

THE

GRAND

KARANA DOWNS - BRISBANE

BY
GALLERY
THE ART OF LIVING



THE GRAND

"... a true hole-in-one life-style, tucked away in Brisbane's west"

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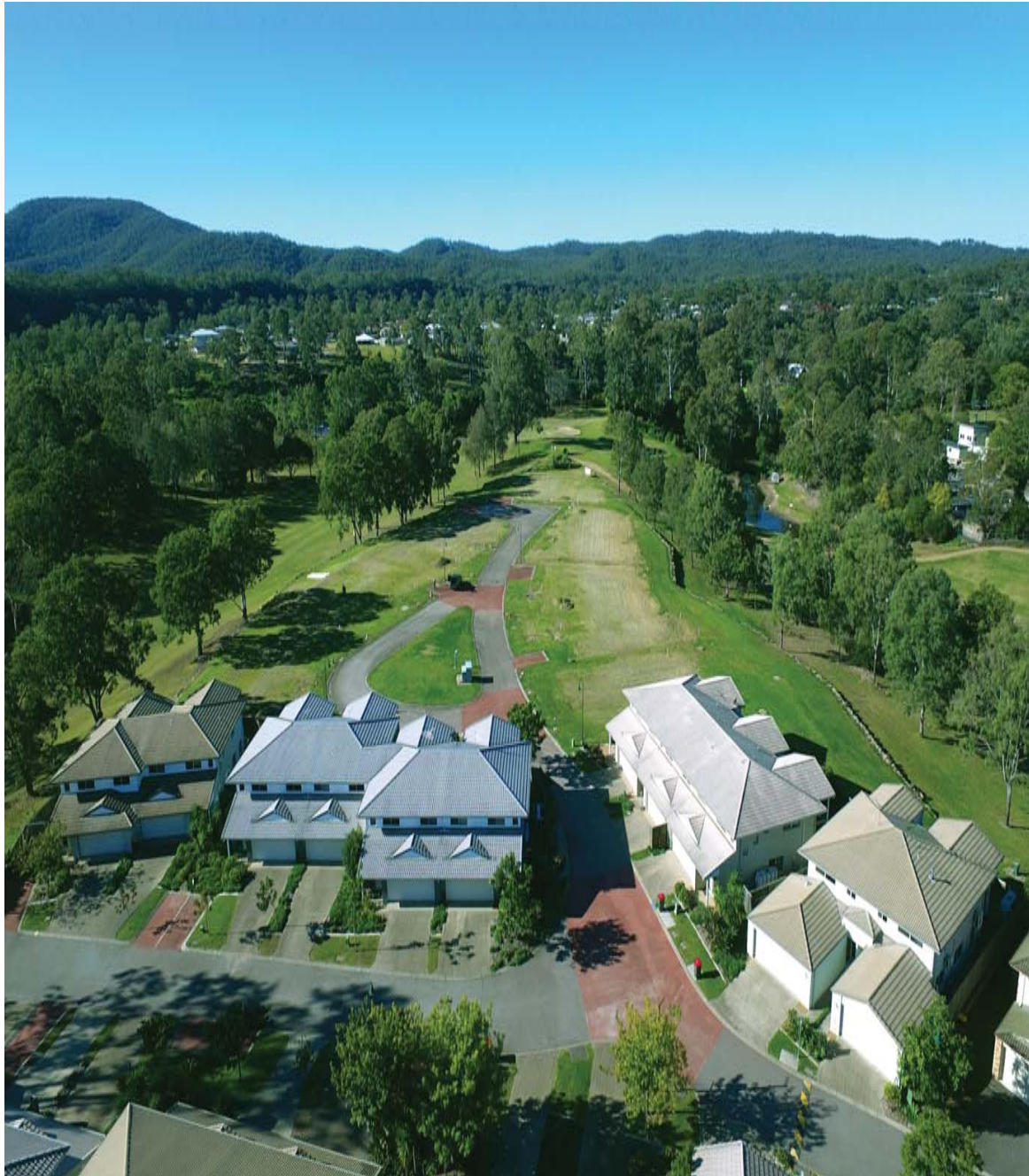
Project Overview

The Grand offers buyers and investors prime golf course frontage at the 18 hole Karana Downs Country Club, for a very affordable price. Set high above the Brisbane River - which is within walking distance - the development is 28km from Brisbane CBD and 11km from Ipswich, and close to billions of dollars' worth of economic activity around both cities.

