



# YARRABILBA

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HALLMARK HOMES INFINITY 312

# Now is Your Perfect Time

\$\$\$ FHB scheme

Super Summer offers

Limited time only

**ENJOY UP TO \$15,000\* IN YARRABUILDER BONUS EXTRAS!**

*But hurry, offer ends March 20<sup>th</sup>*

"BASED ON AVERAGE HOUSE PRICES IN THE CAPITAL CITIES, FIRST-HOME BUYERS COULD POTENTIALLY SAVE THOUSANDS IN LENDERS' MORTGAGE INSURANCE FEES."

Simon Basheer, Lendlease residential general manager of sales

"WE MOVED HERE OVER 6 MONTHS AGO AND ARE SO MUCH MORE RELAXED, SECURE AND CONFIDENT."

Katrina Brown, Yarrabilba Resident

"WE BUILT HERE OVER 5 YEARS AGO AND LOVE HOW FAMILY FRIENDLY YARRABILBA IS."

Mellic Yule, Yarrabilba Resident

"THERE HAS BEEN A LOT OF GROWTH WITH SCHOOLS, SHOPS, COUNTLESS PARKS AND A GREAT COMMUNITY."

Dee Arnott, Yarrabilba Resident

# 7 reasons why 2020 is going to be a great year for first-home buyers

Seven

REASONS TO BUY NOW

Now? Yes! Now!

If you're dreaming of buying your first home, the turn of this new decade might just be your moment. With new schemes to help with the deposit, plus attractive interest rates and some great offers, there's never been a better time to buy.

Reason One

### THERE'S A NEW SCHEME IN TOWN

As of 1 January 2020, a new federal first home loan deposit scheme lets approved first-time buyers take out a mortgage by providing just a 5% deposit without paying lenders mortgage insurance (LMI). Most banks usually ask for a 20% deposit and charge LMI for deposits less than that. The new scheme means approved first-home buyers can access a mortgage with less money up front and no LMI.

Reason Two

### BANKS ARE OFFERING ATTRACTIVE INTEREST RATES

The Reserve Bank of Australia cut official interest rates yet again to a record-low 0.75% in October 2019. This means banks and other financial institutions are now offering very attractive home loan rates.

Reason Three

### GRANTING YOU THE POWER TO BUY

For Queensland residents a first home owner grant can be worth up to \$15,000.

To check your eligibility for the First Home Owner Grant visit - <http://www.firsthome.gov.au/>.

Reason Four

### FULL OR PARTIAL EXEMPTIONS FROM DUTY

A stamp duty exemption may be available for first home buyers. The exemption can lower the tax you pay when purchasing your property. Depending on purchase price, you can get partial or full exemption on stamp duty when you buy your first home, leaving you more money to spend on making your first place feel like home.

Reason Five

### CHANGES TO THE 'STRESS TEST'

The Australian Prudential Regulation Authority (APRA) has changed the 'stress test' banks are required to apply to see if the customers can repay residential home loans if the interest rates go up.

The changes to the 'stress test' could allow more Australians to borrow the amount they need for their dream home.

Reason Six

### EXTRA INCENTIVES

A competitive market for builders and sellers is good for first-home buyers, with developers offering deals that can save you money on your first home.

"Lendlease is offering incentives on a range of land lots around Australia through February and March 2020," Basheer says. Those building their first home at Yarrabilba can save thousands by taking advantage of the numerous Yarrabilba offers available for a limited time. Check out these offers on the back page.

Reason Seven

### MASTERFUL NEW MASTERPLANS

When you buy your first home, you also buy in to your first community. "We take a holistic approach to master planning," Basheer says. "We focus on lifestyle and community benefits that provide a strong sense of belonging for new residents." From schools and town centres to shops, cafes and restaurants, building your first home comes with much more than new walls and a roof.

There's never been a better time to buy!

# Be inspired Find your perfect home!



A mix of one and two storey homes

Our new Master Builders display village is now open and full of home design inspiration. Bring the family and explore through 14 homes from 9 of Queensland's best builders.

A joint initiative between Lendlease and Master Builders, the village offers a mix of one and two storey homes that range from entry level designs with the first home buyer in mind, to top end, luxurious homes with fittings and fixtures to suit professional couples and families.

