

Live Where Life Beckons

~\$\$\$\$\$\$\$\$\$\$\$

Lexington beckons you to step within its leafy landscape, Located in the heart of Albany Creek in Brisbane's north-west, just 18 kilometres from Brisbane's CBD and on the banks of Sandy Creek, Lexington is surrounded by parks and green spaces yet has all the essentials close by – business, education, transport, shops, cafés, and sporting and leisure facilities are all right on your doorstep.

With its boutique collection of townhomes, Lexington gives you time back so you can spend more of your day doing the things you love most. It also gives you space to live a large and fulfilling life.

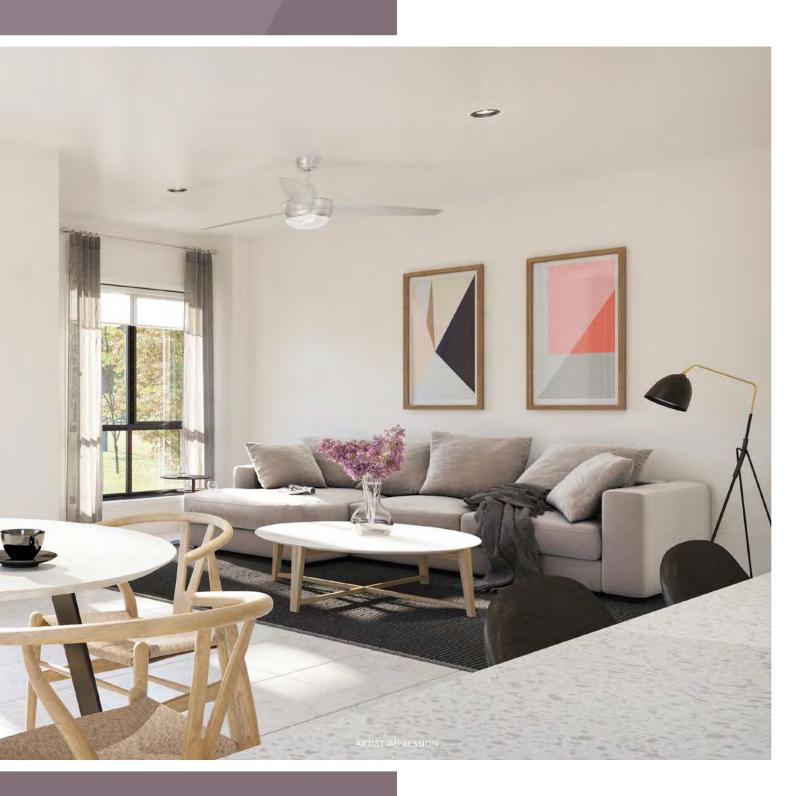






Stylishly Appointed

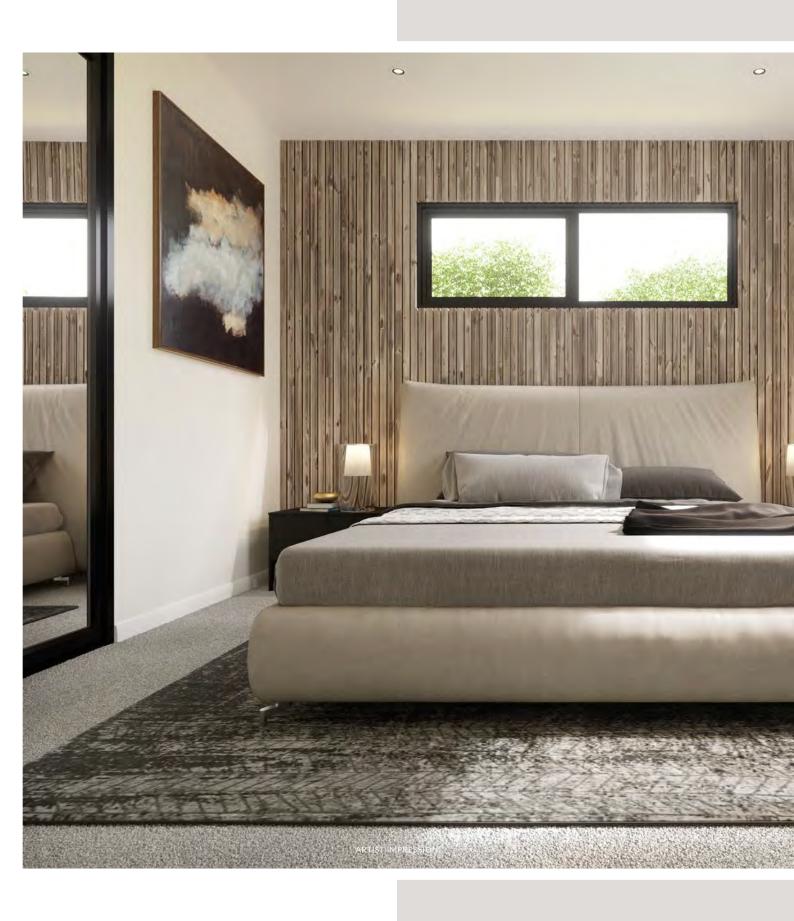
No detail has been overlooked in the threebedroom, two-bathroom plus powder room designs each with their own secure single-car garage Discover beautiful ceramic tiles in the kitchen living, dining and bathrooms, plush carpets in the bedrooms and split-system air conditioning for comfortable living all year round







