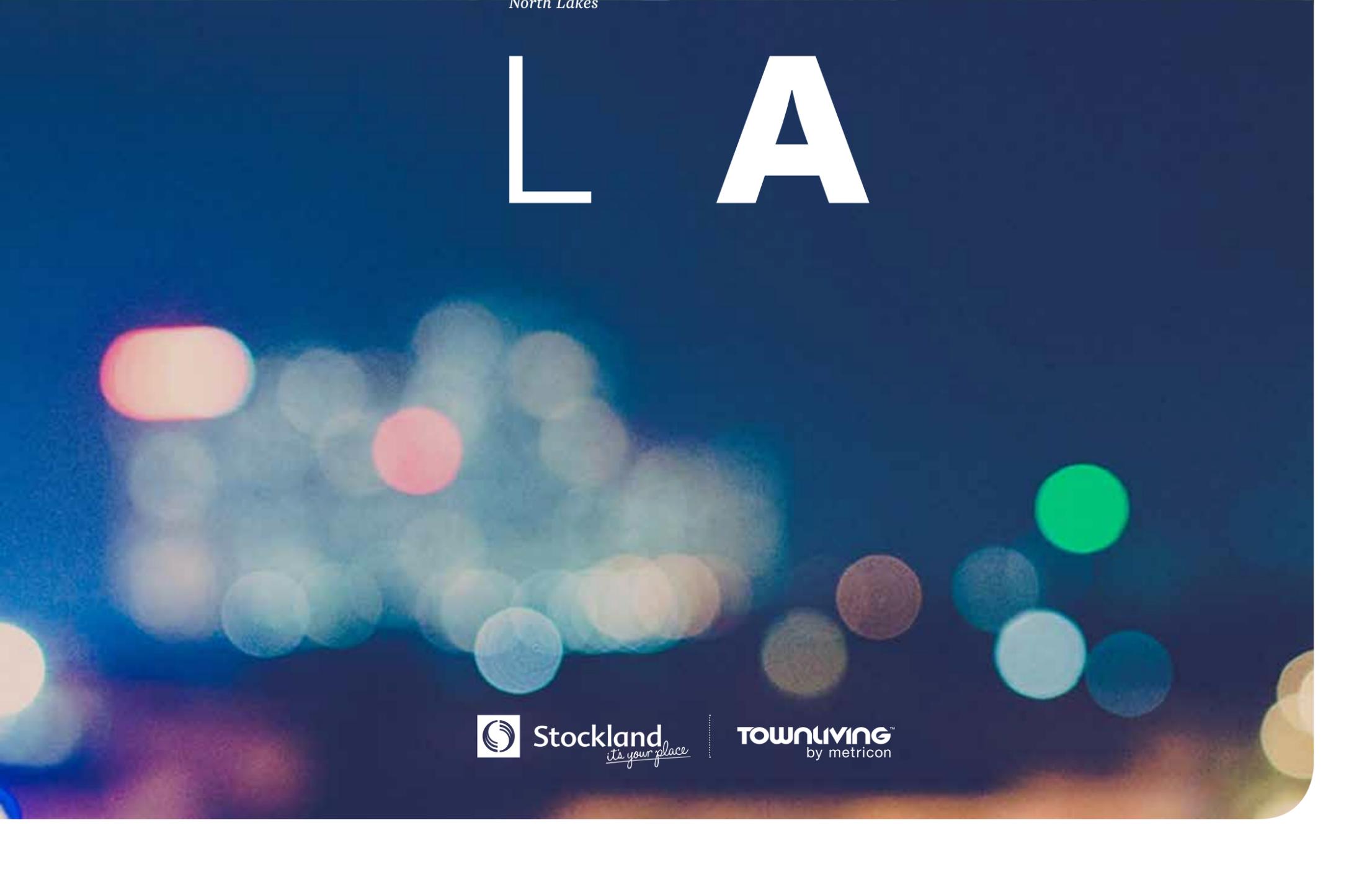


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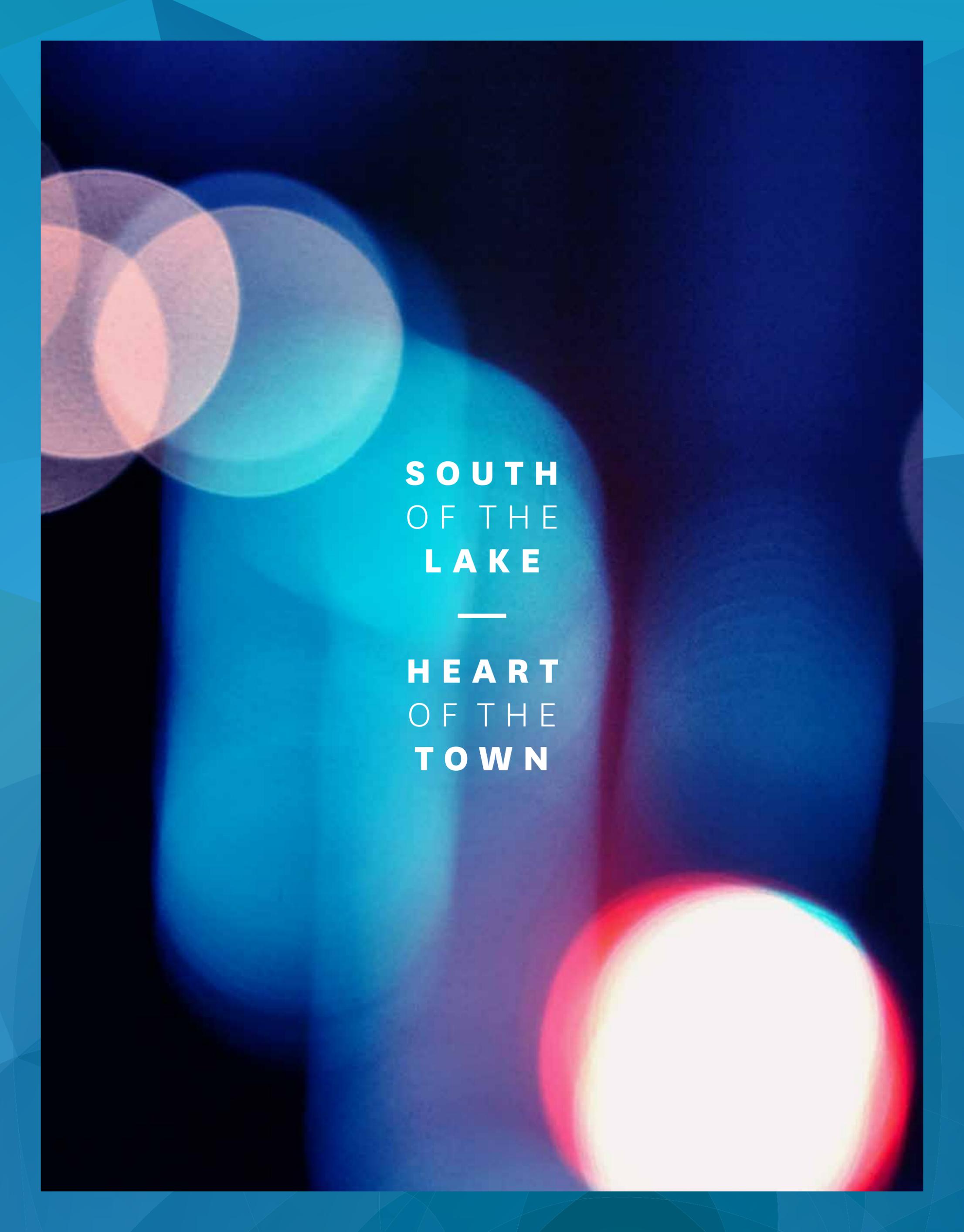
—  
North Lakes