The final 23 homes in this development are a mix of three and four bedroom homes, with double bathrooms, and generous outdoor eating areas offering uninterrupted views of the golf course.

Golf course homes are not just a great place to live, but a sensible investment. The Grand facilities include a swimming pool, covered BBQ area, tennis court and lush gardens, making it a desirable location for owner occupiers and investors alike.





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*“.... maximise your
investment and minimise
the hassle”*

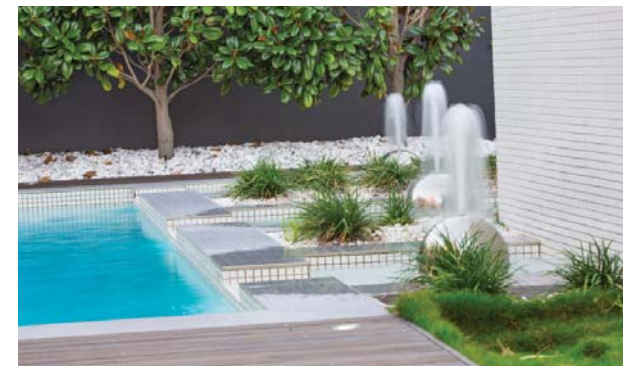
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Property Investments

Gallery Homes is an award winning property Builder/Development company that creates inspired, family-friendly projects. We supply communities with quality housing and aim to deliver excellent returns for investors by building in acknowledged growth areas. Every home – whether the owner chooses to live in it or rent it – should be a sound investment.

We believe there are five crucial elements to consider when you buy a property:

- Location
- Investment potential
- Design
- Inclusions
- Price





Location



Investment Potential



Design



Inclusions



Price

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*“... everything you need is
only a short distance
away”*

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Location

The Grand is ideally positioned right on an 18-hole golf course at Karana Downs, in a tranquil part of Brisbane's beautiful west, just 28km from the CBD. Live a short walk from the Brisbane River, while remaining just minutes from the South East's two major cities.

RECREATION

The Brisbane River is a walkable distance - just 1km.
Kookaburra Park and Burrum Park are also within walking distance (1km).
Another three parks are within a 3km radius of The Grand.
Lone Pine Koala Sanctuary
Brisbane Lookout, Mount Coot-tha

HEALTH

The Ipswich Hospital and St Andrew's Private Hospital are both 13km away.
The Wesley Hospital - Brisbane - is 24km
Mater Hospital Brisbane - 30km