Lexington Townhomes have been carefully designed – open plan kitchens with stone benchtops, quality appliances and plenty of storage, indulgent living and dining spaces, imposing alfresco entertainment, sublime landscaped courtyards and second-level balconies on select apartments.







Masterfully Designed

Lexington Townhomes' striking clean and modern lines are complemented by neutral, refined colour palettes, giving you the freedom to impress as you make your new home your own.

Filled with natural light and respectfully positioned to take in the beauty of the landscape, Lexington Townhomes proudly stand apart from the rest.

Both practical and functional, all materials used in construction have been carefully selected to entice the senses, withstand the elements and deliver a lifetime of satisfaction.



SANDY CREEK STAGE 4 BIO-BASIN CREEKSIDE TERRACE

Your Private Subtropical Oasis

Resting on the verdant backdrop of Sandy Creek, Lexington's master plan takes inspiration from its abundance of natural leafy surrounds. It allows space to live and air to breathe. An expansive, landscaped open space is the perfect place for a morning workout, a spot of cricket or a picnic with the family. Lush landscaping continues throughout this boutique estate to further enhance the natural setting and create a private, subtropical enclave.





Premier Position

SPORT AND RECREATION

- 1 Albany Creek Football Club
- 2 Wantima Golf Course and Country Club
- 3 South Pine Sports Complex
- 4 Brisbane Entertainment Centre
- 5 Eatons Hill Hotel and Function Centre

SCHOOLS

- 6 All Saints Parish Primary School
- 7 Albany Creek State School
- 8 Albany Creek State High School
- 9 Good Shepherd Christian School
- 10 Eatons Hill State School

NATURE AND PARKS

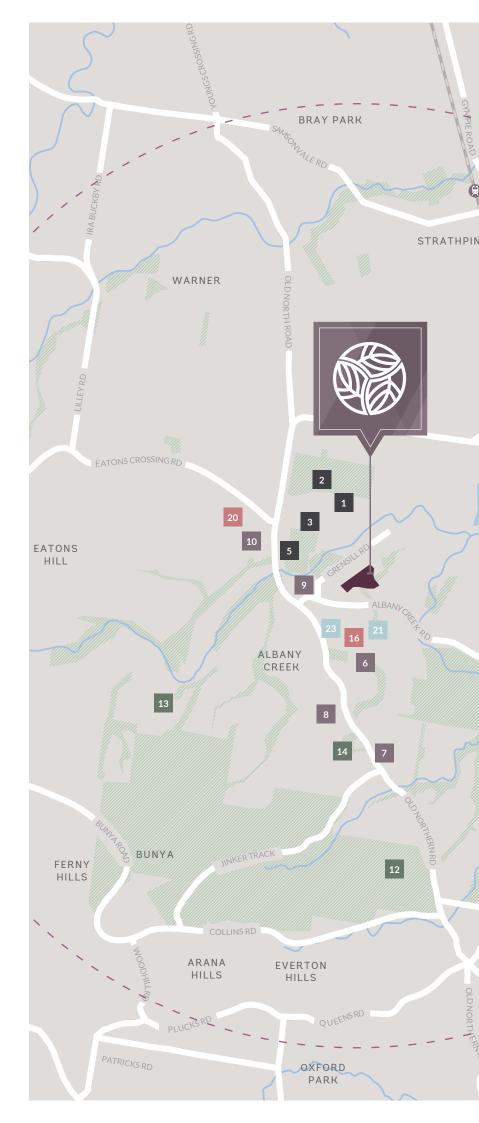
- 11 Albany Creek Memorial Park
- 12 Bunyaville State Forest Park
- 13 Bunya Crossing Reserve
- 14 Lemke Park
- 15 Marchant Park