L A



 **Stockland**  
*it's your place*

**TOWNLIVING™**  
by metricon



**SOUTH  
OF THE  
LAKE**

—

**HEART  
OF THE  
TOWN**

Imagine waking up surrounded by tranquil beauty yet moments from the centre of town.

Welcome to SoLa at North Lakes.

A contemporary community of stylish townhomes offering you the serenity of Lake Eden on one side with the buzz of Westfield and North Lakes Town Centre on the other – and all nestled around a beautiful central park.

Perfectly positioned between Brisbane City and the beaches of the Sunshine Coast, SoLa sits in the heart of North Lakes, twice awarded Australia's best community. As one of Brisbane's fastest growing and modern locations, now is the time to make this thriving new address your own.



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Set within the heart of the North Lakes Town Centre, SoLa has been carefully designed to take advantage of its lakeside location, with easy access to transport and the exciting shopping and entertainment precinct.

Recharge by Lake Eden, take in a water sunset or head towards the expansive green spaces and impressive network of 80km of walkways for your morning run, a weekend stroll with friends or a bike ride with the kids.

There is a Westfield shopping centre just a block away where Myer and no less than 200 specialty stores as well as a soon-to-be-opened new restaurant precinct, awaits. Cafés, gyms and local swimming pools are on your doorstep. In 2016, an eight-screen Event Cinema is scheduled to open. Schools and childcare are close by, while a convenient public transport system connects you around North Lakes and beyond.



**TOWN CENTRE  
LIVING**



**ROOM TO  
BREATHE**

27 KM  
TO BRISBANE  
AIRPORT

30 KM  
TO BRISBANE  
CITY

PINE RIVER

BRUCE HIGHWAY

MANGO HILL TRAIN STATION  
SCHEDULED TO OPEN 2016

ANZAC AVENUE

NORTH LAKES  
MAIN ENTRANCE

NORTH LAKES  
MEDICAL PRECINCT

OFFICE &  
COMMERCIAL

RETAIL, OFFICE  
& NORTH LAKES  
COMMERCIAL CENTRE

THE LAKESIDE CAFE

70 KM  
TO SUNSHINE  
COAST BEACHES

# UNPARALLELED LOCATION

NORTH PINE RIVER

MORETON BAY  
RAIL LINK

PETRIE  
TRAIN STATION

IKEA SCHEDULED  
TO OPEN 2016

WESTFIELD  
SHOPPING CENTRE

NEW CINEMA &  
RESTAURANT PRECINCT  
SCHEDULED TO OPEN 2016

NORTH LAKES  
STATE COLLEGE

NORTH LAKES TOWN  
CENTRE MAIN STREET

AQUATIC CENTRE

NORTH LAKES LIBRARY  
& COMMUNITY CENTRE

TOWN COMMON

S O  
L A

FUTURE  
DEVELOPMENT

BUS INTERCHANGE

FUTURE  
DEVELOPMENT

LAKE EDEN



FUTURE  
**FOCUSED**



**OPPORTUNITY**  
NOW



There's a reason to be excited. North Lakes is set to become even more vibrant with the opening of the new Moreton Bay rail link, Westfield extension and Ikea, all scheduled for 2016. The new retail offering along with the recently opened Costco and Bunnings Warehouse is estimated to generate another 2,405 full-time jobs.

And with the new Mango Hill train station just 5 minutes away, it will be simpler than ever to connect to employment opportunities in Brisbane City.

The Brisbane International and Domestic Airport is just a 25 minute drive from home, so travelling further afield for work or play has never been easier.



Each home has been designed to capitalise on its position. From overlooking the central park, to taking in views across the lake, or simply having the convenience of the Town Centre virtually on your doorstep.

SoLa's contemporary homes offer a true balance of metropolitan-suburban living. So whether you crave the solitary quiet of nature, fun with family or want to indulge in shopping and brunch with friends – the choice really is yours.



# PARK VIEWS

Artist's impression. Subject to change.



# PLAY TIME

# SOLA IN A DAY



8am

### – The school run

**LOCAL SCHOOLS.** There are three co-ed schools, all within walking distance from SoLa, catering for students from Prep to Year 12.



6am

### – Sun salute

**LAKE EDEN.** Welcome each morning with a stroll, run, or even a spot of yoga next to tranquil Lake Eden.



7am

### – Your morning wake up call

**THE FORT SPECIALITY COFFEE.** Say hello to two local coffee enthusiasts with an intriguing collection of American paraphernalia. This cafe has great food and excellent coffee and is less than a ten minute walk away.



### – Hit the road

**BUS INTERCHANGE.** The Bus Interchange is literally on your doorstep, taking you to all your favourite North Lakes spots.



