

NOVEMBER 2016



## New high school on Brentwood Forest's doorstep calls for 2017 enrolment applications

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Brentwood Forest's highly anticipated new local high school, Bellbird Park State Secondary College, is now accepting enrolment applications for the 2017 school year.

Enrolment applications are now open and the first enrolment interviews started on the 17th October and will continue until the end of the year for students starting year 7 in 2017.

Brentwood Forest and the broader community have welcomed the addition of the new secondary college which will help to meet the demands of the hundreds of residents of Brentwood Forest as well as the broader booming Greater Springfield and Ipswich areas.

Construction of the school has been progressing rapidly as it prepares to open its doors.

Access to the school's brand new, state of the art facilities will provide students with a distinct learning advantage. Facilities will include engineering design workshops,

hospitality kitchens, a robotics studio, performing arts facilities, a multi-purpose sports hall and more.

Students of the school will be taught by highly skilled secondary teachers and the school will be led by newly appointed, experienced Principal Mr Michael West. Mr West anticipates employment of 25 teachers in 2017 alone and expects this number to double every year over the next 5 years.

Mr West and the school have reached out to the community for consultation around the vision for the secondary college with school colours of navy with maroon/burgundy and white already locked in and the school logo design in the final stages.

Enrolment packages are available for collection for in-catchment families and can be collected from Augusta State School at 60-100 Britains Road, Augustine Heights.

The addition of the school serves as another reason why more and more families are choosing to become part of the community at Brentwood Forest.

For more information, please visit the school's website at: [newhighschoolinbellbirdpark.eq.edu.au/Pages/default.aspx](http://newhighschoolinbellbirdpark.eq.edu.au/Pages/default.aspx)



Construction is progressing rapidly at the Bellbird Park State Secondary College site.

## BRENTWOOD FOREST FAST FACTS

*Brentwood Forest is an established, family-oriented address that has been designed to give its residents a sense of place, privacy and open space. With playgrounds, quiet streets and easy access to schools, shops, sports facilities and everyday services – it's all taken care of at Brentwood Forest.*

### Residents

- Current number of residents: approximately 1,200
- Anticipated number of residents upon completion: approximately 2,700

### Distance to

- Springfield Central: 5km
- Ipswich: 15km
- Amberley: 23km
- Brisbane CBD: 30km

### Blocks

- Diversity of lot sizes from 250m<sup>2</sup> – 536m<sup>2</sup>
- Land for sale from just \$169,000\*\*
- House & land packages from \$289,985\*

### Open space

- 34ha of nature reserve and open space that's perfect for exploring
- 10,000m<sup>2</sup> of landscaped parks for families and friends to come together

### Transport

- Regular bus services on Augusta Parkway – easy access to Springfield Town Centre
- Springfield Train Station (500 park and ride spaces) only 5 minutes drive

### Shopping

- Woolworths only 800m away
- Drive to the Orion Town Centre in 9 minutes

### Education

- Bellbird Park State Secondary College opening in 2017
- Augusta State School across the road at Brentwood Rise
- St Augustine's Catholic College and wide range of private and public schools within 5kms
- Future new childcare centre planned for Brentwood Forest plus a range of childcare and pre-school options
- University of Southern Queensland and TAFE close by
- Future Childcare Centre – corner Jones Road and Augusta Parkway opening late 2017

### Community

- Short drive to the Greg Norman-designed Brookwater Golf Club and Drift restaurant
- Greater Springfield's gyms, fitness centres, day spas and tennis courts to keep you fit and healthy
- A number of regular community activities close by including festivals, open air cinema and farmer's markets
- Diverse range of sports clubs, leisure and recreation groups close by

**For more information on Brentwood Forest, contact Simon Ewing on 1300 853 537 or visit [www.brentwoodforest.com.au](http://www.brentwoodforest.com.au)**







Jones Road upgrade connects Brentwood Forest.

# Jones Road connects Bellbird Park, Springfield and surrounds

Brentwood Forest is excited to announce the newly upgraded Jones Road in Bellbird Park will open this month, connecting Brentwood Forest residents and the broader community.

Brentwood Forest’s \$6 million investment in the upgrade of the south west road will provide a dedicated bus bay, a refurbished intersection at Harris Street and accessibility from the west side of the growing Brentwood Forest community. The soon to be completed works will also see the addition of traffic lights and the 800m stretch of road widened to provide additional lanes.

The road is the key thoroughfare from Springfield suburbs to Goodna, making it one of the area’s major roads and the upgrade welcomed by locals.

General Manager from Brentwood Forest’s developer AVID Property Group, Bruce Harper said the road would support connectivity within the rapidly growing Ipswich region.

“The upgrade will support safer travel and provide better connectivity for locals, residents of Brentwood Forest, businesses and visitors to the Greater Springfield and Ipswich area,” he said.

“The Jones Road project is essential to address current and future traffic needs in the growing region.”

The roadworks commenced in 2014, with civil contractor BMD responsible for carrying out the upgrade works.