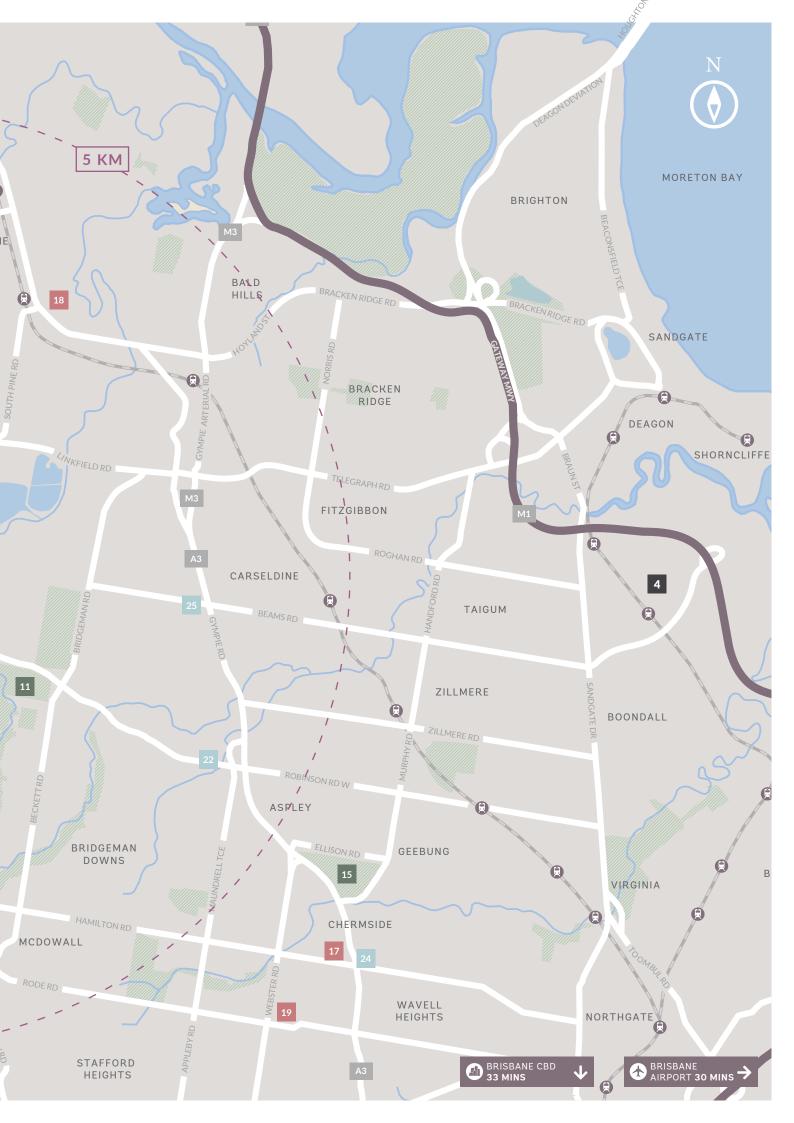
MEDICAL

- 16 Albany Care Medical Centre
- 17 Chermside Day Hospital
- 18 Pine Rivers Private Hospital
- 19 Prince Charles Hospital
- 20 Eatons Hill Family Practice

RETAIL

- 21 Albany Creek Square
- 22 Aspley Hypermarket Shopping Centre
- 23 Albany Market Place
- 24 Westfield Chermside
- 25 Carseldine Central







Home Is Where the Heart Is

Quiet Sunday afternoons lazing with a good book. Vibrant Saturday evenings shared with friends around the dinner table. Early weekday mornings cycling a mountain trail. This is life at Lexington and it's yours to shape to suit you perfectly.

Live amongst friends in a quiet and relaxed community – escape from the hustle and bustle. Yet live a connected life in the convenient heart of the charismatic Brisbane northside suburb of Albany Creek, with everything you need at your fingertins