9am

*– Take the cake*

**BIG CAKE LITTLE CAKE.** Just 15 minutes away is a delicious boutique cake store which creates beautiful cakes from scratch for special occasions, weddings and corporate events.



*– A new chapter*

**NORTH LAKES LIBRARY.** The library is a two minute stroll, fit with 55 computers with internet access, not forgetting a children's area, a youth zone and a playground.



11am



*– Well connected*

**MANGO HILL TRAIN STATION.** A new train station just a five minute drive from SoLa, provides easy access to the buzz of Brisbane's CBD.



1pm

*– A primal lunch*

**PALEO CAFÉ.** Devoted clean eaters can devour a range of fresh and healthy meals for breakfast and lunch, or pick up a few things for home – only five minutes down the road.



*– Fit for a princess*

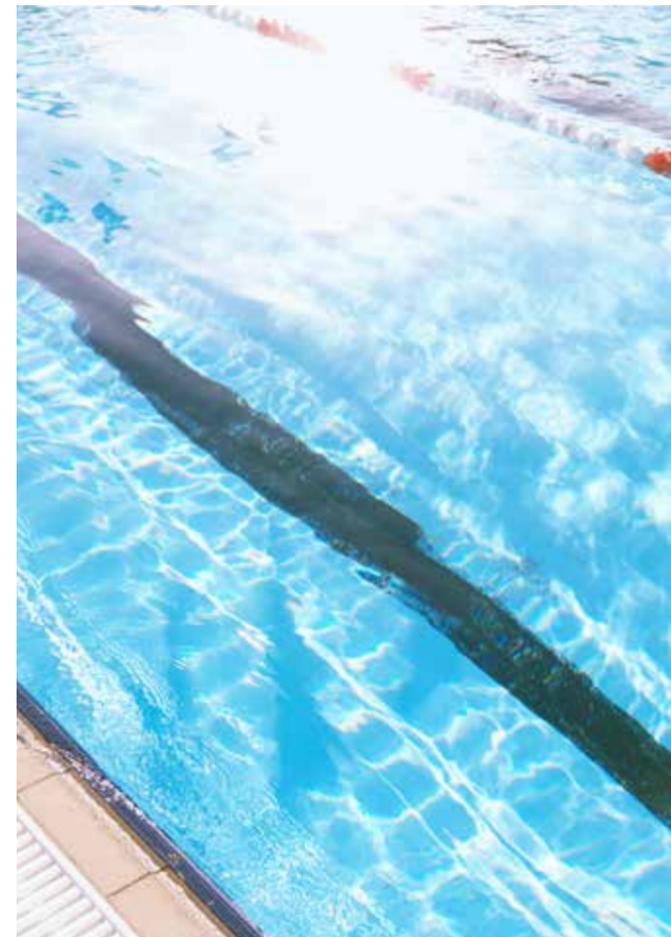
**PETITE PRINCESS PARLOUR.** Just 10 minutes away is a boutique store that hosts magical themed parties designed to pamper your little princess and all her friends.



2pm

*– Make a splash*

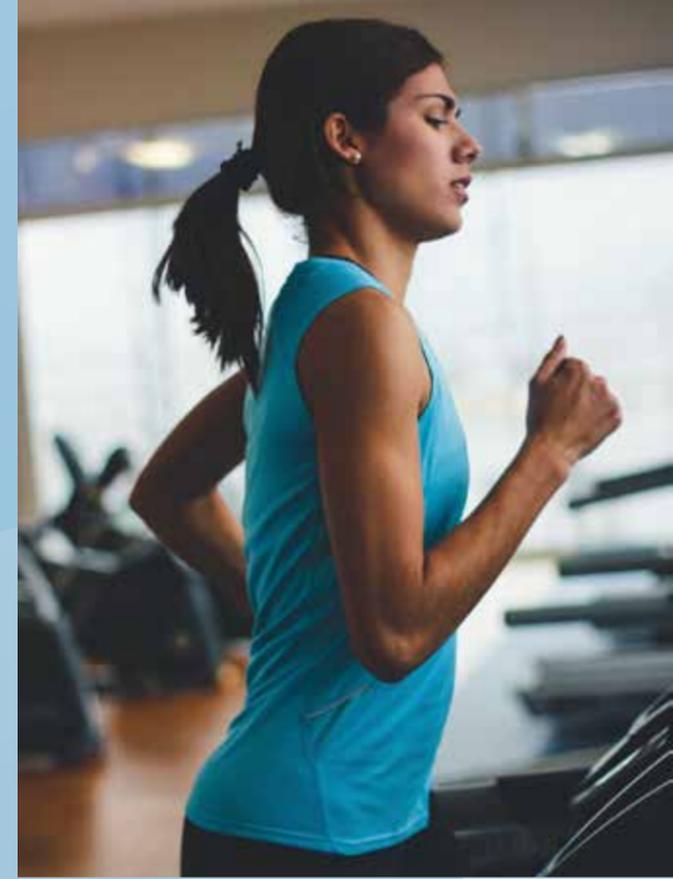
**NORTH LAKES AQUATIC CENTRE.** The centre includes a 25m heated outdoor lap pool, heated indoor pool and fun water features. It's just a three minute walk, so no excuses!





*– A spot of shopping*

**WESTFIELD NORTH LAKES.** Whether you're updating your wardrobe or looking for the perfect outfit for Saturday night, there's plenty to choose from with Myer and over 200 specialty stores.



*– Witness the fitness*

**BREATHE HEALTH CLUB.** You'll find a wide variety of fitness classes like boxing, group fitness, running clubs, a female only area and a kids club – all five minutes from home.