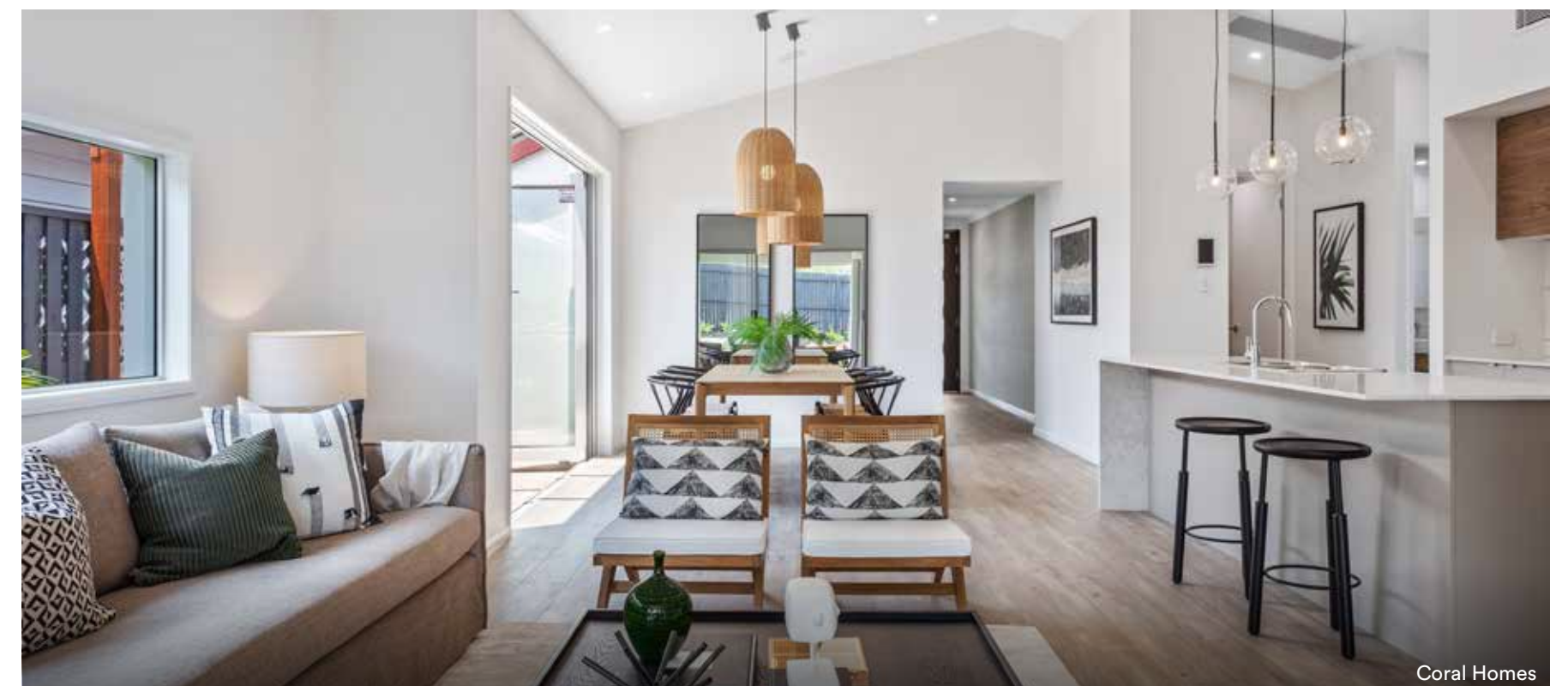
The homes at Yarrabilba showcase many current trends like kids' zones and butlers pantries, as well as tried and true design concepts like the media room and seamlessly integrated outdoor alfresco dining area.

We are partnering with our display village partner builders to bring an exclusive Super Summer bonus offer only available at Yarrabilba with bonus upgrades valued at up to \$15k\*. We call it our Yarrabilba Bonus\*, with some great extras on offer such as facade upgrades, home theatre set-up, solar and ducted airconditioning. Each participating builder has something unique to choose from.

14 Homes on display from 9 Builders

Home design inspiration

Coral Homes, Hallmark Homes, Domaine Homes by Clarendon Homes, Burbank, Homecorp Constructions Pty Ltd, Bella QLD Properties, Simonds Homes, Invision Homes and Metricon.