SHOPPING

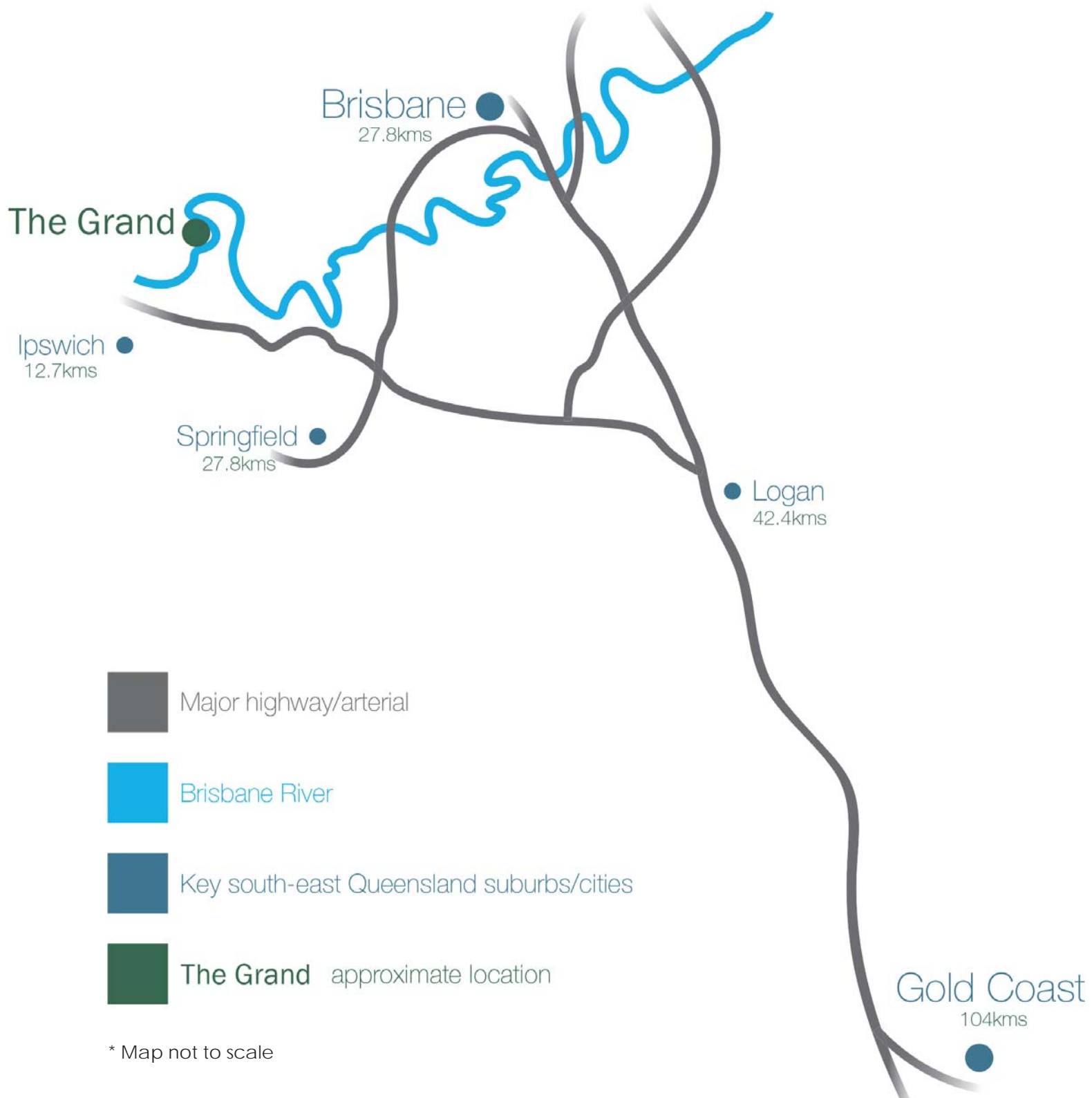
Indooroopilly Shopping Centre - 20km
The Riverlink Shopping Centre (12km away) has 150 stores and service centres, including Coles, Woolworths, Kmart, Target, multiple pharmacies, Amart Sports, Petbarn, gym, fashion and accessory outlets, and cafes and restaurants.

SCHOOLS & UNIVERSITIES

Mount Crosby State School - 3.4km
Tivoli State School - 8.3km
St Joseph's Primary School (Catholic and co-educational) - 10.9km
University of Queensland (Pinjarra Hills) - 13km
University of Queensland (St Lucia) - 25km
University of Southern Queensland (Springfield) - 35km

PUBLIC TRANSPORT

The Grand residents can catch a taxi to public transport connections at Bellbowrie.



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*“.... a home that works as
an investment”*

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Investment Potential

Located within the Booming Brisbane city Council, The Grand is not just a desirable prospect for owner-occupiers - particularly those who like golf - but a home that works exceptionally well as an investment.

GOLF COURSE FRONTAGE

Golf Course homes are a rare commodity and homes at The Grand back directly onto the Karana Downs golf course - which adds significant value to your property.

LOW LOCAL VACANCIES

Karana Downs benefits from very low vacancy rates, currently sitting at less than 1%. With the median rental in Karana Downs currently at \$405 per week, the high quality finish delivered by Gallery Homes is expected to deliver a weekly return in excess of that.