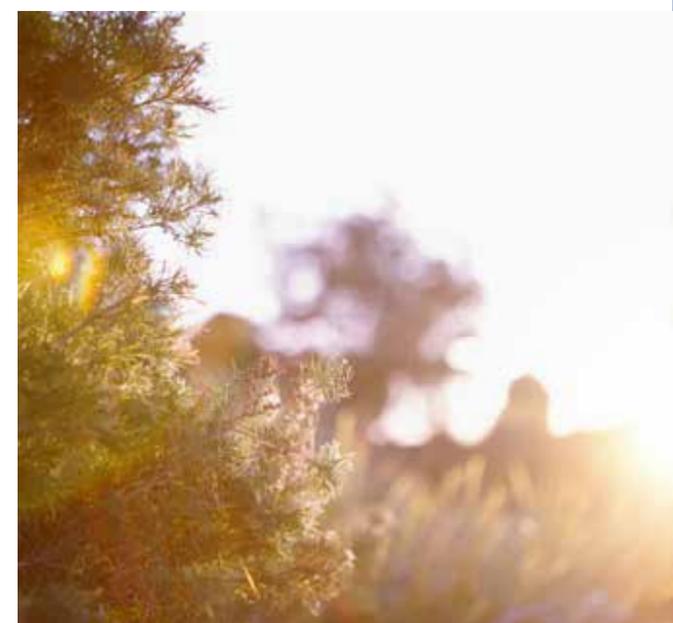
*– Grab a quick bite*

**WESTFIELD NORTH LAKES.** Drop in to the restaurant precinct to grab a bite to eat and re-fuel before hitting the shops again.



*– A quick check-up*

**NORTH LAKES HEALTH PRECINCT.** Make sure everything's in perfect working order from teeth to toes at North Lakes Health Precinct.





*– Meet the locals*

**AROUND LAKE EDEN.** Take a moment to slow down and take a look around, you never know who you might bump into.

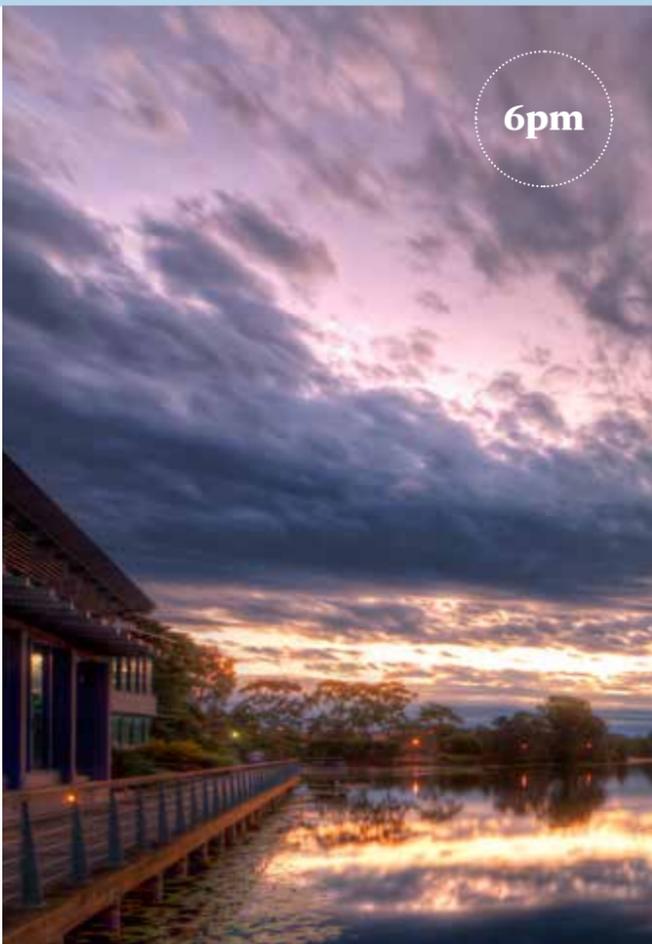


5pm



*– Cheers!*

**NORTH LAKES TAVERN.** Just up the road is your friendly local tavern, with a tempting bistro and a great beer and wine list.



6pm

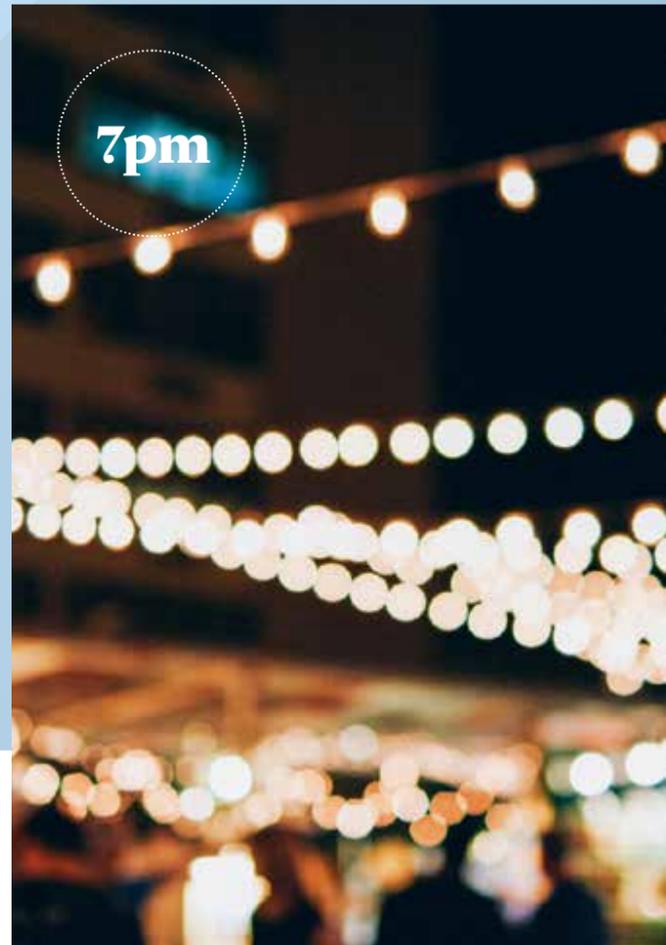
*– Watch the sun go down*

**LAKE EDEN.** Stop and reflect as the sun goes down over peaceful Lake Eden.



*– The night is heating up*

**SPICE ROUTE.** Take in the exotic flavours of Indian cuisine in this beautiful restaurant, or order online and enjoy it at home, just a nine minute walk away.



7pm

*– Good food, good company*

**STONES ON THE LAKE.** Just five minutes away you'll find Stones on the Lake. Inspired by ancient Mongolian cooking methods, their specially designed hot stones serve up exciting flavours.







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# HIGH LIFESTYLE LOW MAINTENANCE

Every SoLa home has been cleverly designed to create well-connected, liveable spaces with low maintenance interiors and gardens that give you more time to focus on the things and people you love.