IMAGES CLOCKWISE FROM TOP LEFT: ALBANY LINKS GOLF COURSE, WOOLWORTHS ALBANY CREEK, LEMKE PARK





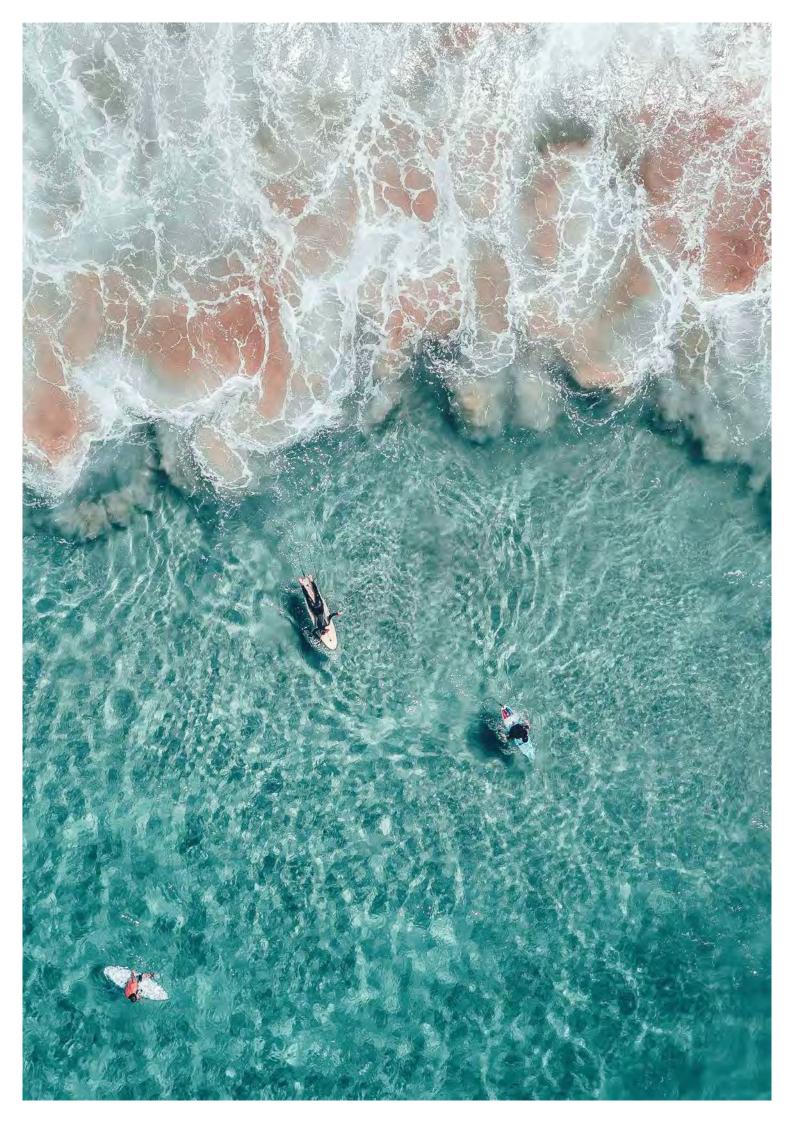




















IMAGES CLOCKWISE FROM TOP: SOUTHBANK, KURILPA BRIDGE CROSSING

Feed Your Passion

It's easy to indulge in your love of the water when you live just 30 minutes from Redcliffe and the magnificent Moreton Bay. Swim, paddle, fish, ski and more – 365 days a year. Wander the beaches and explore the foreshore. Take in the arts and culture. Join in the fun of a festival. There's something for everyone and it's all within easy reach of Lexington.

Or if the big city lights are for you, Brisbane's CBD, Fortitude Valley and Southbank are also easy to reach with their world-class restaurant and entertainment precincts, including the Treasury Casino, Queensland Performing Arts Centre and Powerhouse.

Be Inspired

Nurture your personal love of learning with the Queensland University of Technology and University of Queensland campuses, as well as TAFE Queensland, all within easy reach. Help the youngest members of the family to blossom with numerous leading private and public primary and secondary schools in the local area, as well as quality child care and early learning centres.













Convenient Care

Medical care is close at hand with plentiful general and specialist medical centres and services, including Bridgeman Downs Family Practice, nearby to Lexington. The Prince Charles Hospital, Holy Spirit Northside Private Hospital, and North West Private Hospitals are all within easy reach, each renowned for their specialised medical services and sophisticated medical technologies.

Endless Opportunity

Albany Creek is a dynamic suburb with an energetic business, retail and hospitality heart that offers residents of Lexington a wealth of local employment opportunities. The nearby industrial precincts and employment hubs of Brendale, Strathpine, Lawnton, Zillmere and Geebung, and the East Trade Coast and Brisbane CBD also offer a myriad of employment choices.

The local bus stop within metres of Lexington makes travel easy. Bald Hills Train Station is a short drive from Lexington. Your connection to other Australian cities and the rest of the world –Brisbane's airports – are only 30 minutes away.







Be Entertained

Westfield Chermside is only minutes away from Lexington – shop designer or discount, dine five-star or grab a quick bite, take in a movie or dust off those ten-pin bowling shoes – it's your local shopping and entertainment hub. Closer to home, visit Aspley Hypermarket to find Woolworths, Coles, Aldi and numerous speciality stores. Or just 850 metres from your front door, discover your local convenience centre with Coles and other great fresh food choices.







Dine locally too – with plentiful restaurants and cafés to choose from, serving taste temptations from around the world. Or make the short journey to Brisbane's famous Eaton's Hill Hotel, with its entertainment, functions, dining and bars. Plus the Brisbane Entertainment Centre – host to great live music acts and sporting events, is within easy reach of Lexington.