*Design a space that works well for you!*

**A piece of you:**

# Why you should build your first home

**Part of the great Australian dream is to own your own home – a place to call yours for years to come. If you want your first place to tick all the boxes without blowing out your budget, your best option might be to build.**

**Here are just a few reasons why building your first home is the way to go.**

**STAY IN CHARGE.**

When you build your first home, you call the shots. Working alongside your builder, you can design a space that feels right for you and your family without sacrificing your wants and needs.

“Building lets you select from a variety of builder designs. That level of individuality makes it truly yours,” Simon Basheer, Lendlease Residential General Manager of Sales, says. “It’s extremely exciting to have the power to actually make these decisions.”

You might want a covered patio to watch storms roll in or greet the sunrise with a cup of coffee. Maybe you need an office with floor-to-ceiling windows to light up your professional life. When you build, you can make it so.

**KNOW THE HISTORY.**

When you build, you start writing your own story. That means avoiding nasty surprises and plot twists of decades-old homes – avoiding hidden costs such as water damage that you cannot see, expensive foundational faults or troublesome tree roots missed during inspection. You’ll know you’re getting a brand new roof, flooring and other major features.

**SAVE SOME MONEY.**

Most established homes won’t have exactly what you’re looking for and may require expensive changes.

“Renovation costs are higher than new build costs from a dollar per square metre viewpoint,” Basheer says. “It’s often more cost effective to build a new home than purchase an established home that needs a lot of work.”

Knocking out a wall, adding air conditioning and other alterations are costly. Don’t settle for something that’s not quite what you want – get it right the first time and skip renovation spend.

**HELP THE ENVIRONMENT.**

Building a new home from scratch makes it easier to implement up-do-date features and live more sustainably. From installing solar panels and windows that catch natural winter daylight to energy efficient heating and cooling systems and power-preserving smart technology, builders can easily include greener equipment and design elements that are positive for the environment and save you money you can use elsewhere.

**MAKE IT YOURS.**

Building lets you shape your life for decades to come. This can be the home where you get engaged. Where you have kids and help them take their first steps, learn to ride a bike and do homework. Where you host friends and family for BBQs, dinner parties and Christmas feasts. This place belongs to you and your family – it’s where your memories will be made.

With welcoming communities all over Australia, now is a great time to take things into your own hands by building your first home.

# How to buy or build your first home

**Buying or building your first home is one of the most exciting events of your life. But getting the keys can seem daunting. Ready to find your own place, but don’t know where to begin? Get started with our step-by-step guide.**

**SAVE FOR YOUR FIRST HOME DEPOSIT**

Saving for your first home deposit is something you can start doing right now. Set a budget with monthly targets and establish a separate bank account for funding your first home. This can help you understand your price range early in your home ownership journey.

**DECIDE IF YOU’RE OPEN TO BUILDING**

There are plenty of advantages to building your first home, including enhanced control over design and avoiding surprise costs that can be encountered when renovating. Being willing to build can unlock access to exciting new communities and locations being constructed around the country.

**RESEARCH YOUR BENEFITS**

Valuable rebates and grants can help you buy or build your first home. Understanding First Home Owners Grants, stamp duty rebates and other developer and builder incentives gives you a better idea of first home costs. With thousands of dollars in savings within reach, you can expand your purchasing horizons and have more resources to furnish your new place.

**SECURE YOUR FIRST HOME LOAN**

Getting a loan is one of the most important steps on your journey. Shop different finance providers and ask for comparison rates on home loans to get the full scope of associated fees and charges. With loan approval, you can confidently search for your dream home.

**FIND A CONVEYANCER**

A conveyancer is a legal professional on whom you’ll lean heavily when buying your first home. He or she will answer a lot of questions and be your advocate throughout the process. Your conveyancer will walk you through contracts, inspections and searches – and tick boxes you might otherwise leave unchecked.

For those building, a conveyancer can ensure agreements between you and your builder are established correctly and followed throughout the process. Hiring this help early in your buying or building process can keep you more informed from the outset.

**CHOOSE THE RIGHT PROPERTY OR BUILDER**

Whether choosing an established home or building a new one, this is your chance to put your wants and needs first. Enjoy this part of the process – it’s not every day you get to revel in the excitement of a house hunt.