You'll relish your well-appointed interiors and high standard of finishes and enjoy every moment as you entertain friends or relax in the sanctuary of your new space.

Enjoy the open plan designs of SoLa that afford you the light, space and comfort that brings design and practicality to your home like you've never experienced before. We've thought about your every need. All you need to do is move in.



Artist's impression. Subject to change. Furniture not included.



***Stylish open plan living***

- High ceilings to ground floor
- Quality timber flooring to living, kitchen and entry
- Reverse cycle air-conditioning
- Choice of three colour schemes



*Beautiful central park*

- Selection of townhomes with views across the park or lake
- Walkways and private spaces
- Tropical landscaping





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BEAUTIFULLY  
FORMED  
**PERFECTLY  
FUNCTIONAL**

SoLa's fittings and fixtures have been carefully chosen for their stylish design and durability. What others view as optional extras, we view as standard – so your home is complete and ready to live in.



Artist's impression. Subject to change. Furniture not included.

***Sleek and functional kitchen design***

- Caesarstone 20mm benchtops
- Glass splashbacks
- SMEG stainless steel dishwasher
- SMEG stainless steel rangehood
- SMEG fan-forced electric oven
- SMEG 4 burner gas cooktop

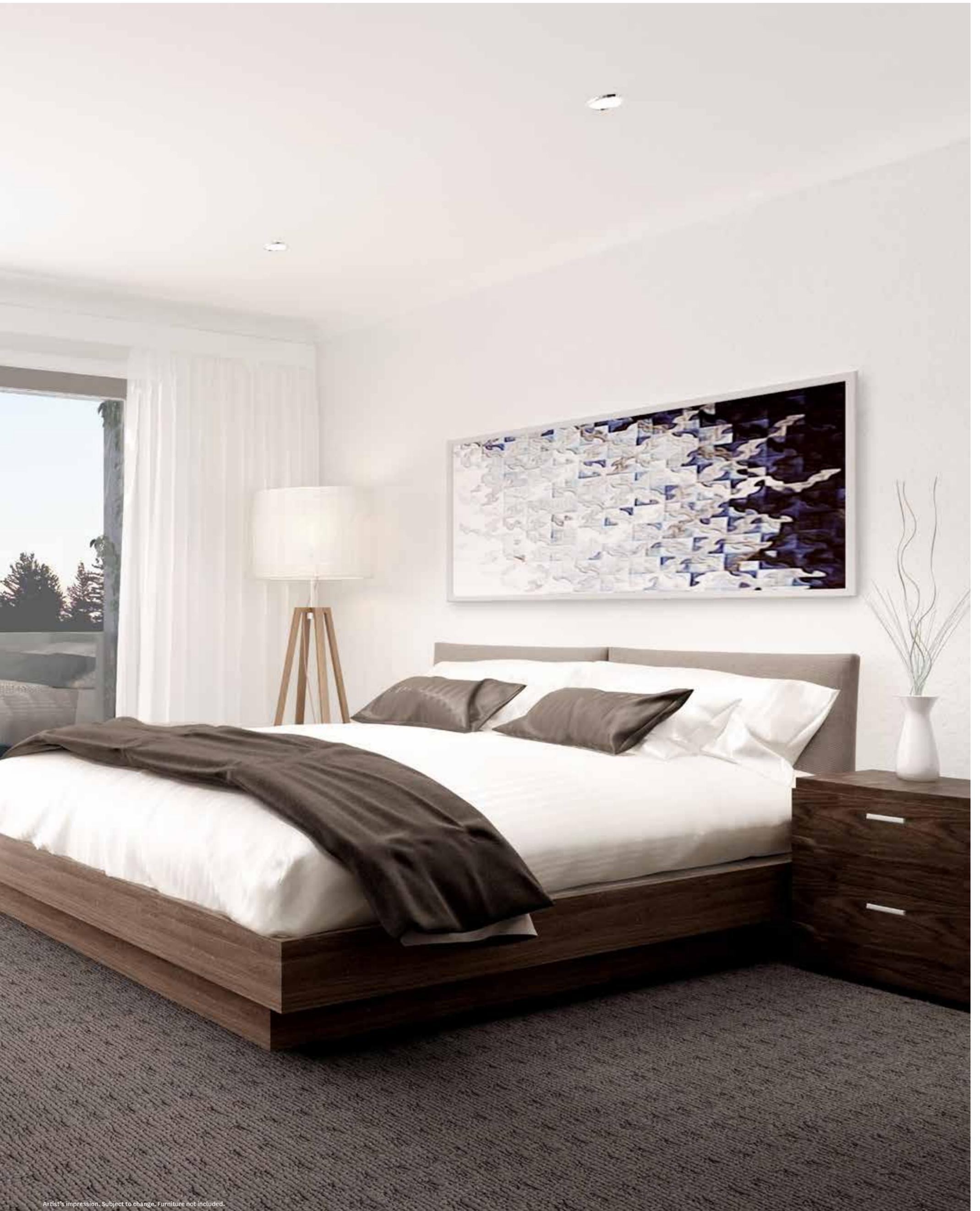




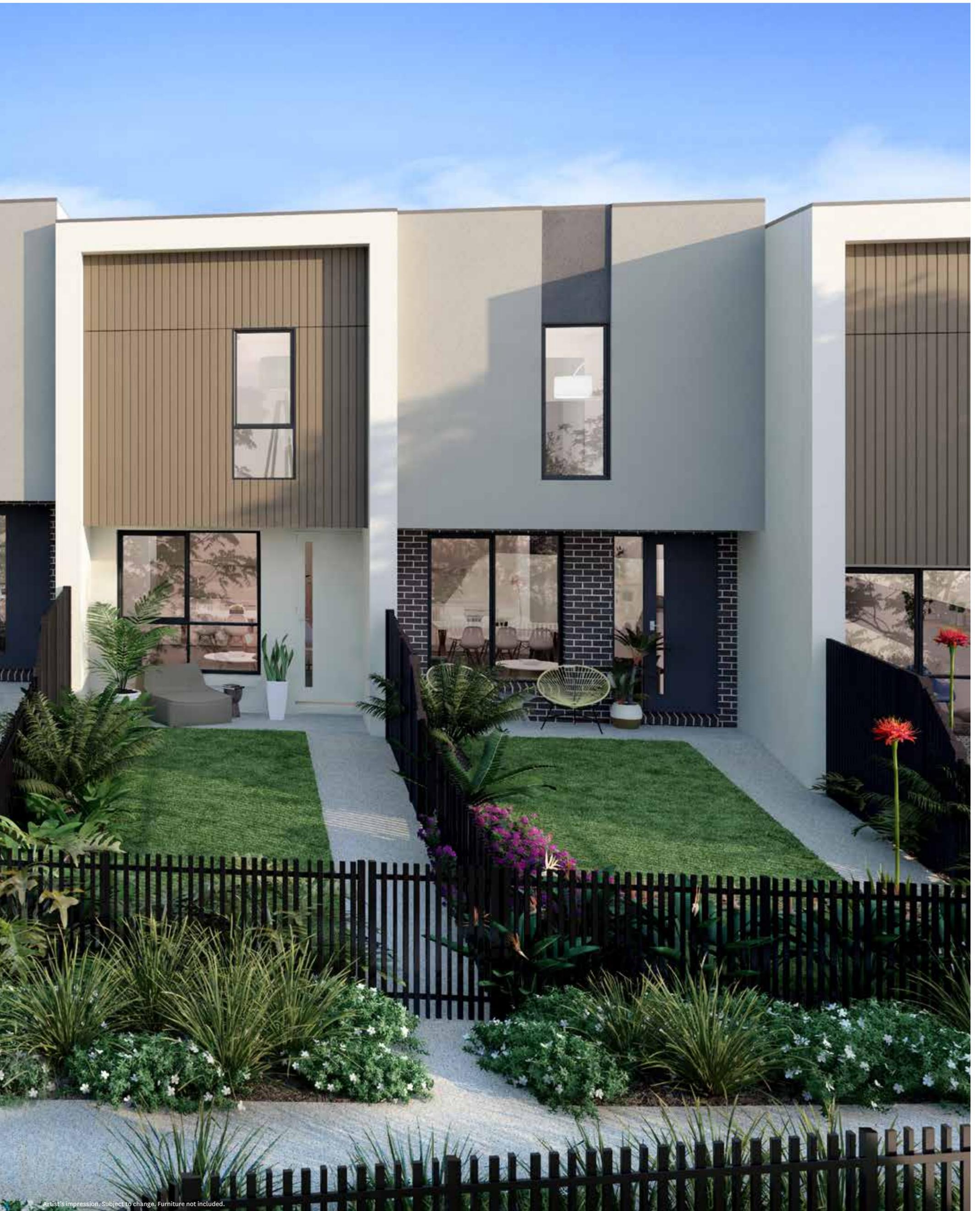
**Designer facades  
and quality streetscapes**

- Contemporary designer facades
- Stylish, low maintenance landscaping
- Quality fencing, concrete paths and driveway