## Introducing Simon Ewing



If you’ve ever visited the Brentwood Forest Sales and Information Centre, you would have met Brentwood Forest’s Project Sales Manager Simon Ewing.

For more than twenty years, Simon has been helping new homeowners realise their dreams.

In 2011, Simon and his partner moved here from the Sunshine Coast, where he had worked on residential property, retirement and resort developments.

Simon has been with Brentwood Forest since its very beginnings and has been instrumental in developing it into the established community you see today.

His diverse experience means Simon has extensive knowledge and skills required to help his clients through the entire home buying journey!

Simon knows the Brentwood Forest community inside out and is always happy to have a chat about home options within the growing Brentwood Forest community for singles, couples and families looking to purchase in the stunning Bellbird Park area.

**To meet with Simon, please call 1300 853 537 or drop into the Brentwood Forest Land Sales and Information Centre at 48 Columbia Drive off Augusta Parkway in Bellbird Park.**



## New Magpie release (stages 27 & 28) Available now

Strong sales and enquiry numbers are driving demand at Brentwood Forest. In response, additional lots were released to the market earlier this month as part of the latest Magpie release in the family friendly community.

Fast-acting buyers can take their pick of a variety of lot sizes ranging from 250m<sup>2</sup> to 563m<sup>2</sup>. The blocks are provided as easy-to-build, flat, elevated blocks with slimline engineered retaining walls and fencing brackets included – making them builder friendly!

Land prices at Brentwood start from an affordable \$169,000\*\* and provide the opportunity for buyers to build their dream homes and settle in an established neighbourhood; close to green space, amenities and conveniences!

Contact the Brentwood Forest Sales and Information Centre today on 1300 853 537 for your chance to pick your perfect block.



Live closer to family & friends and receive a **\$500 VISA GIFT CARD\***



### Refer a friend to Brentwood Forest – help us build the community and get rewarded!

Have you found yourself encouraging family and friends to share the beautiful Brentwood Forest address with you? If so, we’d like to reward you.

**Refer a friend to Brentwood Forest and when they buy, you both receive a \$500 Visa Gift Card.**

To enter, simply complete the online form at <http://www.avidpropertygroup.com.au/brentwoodforest-customer-referral-program/> between 1 October to 31 December 2016.

Visit our website for full terms and conditions.



# Something for everyone at new park planned for Brentwood Forest



Artist Impression

## Park fast facts

- Size:** 1.3 hectares
- Location:** Alesana Street (North end), Brentwood Forest
- Brentwood Forest investment: \$1.2 million**
- Features:**
- Multi-purpose sports court
  - Outdoor gym
  - Off leash dog park
  - Kids playground
  - Grassy open spaces

Local families will soon be able to enjoy the sunshine and fresh air at a sprawling new 1.3 ha park in the lush Brentwood Forest.

The plans for the park have been designed by award-winning architects AECOM and include an array of state-of-the-art facilities for children and adults of all ages with its range of equipment and experiences.

Picnic areas, fitness facilities, children’s play equipment and an off leash dog park are all a part of the grand plans to bring a new landmark park to the region – and at double the size of a standard park it promises to deliver.

### Off lead dog park:

Park visitors and their furry friends will soon be able to enjoy a dog area where pets can run, exercise and socialise leash-free with other dogs and dog park visitors.

The park will feature 1,900m<sup>2</sup> of puppy and owner friendly, fenced, dog space.

### Outdoor gym:

Locals might want to swap their gym membership and venture outdoors for their regular work outs once the park is complete!

The intelligently designed outdoor gym planned for the area will include a fully equipped outdoor training course.

### State of the art play:

Youngsters are in for a treat! The park’s play spaces are out of this world! The custom built, Urban Play tower promises to bring endless adventures for little ones. There will also be lots more play equipment for the kids to swing, balance climb, and imagine from.

### Multi-purpose sports court:

An impressive new multi-purpose sports courts that promises fun for kids, teens and adults alike!

The court can facilitate a multitude of sports that will get locals running, jumping, shooting and catching.

### Picnic areas and green space:

There will be plenty of grassy knolls to lay a blanket down and enjoy the leafy park surrounds. Locals will be able to pack a picnic basket and bask in the sunshine whenever they please.

Construction for the park is expected to begin this month and completion is anticipated in the second half of 2017.