If you build, one of your biggest decisions is choosing a builder. Look for a company with whom you’ll be comfortable during the process of building your first home. Find a team with a good reputation and clear pricing upfront. This lets you know your costs and can help you avoid unwanted surprises.

**SETTLEMENT**

Settlement cements you as a first-time homeowner. Your conveyancer will walk you through this process, which includes a final inspection and transferring ownership over to you.

If building before settlement, this final step includes getting the keys and signed paperwork saying your build is complete.

While there’s a lot to consider when buying or building a new home, there’s also plenty to be excited about. With research, sound decision making and the right advice, you’ll be well on your way to taking the steps to establish your own home.

*First time buyer \*\**

*Thousands of dollars in savings*

*Confidently search for your dream home*

*For all the Yarrabuilder bonus extras head to the back page!*

# The perfect time & the perfect place

Yarrabilba is the start of something special. A place where big ideas are built for tomorrow.

**A new generation, master-planned community that will be home to over 45,000 residents on completion.**

Sustainability is at the heart of Yarrabilba's design. Plans are well underway for Yarrabilba to become Australia's first digitally-integrated urban agriculture and a local food economy.

### COMMUNITY AND POPULATION

Approximately

# 100ha

Mixed industry and business precinct aimed at showrooms, offices and a range of industry uses



## Restaurants and cafés

# 2,058ha

Masterplanned community

Over

# 17,000

Residential dwellings



Over 12% of all on-site jobs are expected to operate as work-from-home businesses



### SUSTAINABILITY

# Low energy street lights

## 6 Green Star Sustainability rating\*

\*Green Building Council of Australia, December 2016

### LOCATION AND TRANSPORT

# 45km

South-east of Brisbane's CBD

Located midway between Brisbane and the Gold Coast

# 40min

Train ride to Brisbane CBD

A short drive to Logan Central, Beenleigh and Browns Plains

## Bus from Yarrabilba to local train stations

### PARKS AND OPEN SPACES

Over

# 25%

of the site reserved for open space and parklands

Extensive network of walking and cycling paths linking local parks, sporting fields, playgrounds, picnic and BBQ areas

Darlington Parklands water playground

Jinnung Jalli native trail

Shaw Street Oval and McKinnon Park sporting precincts

Surrounded by Plunkett Conservation Park

## Fibre optic network connection provided to all homes

## Yarrabilba Circular Food Economy Project



# The Lendlease Legacy

Award winning communities



### CREATING BETTER PLACES

**For more than 60 years, Lendlease has led the way in creating large master planned communities across Australia. Our holistic approach focuses on lifestyle and community benefits, providing a strong sense of belonging for our residents within the places we create.**

Lendlease has created and built more than 50 master planned communities around the world. From urban villages in exclusive waterfront locations to large, fully planned communities with integrated town centres, our goal is to deliver the best places that offer lifestyle benefits for current residents and future generations.

We develop places that have happiness at their core – we are creating friendly, safe communities that foster a spirit of belonging and encourage residents to get the most out of life. Through its outstanding master planned sites, Lendlease is committed to creating beautiful and sustainable environments where people can live and work safely while engaging with their community.

**Make your home in one of Australia's best communities**

Our long commitment to south-east Queensland includes communities such as Twin Waters on the Sunshine Coast, the luxurious Hyatt Residences at Coolum Beach and the award-winning Varsity Lakes in the heart of the Gold Coast.

### OUR COMMUNITIES

#### YARRABILBA

Yarrabilba is the start of something special. A place where big ideas are built for tomorrow. A new generation master planned community which will be home to over 45,000 residents on completion. Surrounded by Plunkett Conservation Reserve and on the doorstep of Mt Tamborine, Yarrabilba is perfectly positioned between Brisbane's CBD and the Gold Coast. A vibrant and connected community ready for you to start enjoying today with shops, schools, parks, community facilities and has so much more to come; just around the corner.

#### SPRINGFIELD RISE AT SPRING MOUNTAIN

Springfield Rise is Lendlease's newest community in the western corridor, a short 35 minute drive from the Brisbane CBD, conveniently located next door to the award-winning Springfield Lakes community. It's all here to enjoy now with schools, shops, parklands, train and hospital on the doorstep.