IMAGES CLOCKWISE FROM TOP: BUNYAVILLE CONSERVATION PARK, ALBANY CREEK LEISURE CENTRE, ALBANY LINKS GOLF AND PUTT PUTT, SOUTHPINE SPORTS COMPLEX

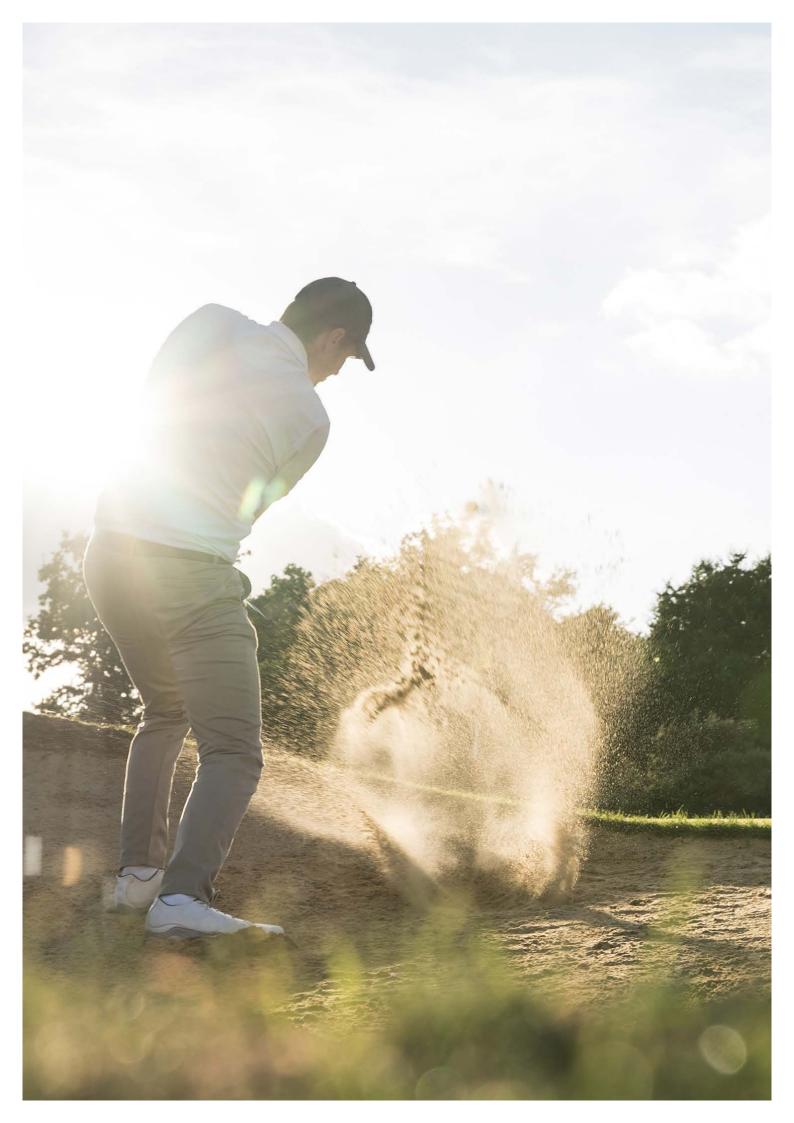
Get Active

When you live surrounded by leafy green spaces at Lexington, getting active comes naturally. Discover the many picturesque parks to explore. Walk and cycle the tracks of nearby Bunya Mountain. Work on your handicap at Albany Links Golf Course or Wantima Golf Course.

Find a new interest or reacquaint yourself with an old favourite at the South Pine Sports Complex which is home to an

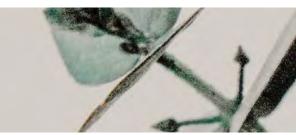
indoor sports centre, AFL club, volleyball centre, Moreton Bay United Football Club, Albany Creek Football Club, Albany Creek Gymnastics Club and Pine Agility Dog Sports Club.

Dive in to the swimming pool and swim school, gym and group fitness classes at the Albany Creek Leisure Centre and Health Club.



Inclusions Guide

A range of fixtures and finishes that have been carefully selected for a quality home.



