot with views!
- Full package including driveway, clothesline and letterbox
- Attractive rear deck to enhance your lifestyle
- Boutique estate in Rosewood - just 41 lots so you won't be overcrowded
- Walk to QRail train station in Rosewood then less than 1hour to Brisbane CBD!
- On the doorstep to Amberley RAAF Base
- Quality build by experienced local builder
- House design also comes in 3/2/1, 3/1/1 4/2/2 and 4/2/2 plus media – all designed and ready to go! So if you want another bedroom or single garage – just talk to us!



Floorplan and facade are indicative only. Conceptual in nature and may be subject to change. Pricing subject to soil test, survey & site conditions. May change without further notice.





NOW  
SELLING



## ROSEWOOD Lot 27, Vista Estate

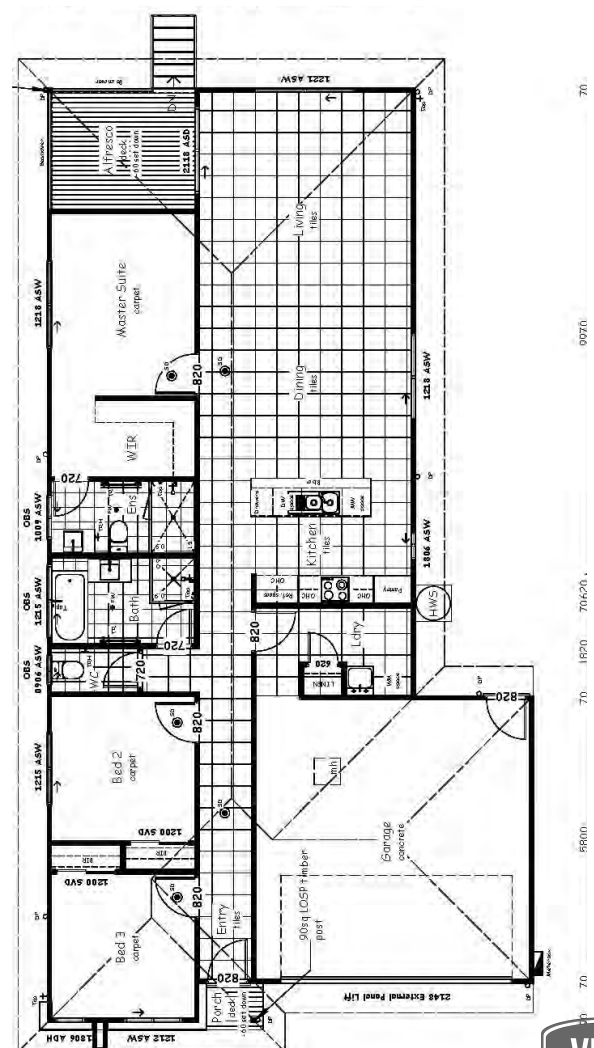
3 2 2

STARTING FROM

# \$369,000

Land Size: 913m<sup>2</sup>  
Build Size: 160m<sup>2</sup>

- This fantastic starter home looks deceptively simple, but has been custom designed to include everything you need – with zero wasted space!
- Clever open plan living plus plenty of storage
- Unbelievable **913sqm** lot with views!
- Full package including driveway, clothesline and letterbox
- Attractive rear deck to enhance your lifestyle
- Boutique estate in Rosewood - just 41 lots so you won't be overcrowded
- Walk to QRail train station in Rosewood then less than 1hour to Brisbane CBD!
- On the doorstep to Amberley RAAF Base
- Quality build by experienced local builder
- House design also comes in 3/2/1, 3/1/1 4/2/2 and 4/2/2 plus media – all designed and ready to go! So if you want another bedroom or single garage – just talk to us!



Floorplan and facade are indicative only. Conceptual in nature and may be subject to change. Pricing subject to soil test, survey & site conditions. May change without further notice.