#### ELLIOT SPRINGS

Be part of Townsville's next chapter – Elliot Springs, from the creators of the award-winning Riverside Gardens and Willow Gardens. Enjoy the best of Townsville's lifestyle at Elliot Springs, located 10 minutes from Fairfield Central and Murray Sports Complex.

#### SHORELINE

A beautiful new masterplanned community launched Summer 2020 in Redland Bay.

*We create places for future generations*



# Land Now Selling

## Wickham Rise, a naturally uplifting experience

Discover the latest land release at Wickham Rise. Surrounded by the beautiful Plunkett Conservation Park with views to Wickham Peak, it's a beautiful new address. Just a short distance to a selection of brand new schools, Wickham Rise is the perfect place for a growing family.

With registered blocks of land ranging in size from 400m<sup>2</sup> to 579m<sup>2</sup> and priced from \$179,000<sup>+</sup> you can realise your home ownership dream sooner.

♡♡  
See back page for more packages.



For all the Yarrabuilders bonus extras\* head to the back page!

ARTIST IMPRESSION OF WICKHAM RISE AND FUTURE NEUMANN PARK



**4 Bed 2 Bath 2 Car \$499,500**

Lot 265 - 576m<sup>2</sup> Infinity 312 by Hallmark Homes

- 900mm appliances
- Floor coverings

Secure your fave block for your perfect home, now is the time!



**Wickham Rise Lot 647 \$450,223**

Lot size 425 m<sup>2</sup>  
Invision Homes Kakadu 217



**Wickham Rise Lot 506 \$399,718**

Lot size 400 m<sup>2</sup>  
Homecorp Elliston 23

**YARRABILBA SALES & INFORMATION CENTRE**

1800 721 856 yarrabilba.com.au

facebook.com.au/myyarrabilba

instagram.com/myyarrabilba



# Super Summer in the display village



## INFLATABLE FUN

Exciting inflatables to keep the whole family entertained - yes, that includes you, mum and dad!

February 23<sup>rd</sup>

Find out more [facebook.com.au/myyarrabilba/events](https://facebook.com.au/myyarrabilba/events)

## MEXICAN FIESTA

A fun, bright, vibrant afternoon celebrating colour and creativity!

March 7<sup>th</sup>

Find out more [facebook.com.au/myyarrabilba/events](https://facebook.com.au/myyarrabilba/events)

## NEIGHBOUR DAY

Connect with those who live nearby and create communities where people look out for each other!

March 29<sup>th</sup>

Find out more [facebook.com.au/myyarrabilba/events](https://facebook.com.au/myyarrabilba/events)



## Jamie's MINISTRY OF FOOD AUSTRALIA

...has landed at Yarrabilba!

Learn first hand how to make nutritious, fresh and healthy meals from scratch.