**Follow the Brentwood Forest Facebook page to keep up to date with development!**

## Community Calendar

### Women on Wheels – Strollerobics

- What:** Free pram and stroller-based exercise program classes for mums and carers.
- When:** 18 & 25 November 2016
- Where:** Robelle Domain, Springfield QLD

### Music in the park

- What:** Pack a picnic and enjoy music in the park with the RAAF Amberley Heritage Brass Band.
- When:** 27 November 2016
- Where:** Queens Park, Rotunda, Goleby Avenue, Ipswich QLD

### Christmas Express Train

- What:** Join Santa on a festive return steam train journey to historic Grandchester Station. Depart at 9.30am from the Rail Museum platform then enjoy a two-and-a-half-hour journey through scenic countryside.
- When:** 11 December 2016
- Where:** Rail Museum North Street, North Ipswich QLD

### Brisbane City Council Lord Mayors Christmas Carols

- What:** Family friendly Christmas Carols and live entertainment.
- When:** 12 December 2016
- Where:** Riverstage, Brisbane
- Follow us on Facebook for more what’s on updates!**

## Congratulations to our buyers – Land then take off campaign

Eligible buyers who purchased at Brentwood Forest in the first half of the year were each presented with \$5,000 Flight Centre gift vouchers and asked where they might like to holiday. Check out these great snaps with fun backgrounds of Brentwood buyers’ dream holiday destinations!



David, New Zealand



Debbie, New Caledonia



The Shipley family, Fiji



Tahlia & James, New York



# House & land at Brentwood Forest

Here is a small selection of house & land packages available at Brentwood Forest.

To view a full range please visit Brentwood Sales and Information Centre or [www.brentwoodforest.com.au](http://www.brentwoodforest.com.au)

## Lot 3 – Ultra

House size 110.86m<sup>2</sup> | Lot 192m<sup>2</sup>

2 2 1



Artist Impression only

From the light-filled entry with its integrated study nook, to the feature-packed bedroom suites, relaxed living area and dual outdoor terraces, the Ultra sets the ideal backdrop for any active, social lifestyle.

**\$289,985\***

## Lot 11 – Gallery

House size 107.91m<sup>2</sup> | Lot 240m<sup>2</sup>

2 2 1



Artist Impression only

The bold, dramatic façade sets the scene for a home of luxury proportions. Each bedroom boasts direct access to its own private bathroom while flow-through living spaces extend from the wide entry hall to the super-spacious alfresco dining terrace.

**\$294,818\***

## Chloe 166 by Classic Homes

House size 166m<sup>2</sup> | Lot 280m<sup>2</sup>

3 2 1



Artist Impression only

- Ducted air conditioning and vacuum system
- 20mm stone bench top, dishwasher
- Fully landscaped, fenced, driveways and paths

**\$355,000\***

## Isla 15 by Metricon Homes

House size 138.78m<sup>2</sup> | Lot 250m<sup>2</sup>

3 2 1



Artist Impression only

- Fixed price costs
- Ducted air conditioning
- Stainless steel kitchen appliances

**\$359,489\***

## Eden 156 by Turn Key Home Solutions

House size 156m<sup>2</sup> | Lot 250m<sup>2</sup>

4 2 1



Artist Impression only

- Split system air conditioning
- Fully fenced, turf
- Full Turn Key 105-day build guarantees

**\$365,605\***

## Springbrook by Simonds Homes

House size 162.27m<sup>2</sup> | Lot 315m<sup>2</sup>

3 2 1



Artist Impression only

- Quality fixtures throughout
- Under roof alfresco with concrete floor
- 900mm stainless steel upright cooker & rangehood

**\$378,100\***

## Brooke 221 by Q One Homes

House size 221m<sup>2</sup> | Lot 472m<sup>2</sup>

4 2 2



Artist Impression only

- Landscaping, turf and fencing
- Covered alfresco area
- Walk-in robe

**\$476,500\***

## Noosa 25 MKII by Coral Homes

House size 231.41m<sup>2</sup> | Lot 473m<sup>2</sup>

4 2 2



Artist Impression only

- Carpet and tiling throughout
- Stained timber feature front entry door
- \$2,500 fencing allowance

**\$479,800\***

**Sales and Information Centre**  
48 Columbia Drive, Bellbird Park QLD 4300  
Open daily 10am – 5pm  
Phone: 1300 853 537

**Simon Ewing**  
Brentwood Forest Sales Manager  
Email: [sewing@avidpropertygroup.com.au](mailto:sewing@avidpropertygroup.com.au)

\*Disclaimer: House and Land package pricing and availability are correct as at November 2016 and are subject to change without notice. House and Land package pricing and availability is based on a specific house and land combination. The price is based on the relevant builder's standard specifications and inclusions for the house as provided to us by the builder. Land package pricing is indicative only and the housing cost component is subject to final tender by the builder. House and land are sold separately under separate contracts. AVID Property Group is responsible for the sale of the land only. Purchasers should confirm all dimensions, plans, specifications, inclusions and pricing with AVID and the builder prior to contract.

\*\*Pricing and availability are correct as at November 2016 and are subject to change without notice. While we have taken care to ensure the accuracy of information in this document at the time of publication, AVID gives no warranty and makes no representation as to the accuracy or sufficiency of any description, photograph, illustration or statement contained in this document and accepts no liability for any loss which may be suffered by any person who relies upon the information presented. All information provided is subject to change without notice. Purchasers should make their own enquiries and satisfy themselves as to whether the information provided is current and correct and if appropriate seek advice before entering any contract.

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