KITCHEN

Cabinetry

Stone benchtop (20mm)

Laminate cabinetry, dishwasher provision, microwave provision and cutlery tray

Built-in pantry (4 shelves) [DS]

Overhead cupboards and bulkhead (2300mm high)

Refrigerator cavity

Splashback

Quality ceramic tiles [DS]

Appliances

Electric oven (Chef 'CVE612SA', multi-function, fan-forced, stainless steel, 600mm)

Electric ceramic cooktop (Chef 'CHC644BA', 4 zones, stainless steel, 600mm)

Retractable rangehood ducted to external wall (Westinghouse 'WRR614SA', ducted to external wall)

Dishwasher (Dishlex 'DSF610X', 13 place, 5 function, stainless steel, 600mm)

Sink and Tapware

Kitchen sink - double bowl (Oliveri 'DZ23TU', stainless steel)

Mixer tap (Nero 'Classic', bright chrome)

BATHROOM, ENSUITE AND TOILET

Shower and Bath

Semi-frameless shower screen

Pressed steel bath [DS]

Vanity

Stone benchtop and basin [DS]

Laminate cabinetry and melamine shelving

Tiles

Ceramic tiles - wall tiles in shower (1900mm high)

Ceramic tiles - wall tiles on skirting (minimum 100mm high)

Basin and Tapware

Basin mounted mixer tap (Nero 'Classic', bright chrome)

Wall mounted shower mixer tap (Nero 'Classic', bright chrome)

Shower on rail (Nero 'YSW305', 3 functions, bright chrome)

Wall mounted bath mixer tap (Nero 'Classic', bright chrome)

Wall mounted bath spout (Austworld 'Mayfair', 180mm, bright chrome)

Mirrors

Polished edge frameless mirror (full vanity length)

Bathroom Accessories

Double towel rail and towel ring (Tia, bright Chrome)

Toilet-roll holder (Tia, bright chrome)

Glass accessory shelf

Toilet

Close coupled toilet suite

Electrical

Heat, light and exhaust fans to bathrooms

LAUNDRY

Inclusions

45L free-standing stainless steel laundry tub and powder coated white cabinet

Twist tap (bright chrome)

Linen storage and broom cupboard shelves (flush panel or vinyl slider, melamine) [DS]

INTERNAL INCLUSIONS

Built-in Robes

Vinyl sliding doors with satin silver frame, 1 x mirrored sliding door to bedroom 1

Walk-in Robes

Walk-in wardrobes, melamine shelf, hanging rail, flush panel door [DS]

Flooring

Quality ceramic tiles to wet areas

Quality carpets and luxury underlay to bedrooms

Quality ceramic tiles to living areas

Colours

3 coat paint system to ceiling and cornice (1 colour white)

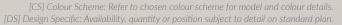
2 coat paint system to walls, skirting, architraves and doors (1 colour)

Doors and Furniture

Flush-panel doors (Corinthian 'Readicote')

Lever-set handles (Lane 'Profile Series - Cambridge', brushed satin chrome)

Privacy locks to bathroom, toilet and master bedroom





Furnishing

Roller blinds to windows and glass

Sliding doors (excludes kitchen)

SUSTAINABILITY AND SERVICES

Electrica

Earth leakage system (safety switch)

Single and double power points [DS]

Photoelectric smoke alarm (hard-wired, battery backup)

2 x phone points, 2 x TV points, 2 x data points

LED downlights and surface mounted lights (LED, 10watt) [DS]

High speed internet ready

External feature lighting [DS]

Plumbing

Electric hot water system, retention system, min 240L

Chrome plated brass floor wastes throughout

Heating and Cooling

Split-system sir-conditioner to living area (Haier 'AS53TB1HRA' 5.2kW reverse cycle)

Split-system air-conditioner to master bedroom (Haier 'AS26TB1HRA' 2.6kW reverse cycle)

Glass wool roof insulation batts (Bradford, R2.5)

Sarking foil wrap to external walls and roof

External lightweight cladding (batts R1.5) [DS]

Ceiling fans to bedrooms and living area (white metal, 3 blade)

STRUCTURAL AND EXTERNAL INCLUSIONS

Siteworks, Footings and Slab

Waffle raft slab system to structural engineer design (AS2870.2011, includes piering)

Concrete slab system (AS2870.2011)

Stormwater and sewer connection

Underground water and electricity connection

Termite protection to Australian standards

Structura

2590mm Ground Floor Ceiling (2400mm Upper Floor Ceiling)

Timber frame with AAC and various cladding materials

Timber framed and plaster set balustrade with timber handrail

Staircase

Timber framed stairs lined with carpet

Garage

Sectional overhead garage doors (includes remote controls)

Flooring

Front porch area in exposed aggregate finish

Rear alfresco exposed aggregate

Outdoors

2 x external water taps

Wall mounted clothes line and concrete slab (12 line, fold down)

Treated timber butted pailing fencing to rear, sides and lockable gate (pine)

Landscaping including garden beds, river gravel, and turf where applicable

Exposed aggregate driveway and side path

Common letterbox

Front Door, Windows and Sliding Doors

Entry door (Corinthian, 'Urban', PURB1, PURB2, PURB4, PURB04, PURB101, PURB104, paint grade)

Safety grille (includes fly screen)

Entrance lever-set (Lane 'Profile Series - Avalon')