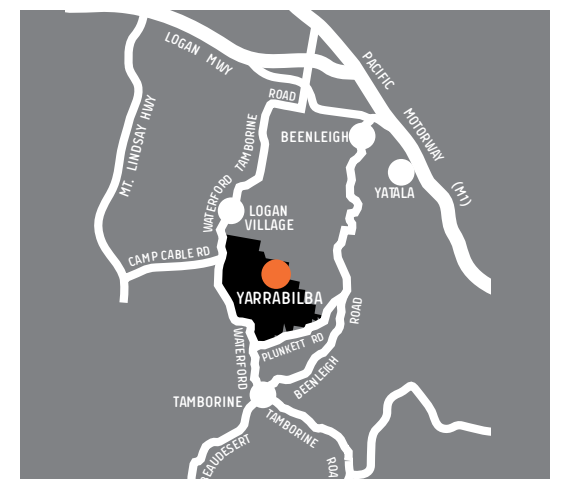
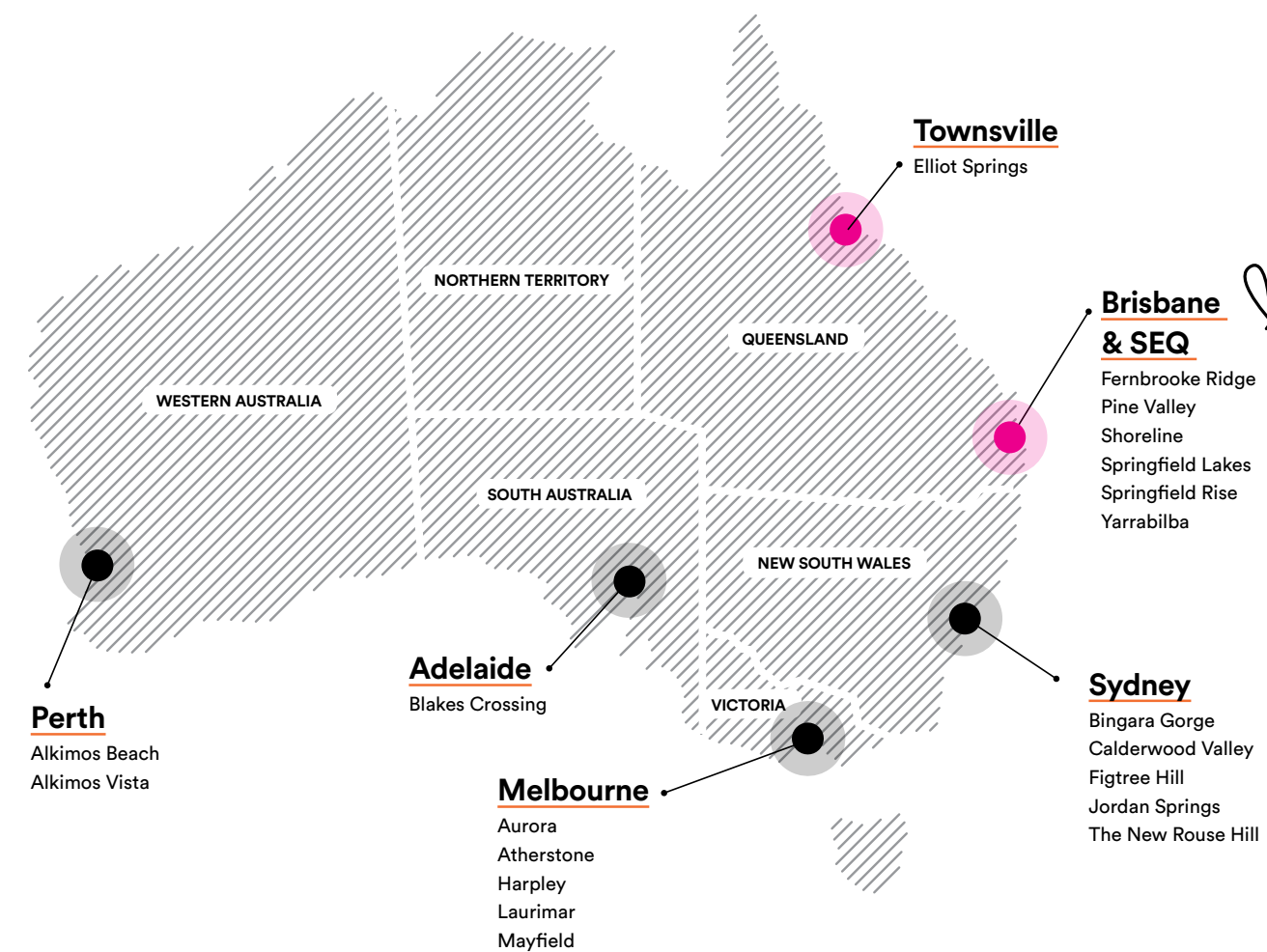
Check out the free demonstrations, enjoy some yummy tastings and book in for a cooking classes where you'll discover back to basic, simple, and delicious ways of serving up a dish.

Find out more [facebook.com.au/myyarrabilba/events](https://facebook.com.au/myyarrabilba/events)



# Our Communities

Creating the best communities in Australia.



## YARRABILBA SALES & INFORMATION CENTRE

50 Expedition Road, Yarrabilba QLD 4207  
Monday 1pm-5pm  
Tuesday to Friday 9am-5pm  
Saturday and Sunday 10am-5pm

1800 721 856 [yarrabilba.com.au](https://yarrabilba.com.au)



Call 1800 721 856 and speak to our friendly team

Click on: [yarrabilba.com.au](https://yarrabilba.com.au)  
[facebook.com.au/myyarrabilba](https://facebook.com.au/myyarrabilba)  
[instagram.com/myyarrabilba](https://instagram.com/myyarrabilba)