TENANT READY

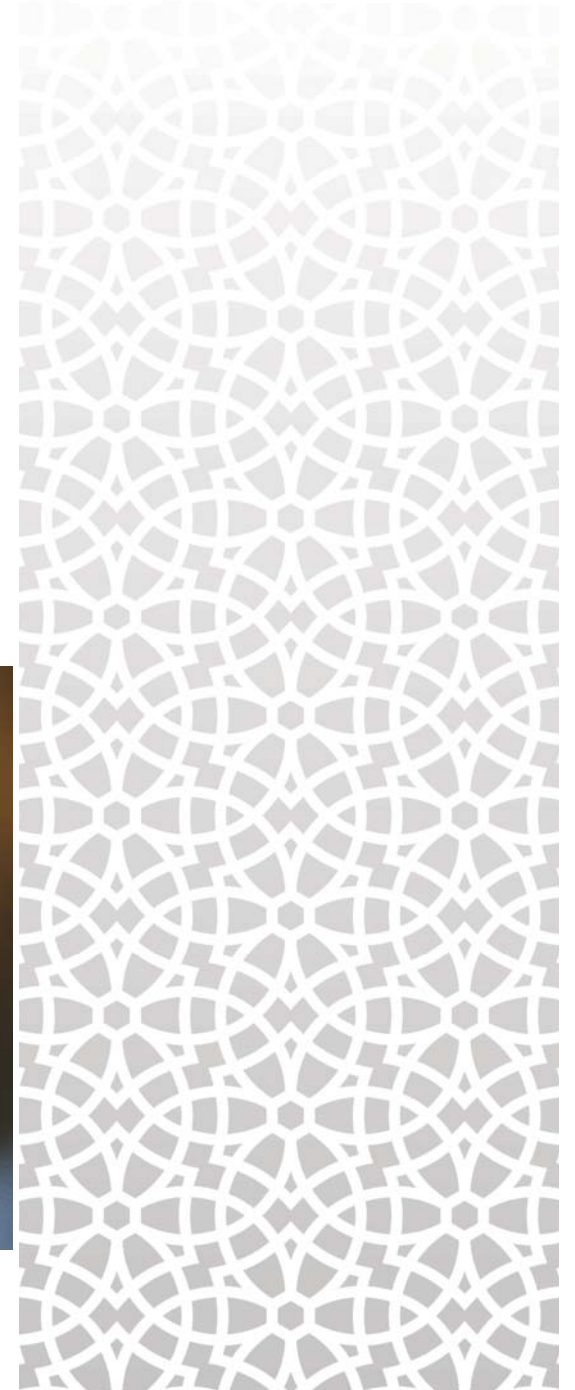
The commitment to excellence by Gallery Homes continues at The Grand. There is no additional money to spend on upgrades - these homes are ready for tenants once construction is completed.

ECONOMY

Karana Downs is within the Booming Brisbane City Council and is located in the western growth corridor where there is currently more than a billion dollars in major projects underway.

INCLUSIONS

The quality range of inclusions consistent with every Gallery Homes is included at The Grand; including air conditioning in the living room and master bedroom, engineered stone benchtops, LED Downlights, Bulkheads to kitchen cupboards & tiled alfresco areas.



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Design

These final stages of The Grand are the ultimate offering: with your living areas backing onto golf course each home has spectacular, uninterrupted views.

These 23 new homes are intelligently positioned around two streets, offering plenty of driveway space and parking for visitors, along with an abundance of lush green space. The estate's pool and tennis courts are also available exclusively for the use of residents.

Consistent with Gallery Homes commitment to deliver high quality designs and finishes, the homes at The Grand have contemporary facades with a welcoming, timeless look. Discreet changes to each home give The Grand an elegant finish that is sure to deliver both capital growth and rental returns.

Ranging in size from 180m² to 222m², Homes at The Grand are designed to make living areas feel expansive and uncluttered, while maintaining a subtle, unobtrusive division from bedroom space. The generous covered outdoor area and upper level balcony are both large and their position overlooking the golf course will create the perfect setting for outdoor entertaining

"... prime golf course frontage at the 18-hole Karana Downs Country Club"