Aluminium powder coated framed windows and glass doors

All windows and doors

Keyed locks to windows sliding doors

Lining

Plasterboard to walls and ceiling (10mm walls, 13mm ceilings)

Colorbond sheeting

Colorbond gutter, Colorbond fascias, PVC downpipes

Villaboard to bathrooms (6mm)

Cove cornice (90mm)

Architrave (42mm x 12mm, MDF)

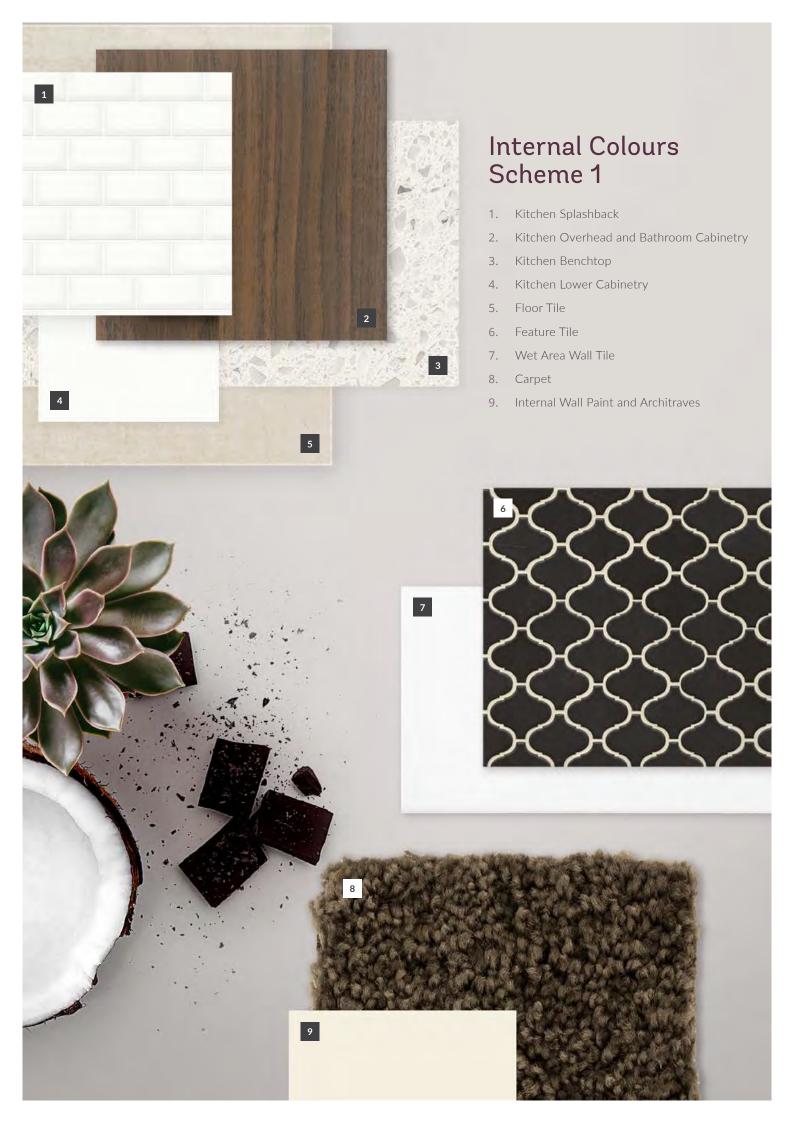
Skirting (68mm x 12mm, MDF)

Services and Fees

Council and QBCC fees (Brisbane City Council)

Engineers soil test and contour survey

Contractors insurance, portable long service and training







Internal Colours Scheme 1

| KITCHEN | |
|--------------------|--|
| Lower Cabinetry | Laminex - Silk Finish White |
| Overhead Cabinetry | Laminex - Natural Finish Milano Walnut |
| Benchtop | 20mm SmartStone - Gelsomino |
| Handles | ABH40 to lower cabinetry, ABH41 to upper |
| | Note: Cup handle and knob |

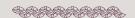
| BATHROOM AND ENSUITE | |
|----------------------|--------------------------------------|
| Benchtop | Polymarble top and basin - White |
| Cabinets | Laminex Natural Finish Milano Walnut |
| Handles | ABH41 knob |

| INTERNAL FINISHES | |
|-------------------------|--------------------------------------|
| Carpet - First Floor | Ocean Park 12 - Dark Brown |
| Flooring - Ground Floor | Belga Ivory 450x450, alabaster grout |
| Internal Wall Paint | Taubmans - Cotton Sheets |
| Architraves | Taubmans - Cotton Sheets |
| Roller Blinds | Match to wall colour |
| Vinyl Sliding Robes | Bright silver frame - Glacier infill |

| TILES | |
|---------------------------|---|
| Floor Tile | Belga Ivory 450x450, alabaster grout |
| Wet Area Wall Tile | Gloss White pressed edge 300x600, white grout to be laid stackbond |
| Feature Tile and Location | Mosaic Lantern Black Satin 76x80, white grout to rear of shower walls |
| Kitchen Splashback | Divine White Bevel Gloss 100x200, white grout to be laid brickbond |