- Colorbond sectional garage door with remote control access









# REFINED FINISH

SoLa is designed to offer the very best in contemporary, spacious living, without the hard work and expense of looking after a more traditional home. Well-appointed interiors and high standard finishes enable you to have a home that matches your lifestyle in both style and practicality – without compromise.

When you step inside you'll discover stylish timber floors, high ceilings, European SMEG kitchen appliances, quality fittings and fixtures, plus sleek Caesarstone benchtops all included within the cost of your new home.

You can choose from three internal colour schemes that reflect the natural environment using contemporary, neutral palettes. All you need to add are the personal touches that make your home your very own.



Artist's impression. Subject to change. Furniture not included.

## Flooring

- 1. Carpet | 100% Polypropylene *Aged Leather*
- 2. Timber Flooring *Classica Florence*
- 3. Floor Tiles | Ceramic 400x400mm *Euphoria Latte*

## Ceiling & Walls

- 4. Wall Paint *Natural White*
- 5. Wall Tiles | Ceramic 100x400mm *Gloss White*
- 4. Ceiling Paint *Natural White*

## Kitchen

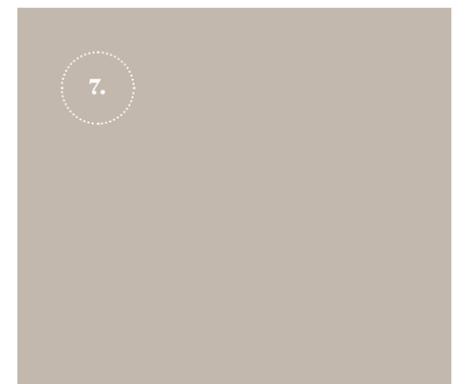
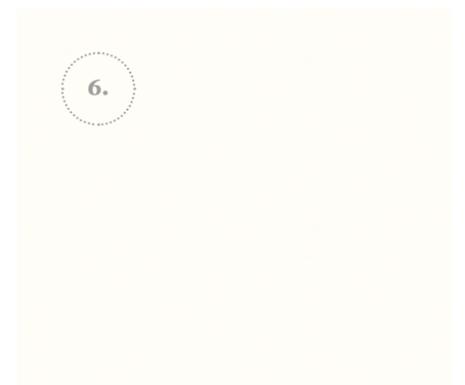
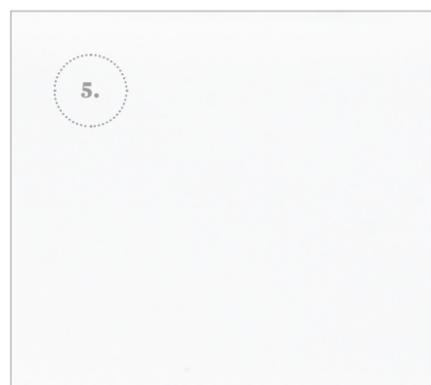
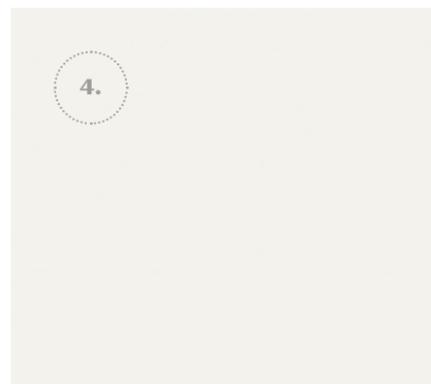
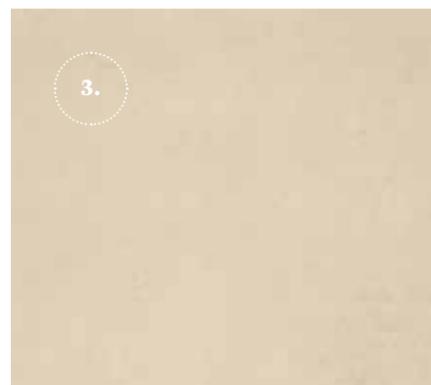
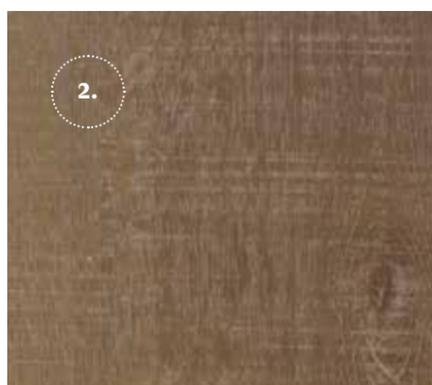
- 6. Cupboards | Laminate, melamine with ABS edge *Alabaster*
- 7. Cupboards | Overhead door and end panels *Stone Grey*
- 4. Splashback | Glass *Natural White*
- 8. Benchtop | Caesarstone 20mm *Ocean Foam*