**\* HURRY  
BONUS  
EXTRAS  
END  
MARCH  
20<sup>th</sup>**

# House & Land Packages

*Realise your home ownership dream sooner.*



**2 Bed 1 Bath 1 Car \$310,522**

Lot 552 - 250m<sup>2</sup> Evo 125 by Burbank Homes

- Full fixed price package
- Floor coverings
- Overhead cupboards



**3 Bed 2 Bath 2 Car \$332,400**

Lot 646 - 265m<sup>2</sup> Meybo 142 by Invision Homes

- Exposed aggregate driveway
- Landscaping + fencing
- Stainless steel appliances



**3 Bed 2 Bath 2 Car \$354,000**

Lot 491 - 381m<sup>2</sup> Vision 154 by Hallmark Homes

- 900mm kitchen appliances
- Stone benchtops
- 2550mm high ceilings & floor coverings throughout



**4 Bed 2 Bath 2 Car \$359,999**

Lot 490 - 350m<sup>2</sup> Evoke 16 MKII by Coral Homes

- Termite resistant structural timber framing
- Carpet & tiles throughout
- Exposed aggregate driveway



**4 Bed 2 Bath 2 Car \$405,000**

Lot 371 - 448m<sup>2</sup> Aspire 216 by Hallmark Homes

- 900mm kitchen appliances
- Ducted air-conditioning
- 2550mm high ceilings



**4 Bed 2 Bath 2 Car \$415,460**

Lot 527 - 439m<sup>2</sup> Sandpiper by Bella Qld Properties

- Security screens
- Formal lounge area
- Split system air conditioning unit



**4 Bed 2 Bath 2 Car \$440,742**

Lot 265 - 576m<sup>2</sup> Grant by Simonds

- 900mm appliances
- Laminate flooring to entry, kitchen & living
- Caesarstone upgrade to benchtops



**4 Bed 2 Bath 2 Car \$441,771**

Lot 368 - 579m<sup>2</sup> Aintree 280 by Burbank

- 20mm stone tops to kitchen
- Upgraded façade
- Stainless steel appliances & higher ceilings



**4 Bed 2 Bath 2 Car \$480,460**

Lot 105 - 448m<sup>2</sup> Antigua 29 by Domaine Homes

- Carpet and tiling
- Upgraded facade
- Exposed aggregate driveway

*Heaps more packages with Yarrabilba Bonus offers available!*

## Yarrabuilder Bonus\*. Choose your Builder. Choose your Bonus

**BURBANK:**

*\$20,000<sup>x</sup> - Upgraded Façade, increased Ceiling Height Colourbond Roofing*

**HALLMARK:**

*\$25,000<sup>x</sup> - Mix and match between upgrades +, solar, increased ceiling heights or appliances*

**INVISION:**

*\$23,500<sup>x</sup> - Zoned ducted air-conditioning, high ceilings and turf to your backyard*

**HOMECORP:**

*\$20,000<sup>x</sup> - Home Theatre Setup or Alfresco Entertainment Area with BBQ and outdoor kitchenette*

**BELLA:**

*\$22,500<sup>x</sup> - Zoned ducted air-conditioning*

\* Each home and land package advertised by Lendlease consists of a parcel of land and home which are sold separately (Home and Land Packages). Lendlease is responsible for the sale of the land and the builder is responsible for the construction of the home, builder exclusions may apply. For Home and Land Packages availability and the Builders, contact the Yarrabilba Sales & Information Centre. Availability of products and price are subject to change without further notice. Prices are correct as at 1 February 2020. For more information about Home only packages ask our Sales team for suitability and base price. These packages don't include variations to the home and inclusions will be verified upon contract signing. Images and facades are indicative only. Lendlease land release date 18 January 2020. The information contained in this document has been prepared from information available at the time of publication; however, no warranty, express or implied, is given as to the accuracy of the information in this plan nor does Lendlease accept any responsibility for any inaccuracies. All projections contained in this document represent best estimates only as at 1 February 2020. Prospective purchasers, investors and other interested parties should make their own independent enquiries as to the details of the development which may be subject to change without notice. The Yarrabuilder bonus offer and promotion applies to selected lots and participating builders. Full terms and conditions available with participating builders and in store. Offer ends 20 March 2020. ^ Land subject to availability. x Values may vary, refer to participating builders for full terms and conditions.