Townhouses buildings to use Scheme 1:

A (Units 1, 2, 3); C (Units 8, 9, 10, 11); E (Units 16, 17); G (Units 20, 21, 22); H (Units 23, 24, 25); J (Units 29, 30, 31); K (Units 32, 33, 34, 35); M (Units 38, 39, 40, 41, 42); O (Units 47, 48, 49, 50); P (Units 51, 52, 53); R (Units 57, 58, 59); T (Units 64, 65, 66); W (Units 75, 76, 77); Y (Units 82, 83, 84), AA (Units 89, 90, 91); DD (Units 97, 98, 99, 100)



Internal Colours Scheme 2

| KITCHEN | |
|--------------------|--|
| Lower Cabinetry | Laminex -Silk Finish Polar White |
| Overhead Cabinetry | Laminex - Nuance Finish Alaskan |
| Benchtop | 20mm SmartStone - Arcadia |
| Handles | ABH5 vertical to cabinets, horizontal to drawers |

| BATHROOM AND ENSUITE | |
|----------------------|--|
| Benchtop | Polymarble top and basin - White |
| Cabinets | Laminex Nuance Finish - Alaskan |
| Handles | ABH4 vertical to cabinets, horizontal to drawers |

| INTERNAL FINISHES | |
|-------------------------|---|
| Carpet | Supreme Twist 77 - Brown |
| Flooring - Ground Floor | Euphoria White Gloss 400x400, white grout |
| Internal Wall Paint | Taubmans - Crisp White |
| Architraves | Taubmans - Crisp White |
| Roller Blinds | Match to wall colour |
| Vinyl Sliding Robes | Bright silver frame - Glacier infill |

| TILES | |
|---------------------------|---|
| Floor Tile | Euphoria White Gloss 400x400, white grout |
| Wet Area Wall Tile | Euphoria White Gloss 200x400, white grout to be laid stackbond |
| Feature Tile and Location | Mosaic Lantern White Satin 76x80, white grout to rear of shower walls |
| Kitchen Splashback | Divine White Bevel Gloss 100x200, white grout to be laid brickbond |

Townhouses buildings to use Scheme 2:

 $B \ (Units\ 4,5,6,7); \ D \ (Units\ 12,13,14,15); \ F \ (Units\ 18,19); \ I \ (Units\ 26,27,28); \ L \ (Units\ 36,37); \ N \ (Units\ 43,44,45,46); \ Q \ (Units\ 54,55,56); \ S \ (Units\ 60,61,62,63); \ U \ (Units\ 67,68,69,70); \ V \ (Units\ 71,72,73,74); \ X \ (Units\ 78,79,80,81); \ Z \ (Units\ 85,86,87,88); \ BB \ (Units\ 92,93); \ CC \ (Units\ 94,95,96); \ EE \ (Units\ 101,102,103,104)$



One of Queensland's Largest Builders

Lexington is proudly brought to you by Ausbuild, one of Queensland's largest builders. Established in 1988, the company has a long history of developing outstanding residential projects that surpass the expectations of investors thanks to their quality, amenity and the value they deliver both in the short and long term. Lexington is no exception.

Having built over 8000 homes across Queensland, Ausbuild projects include: Hampton Rise and Harrington at Bridgeman Downs, Kinross and Altitude at Thornlands, Prominence at Pallara, and many more.

Led by an experienced and committed Board of Directors, the broader Ausbuild team comprises young talent as well as leading professionals who all work with a common focus – to make a positive difference to the residential property market by master planning and delivering distinguished developments on an impressive scale.







Become a part of Lexington today!

GREENSILL ROAD, ALBANY CREEK LEXINGTONTOWNHOMES.COM.AU

Inclusions are based on, and apply to, standard plans only. Inclusions subject to supply or model availability and may be substituted by an equivalent or better item

without notice. Ausbuild reserves the right to change design, materials, specification and suppliers without notice. Specification as at 26/04/2018. Version 4. Images are for illustrative purposes only and may not accurately reflect location or development.

Estate and Stage Plans does not show the location of services, footpaths, and other infrastructure. Green space, playgrounds, street trees and other landscaping shown is for illustrative purposes only and may not reflect final outcomes. Site retaining and topography is not shown. Ausbuild Pty Ltd,