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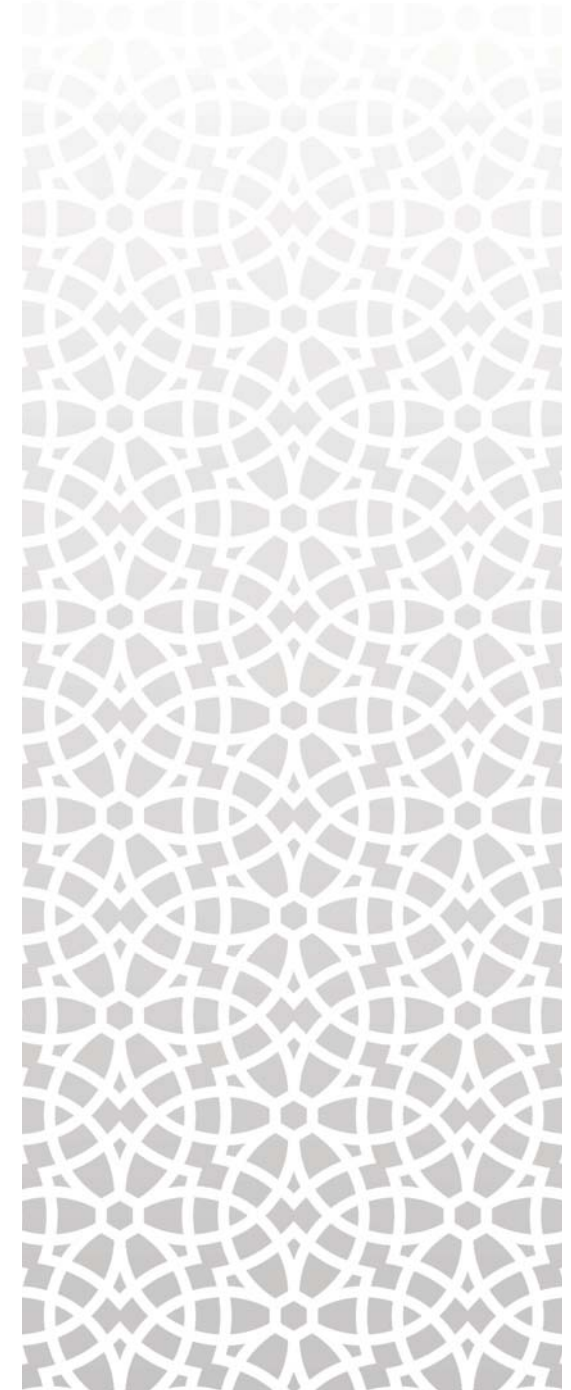
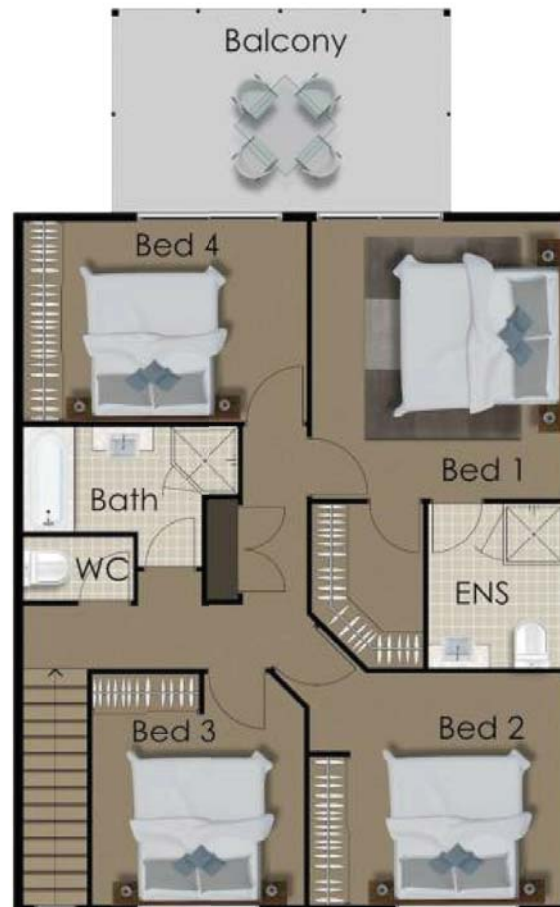


THE GRAND

PLAN TYPE A



PLAN TYPE C



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*“.... truly exceptional
inclusions as standard”*

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Inclusions

Gallery Homes Pty Ltd has designed an inclusions list to maximise your comfort and minimise the maintenance work you need to do.

Our homes at The Grand come with:

- HIA fixed price contract inclusive of all site costs.
- Stone bench tops to kitchen & bathrooms.
- Over-head cabinetry with bulkheads to kitchen.
- Stainless Steel appliances including dishwasher.
- Reverse cycle A/C unit.
- Downlights throughout.
- Fans to bedrooms & pavilion.
- Tiles to all living, wet areas, pavilion & portico.
- Carpet to all bedrooms.
- Roller blinds to all windows & sliding doors.
- Fully tiled under-roof pavilion including slab.
- Exposed aggregate driveway & paths.
- Clothesline, antenna & solid rendered letterbox.
- Landscaping & fencing.

Gallery Homes Pty Ltd considers cabinetry, floor coverings, window coverings, light fittings, drive-ways, fencing and landscaping to be standard inclusions.





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www.galleryhomes.com.au

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