**NOW  
SELLING**



## ROSEWOOD Lot 28, Vista Estate

3 1 1

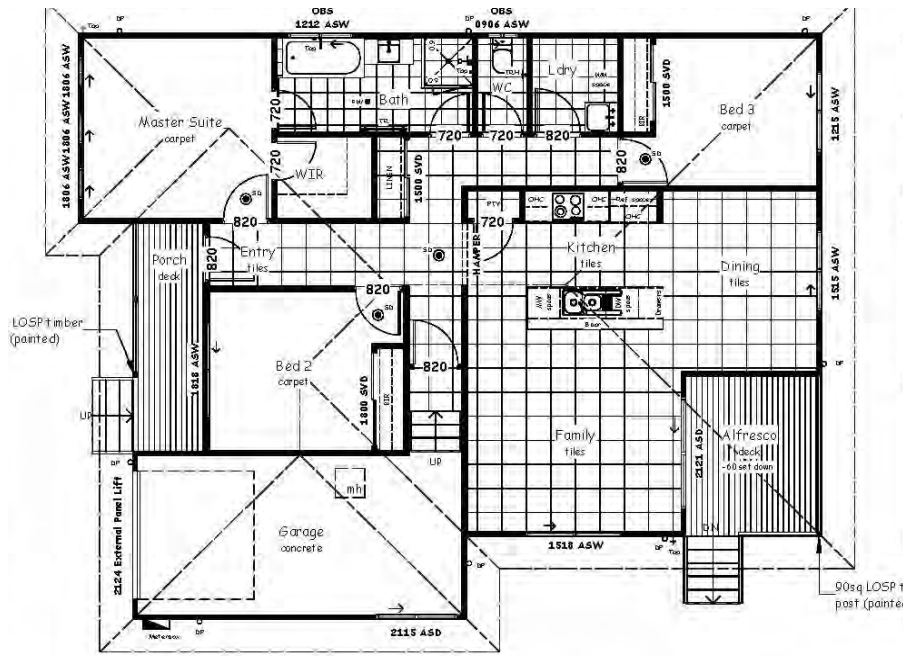
STARTING FROM

# \$339,000

Land Size: 851m<sup>2</sup>

Build Size: 132m<sup>2</sup>

- This fantastic starter home looks deceptively simple, but has been custom designed to include everything you need – with zero wasted space!
- Clever 2-way bathroom, open plan living plus plenty of storage
- Unbelievable **851sqm** corner lot with views!
- Full package including driveway, clothesline and letterbox
- Attractive rear deck to enhance your lifestyle plus front porch
- Boutique estate in Rosewood - just 41 lots so you won't be overcrowded
- Walk to QRail train station in Rosewood then less than 1hour to Brisbane CBD!
- On the doorstep to Amberley RAAF Base
- Quality build by experienced local builder
- House design also comes in 3/2/1, 3/2/2, 4/2/2 and 4/2/2 plus media – all designed and ready to go! So if you want 2nd bathroom or double garage – just talk to us!



Floorplan and facade are indicative only. Conceptual in nature and may be subject to change. Pricing subject to soil test, survey & site conditions. May change without further notice.



# LIVING @ ROSEWOOD



Live in a friendly, community focused town within the urban growth areas of Ipswich & Brisbane. Located in close proximity to schools, shopping facilities, medical centres & major employment hubs, Vista Estate is less than 20 minutes drive to Ipswich CBD & only 45 minutes to Brisbane CBD.

## LOCATION

Nestled on the hillside of Rosewood and surrounded by Illawarra flame trees, prepare to be awe-inspired by breathtaking views overlooking the Bremer Valley.

- Local Shops: 2 minutes
- Medical Centre: 2 minutes
- Train Station: 4 minutes
- RAAF Amberley Base: 15 minutes
- Ipswich CBD: 20 minutes
- Brisbane CBD: 45 minutes

## ACCESS & TRANSPORT

Rosewood is easily accessible by car off the Warrego Highway. Rosewood Train station connects the town to the Brisbane & Ipswich rail networks.

## POPULATION

The town of Rosewood is home to approximately 2,800 residents.

## RECREATION

Life in Rosewood has all the modern amenities you need plus the charm of yester-year. The perfect place to raise children, Rosewood borders natural bushland and the Bremer River so there are plenty of places to get out and explore.

- Rosewood Golf Club: 4 minutes
- Queensland Raceway: 18 minutes
- Rosewood Aquatic Centre: 4 minutes
- Spicers Hidden Vale: 17 minutes

## EDUCATION

- Rosewood State Primary School: 4 minutes
- St Brigid's Catholic Primary: 3 minutes
- Rosewood State High School: 2 minutes
- Rosewood Early Education Centre: 2 minutes
- University of Queensland - Gatton Campus: 30 minutes
- University of Southern Queensland - Ipswich Campus: 23 Minutes

## HEALTH FACILITIES

- Rosewood Medical Centre: 2 minutes
- Ipswich Public Hospital: 24 minutes
- St Andrews Private Hospital: 25 minutes

## BUSINESS & EMPLOYMENT

Rosewood is part of a growing business community. The western corridor of Brisbane and Ipswich is the next urban growth area for South East Qld. Rosewood is a sound decision to secure your financial future.

- Quality agricultural land in the Bremer Valley
- Major employer Amberley RAAF base
- Citiswich Business Park nearby

The local economy is strong and a number of large infrastructure projects are at hand now in the region with more to be developed in the near future. Attractive to families for the lifestyle benefits and proximity to metropolitan areas



[WWW.ROSEWOODVISTAESTATE.COM.AU](http://WWW.ROSEWOODVISTAESTATE.COM.AU)