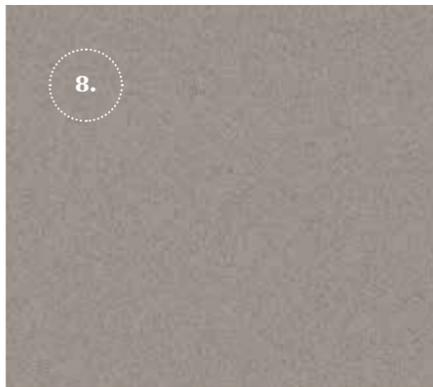
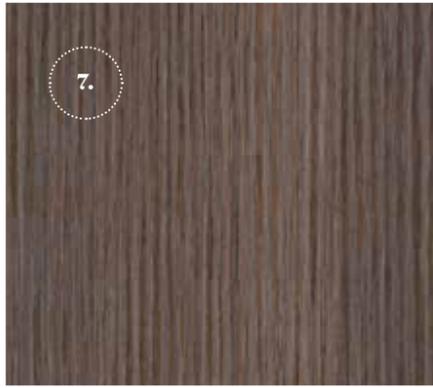
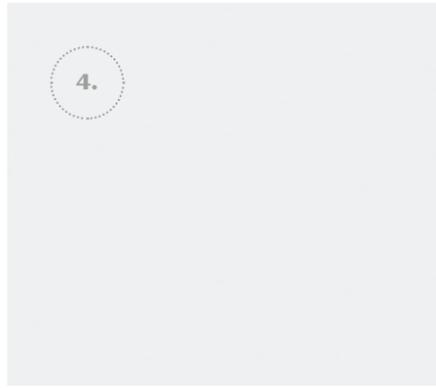
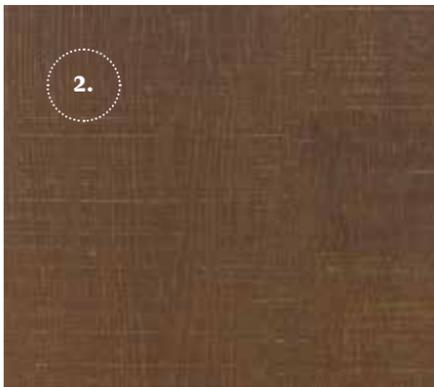
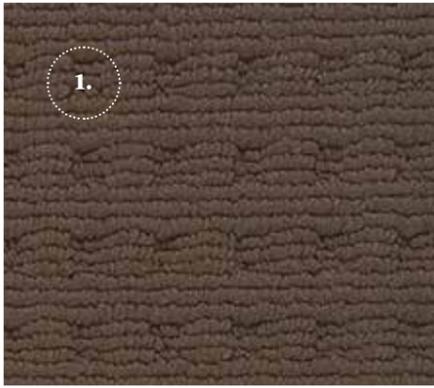
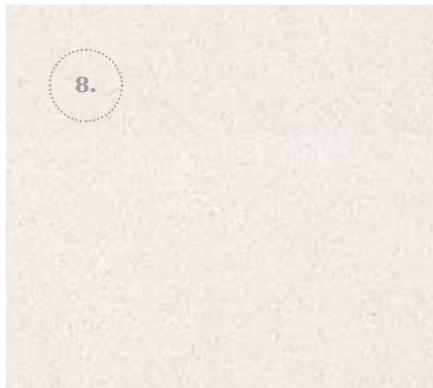
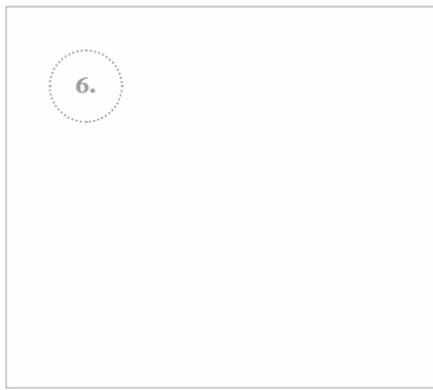
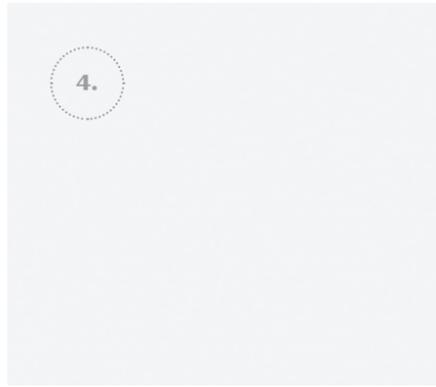
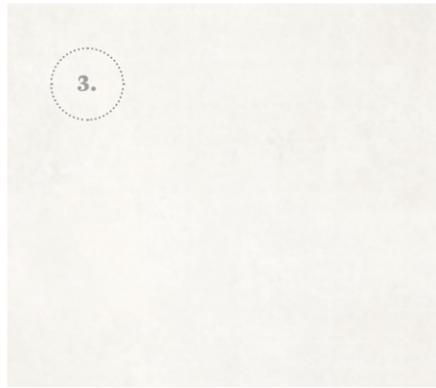
## Bathroom

