



Mallee Pocket

It's all in front of you



Your place to
live well



Live on nature's edge and come home to Mallee Pocket

Enjoy a simple, peaceful life at Yarrabilba's newest address – Mallee Pocket, and live in harmony with the natural environment.

An enviable destination that celebrates nature as well as connection and community; experience a truly unique lifestyle in this secluded pocket which features spacious home sites.

Named after the magnificent local Eucalyptus trees, *Eucalyptus curtisii* (commonly known as Plunkett Mallee), Mallee Pocket is adjacent to the native vegetation of Plunkett Conservation Park and Wickham Timber Reserve.

Immerse yourself in your surroundings with a local 'nature-play park', connection to the broader conservation areas, and a trail network for lovers of the outdoors and exercise enthusiasts; all on your doorstep.

Providing the best of both worlds – accessibility and seclusion, a pedestrian bridge connects you to the nearby State and Catholic schools, sporting fields, community centre and Yarrabilba's Neighbourhood Centre.

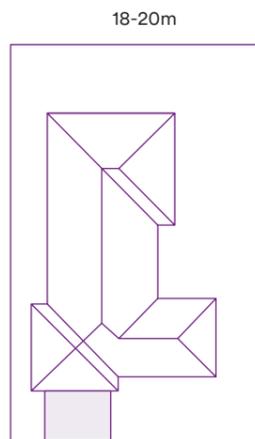
A place of optimism and opportunity, be part of the thriving Yarrabilba community and come home to Mallee Pocket. Your place to live well.



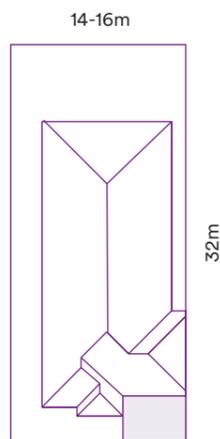
Artist impression only - does not include potential future road infrastructure

Build your dream home

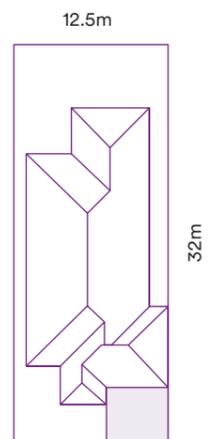
Whether you're building your first home, or your next one, we have a range of lot types to maximise your lifestyle on any budget.



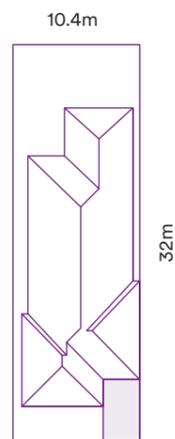
- Traditional**
- Block sizes range from 576m² +
 - Ideal for families
 - Plenty of room for a big backyard and pool
 - Room for a double garage



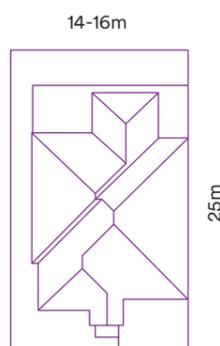
- Courtyard**
- Block sizes range from 448 – 512m²
 - Ideal for private courtyards and indoor/outdoor living areas
 - Room for a double garage and pool



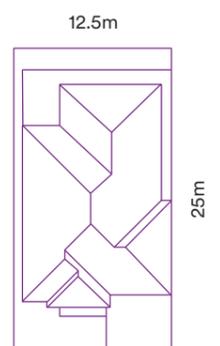
- Premium Villa**
- Average lot size 400m²
 - Emphasis on practical entertaining spaces for easy open-plan living
 - Less gardening and maintenance
 - Room for a double garage



- Villa**
- Average lot size 333m²
 - Ideal for first home buyers and those looking for an affordable option
 - Low-maintenance living
 - Build to boundary on one side to maximise space
 - Stylish alternative to apartment living



- Town Courtyard**
- Block sizes range from 350-400m²
 - Stylish and affordable living option
 - Ideal for singles, young couples and downsizers
 - Build to boundary available on one side to maximise usable space
 - Low maintenance living



- Town Premium Villa**
- Average lot size 312.5m²
 - Practical outdoor living spaces
 - Build to boundary available on one side to maximise usable space
 - Low maintenance living

Mallee Pocket Village Plan



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Three ways to move in

Once you've decided to move, you need to decide which buying or building option suits you. At this stage you will also need to decide on the most appropriate finance option for your purchase and make a formal loan application to a lender.

There are three ways in which you can move to a Lendlease community:

- 1 Buy a block of land and choose your builder home design
- 2 Buy a house and land package with the home design already chosen
- 3 Buy a brand new completed home

From new generations of kids growing up side-by-side, to local businesses becoming part of the Yarrabilba fabric, to vibrant events and markets, the strong sense of community at Yarrabilba is yours to be a part of.

Steps to purchasing a new home

1 Get started

Establish your budget and work out how much you can spend.

Choose your land and secure with a deposit.

Sign land contract and seek finance approval with your preferred lender or broker requesting a construction loan.

2 Choosing your home and finance

Choose a builder and start designing a home to suit you.

Pay deposit to builder.

Obtain finance approval and send a copy to your land sales consultant and builder.

3 Construction and moving in

Land registers and settles, and you can commence building your new home.

Make progress payments to builder throughout stages of the build.

Handover with builder and move in. Congratulations!

A detailed Buyers Guide can be found at yarrabilba.com.au





Sales and Information Centre
50 Expedition Road, Yarrabilba, QLD
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