- 6. Cupboards | Laminate, melamine with ABS edge *Alabaster*
- 6. Cupboard fronts, end panels and shadowline *Alabaster*
- 8. Benchtop | Caesarstone 20mm *Ocean Foam*

## Laundry

- 6. Cupboards | Laminate, melamine with ABS edge *Alabaster*
- 6. Cupboard fronts, end panels and shadowline *Alabaster*
- 7. Benchtop | Laminate *Stone Grey*





### Flooring

- 1. Carpet | 100% Polypropylene *Vintage*
- 2. Timber Flooring *Classica Brianza*
- 3. Floor Tiles | Ceramic 400x400mm *Euphoria White*

### Ceiling & Walls

- 4. Wall Paint *White On White*
- 5. Wall Tiles | Ceramic 100x400mm *Gloss White*
- 4. Ceiling Paint *White On White*

### Kitchen

- 6. Cupboards | Laminate, melamine with ABS edge *Polar White*
- 7. Cupboards | Overhead door and end panels *Natural Oak*
- 4. Splashback | Glass *White On White*
- 8. Benchtop | Caesarstone 20mm *Osprey*

### Bathroom

- 7. Cupboards | Laminate, melamine with ABS edge *Natural Oak*
- 7. Cupboard fronts | End panels and shadowline *Natural Oak*
- 8. Benchtop | Caesarstone 20mm *Osprey*

### Laundry

- 6. Cupboards | Laminate, melamine with ABS edge *Polar White*
- 6. Cupboard fronts | End panels and shadowline *Polar White*
- 7. Benchtop | Laminate *Natural Oak*

### Flooring

- 1. Carpet | 100% Polypropylene *Soot*
- 2. Timber Flooring *Classica Verano*
- 3. Floor Tiles | Ceramic 400x400mm *Euphoria Cement*

### Ceiling & Walls

- 4. Wall Paint *Lexicon*
- 5. Wall Tiles | Ceramic 100x400mm *Gloss White*
- 4. Ceiling Paint *Lexicon*

### Kitchen

- 6. Cupboards | Laminate, melamine with ABS edge *Polar White*
- 7. Cupboards | Overhead door and end panels *Café Oak*
- 4. Splashback | Glass *Lexicon*
- 8. Benchtop | Caesarstone 20mm *Urban*

### Bathroom

- 7. Cupboards | Laminate, melamine with ABS edge *Café Oak*
- 7. Cupboard fronts, end panels and shadowline *Café Oak*
- 8. Benchtop | Caesarstone 20mm *Urban*

### Laundry

- 7. Cupboards | Laminate, melamine with ABS edge *Café Oak*
- 7. Cupboard fronts, end panels and shadowline *Café Oak*
- 6. Benchtop | Laminate *Polar White*



TO KINGS BEACH  
CALOUNDRA  
(SUNSHINE COAST)

↑ 70 km

St Benedict's Catholic  
Primary School

TO REDCLIFFE FORESHORE  
(MORETON BAY)

10 km ↗

North Lakes  
State College

Sesame Lane  
Child Care Centre

The Spice  
Route

The Olive  
Restaurant

ANZAC AVENUE

Hombre  
Mexican Food

Mango Hill  
Coffee Club

Mango Hill  
Train Station  
Opening 2016

Mango Hill Tavern

Absolute Thai

Mango Hill  
State School

# THE HEART OF THE TOWN IS ABOUT TO BEAT FASTER

- Mango Hill train station is scheduled to open in late 2016 as part of the Moreton Bay Rail Link
- Brisbane City is just 30 km away
- Westfield shopping centre is expanding to include an Event Cinema which will have eight cinema screens and 100 more specialty shops scheduled to open as early as 2016
- Ikea is scheduled to open a new store in 2016
- New projects to the value of \$400 million have been approved or recently completed at North Lakes with a forecast of 2,405 full-time jobs to be created
- Currently the area provides 7,000 full-time jobs with a forecast of a total of 13,000 full-time jobs, when completed

## KEY

-  Bus station
-  Cinema
-  DIY store
-  Education & child care
-  Food & drink
-  Golf course
-  Health & fitness
-  Library
-  Medical centre
-  Office & commercial
-  Park
-  Retail
-  Retirement village
-  Supermarket
-  Swimming
-  Train station



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## MEET THE TEAM



Stockland is Australia's largest diversified property group. For more than 60 years we've been dedicated to creating spaces where communities thrive.

We own and manage retail centres, business parks, logistics centres, office buildings, residential communities and retirement living villages.

North Lakes is one of the developments we're most proud of, having recently been named Australia's best masterplanned community for the second time.



Over the past 35 years, Metricon has grown to become one of the largest home builders in Australia.

Part of Metricon's commitment to be a leading provider of innovative, world-class home and lifestyle developments, can be seen in the TownLiving by Metricon initiative.

This involves designing, building and marketing a new concept in townhouse development, that provides a new standard of contemporary design, lifestyle flexibility and affordability.

This brochure is provided solely for the purpose of providing an impression of the proposed development called "SOLA at North Lakes" (as well as the approximate location of existing and proposed third party facilities, services or destinations) and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. No representations and no warranties are given about the future development potential of the site, or the current or future location or existence of any facilities, services or destinations. All images and statements are based on information available at the time of creation of this brochure (June 2015) and may change due to future circumstances. The use of the term "furniture" in this brochure includes, but is not limited to, indoor and outdoor furniture, decorative items, indoor and outdoor pot plants, fridge, rugs and wall shelving. Information and images relating to landscaping are indicative only and may show plantings which may not be mature at settlement. Landscaping of the central park and surrounds may not be complete at settlement. This brochure is not a legally binding obligation or warranty. No liability is accepted for any loss or damage arising as a result of any reliance on this brochure or its contents. Metricon Homes QLD Pty Ltd is licensed under the Queensland Building and Construction Commission Act 1991 (QBCC L40992).

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