



**PARK HILL
TOOWOOMBA**
Residential Community

— SIMPLY BEAUTIFUL LIVING —

DISCOVER EXCLUSIVITY AND PARKLAND LIVING



Welcome to Park Hill Toowoomba, a unique blend of contemporary living, centred on an amazing 'Nature Play' Park in the heart of one of Australia's most dynamic and growing regions.

Discover space, exclusivity and a relaxed way of life with fresh air and mature trees, in a quiet residential community with beautiful green streetscapes.

Come home to Park Hill Toowoomba. Take this wonderful opportunity to establish the family lifestyle of your dreams.



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A REGION FOR THE FAMILY TO CALL HOME

Everything about Park Hill Toowoomba makes sense. Set only minutes from the heart of Toowoomba, one of Queensland's largest regional centres, Park Hill Toowoomba will grow and flourish with the region's strong and diverse economy. Toowoomba's major enterprises include manufacturing, retail, health and community services, agriculture and tourism.

130km west of Brisbane on the Great Dividing Range, Toowoomba is considered the gateway to the Darling Downs agriculture region and the Surat Basin mining precinct. With a population of approximately 162,000, Toowoomba is the largest inland city in Queensland with projected growth to 244,000 by 2031.





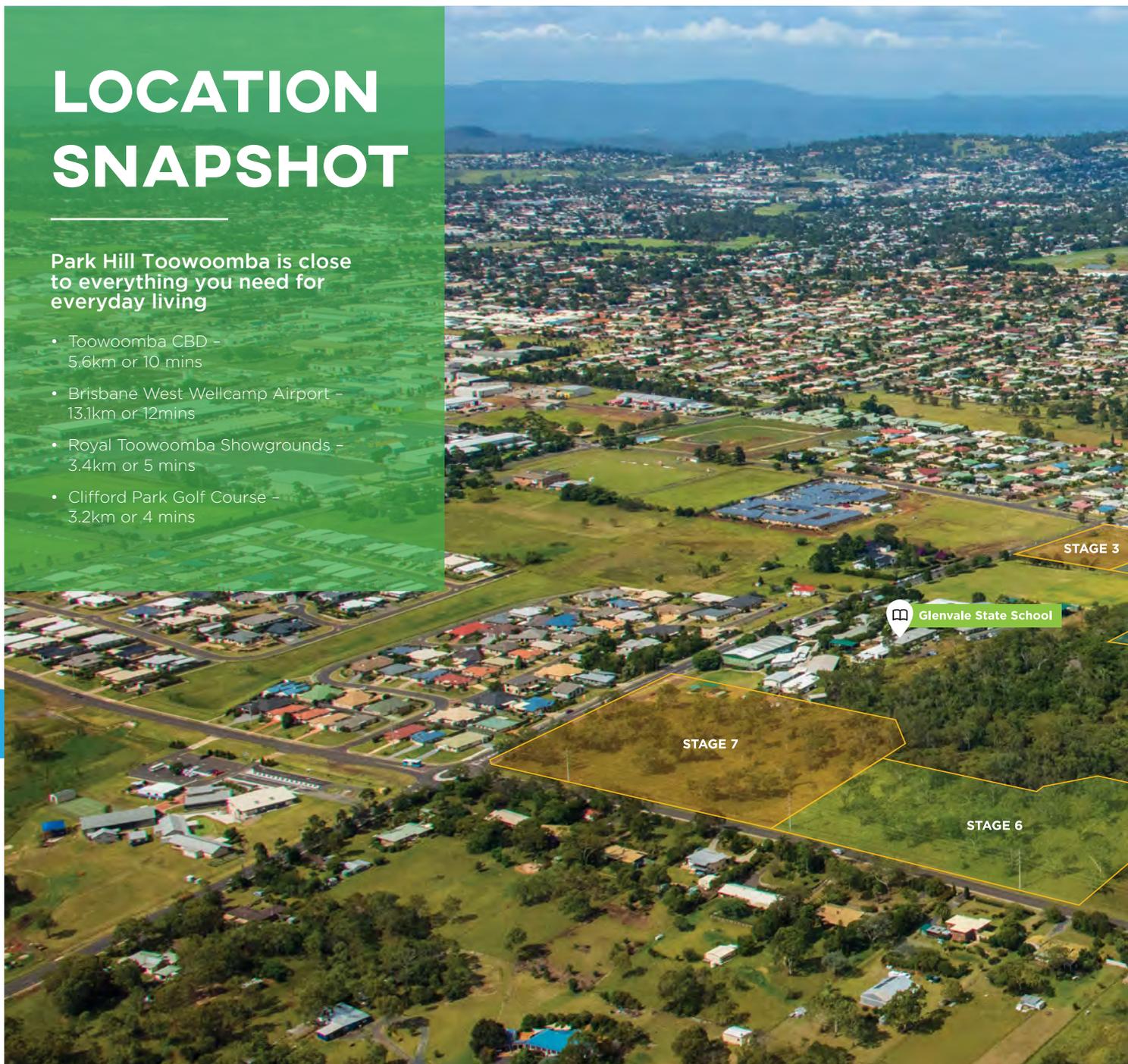
ECONOMIC HIGHLIGHTS

- The \$100 million Wellcamp Airport welcomed its first passengers in November 2014, following a 2-year construction period. The airport is part of a master plan that includes an industrial park, hotel and DFO shopping outlet.
- In August 2015, the contract to finance, build, operate and maintain the \$1.6 billion Toowoomba Second Range Crossing was awarded. The project will create 1,800 jobs and will help increase economic activity in the region by \$2.4 billion over 30 years. At its completion the bypass will divert almost 80% of heavy and super heavy commercial vehicles away from the existing range crossing and reduce travel times by 40 minutes.

LOCATION SNAPSHOT

Park Hill Toowoomba is close to everything you need for everyday living

- Toowoomba CBD - 5.6km or 10 mins
- Brisbane West Wellcamp Airport - 13.1km or 12mins
- Royal Toowoomba Showgrounds - 3.4km or 5 mins
- Clifford Park Golf Course - 3.2km or 4 mins



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LOCATION, LOCATION, LOCATION

Located on the western edge of the Toowoomba CBD off McDougall Street Glenvale, Park Hill Toowoomba offers the best of everything – an enviable quiet lifestyle in green parkland setting, the convenience of the Toowoomba city centre and the soon-to-be-realised potential of the dynamic and expanding suburb of Glenvale.

Glenvale is a smart location. It's accessible, convenient and close to everything you need – shops, transport routes, education, employment, recreation and services.



Retail

- Glenview Convenience Plus
(convenience store, newsagent, bakery, bottle shop) – 800m or 10 mins (walk)
- Clifford Gardens Shopping Centre
(Coles, Woolworths, Big W and speciality shops including Terry White Chemist and Best and Less) – 3km or 5 mins
- Grand Central Shopping Centre
(Myer, Birch Carroll and Coyle Cinemas and specialty stores)
- Wyalla Plaza
(IGA, Dominos plus specialty retail) – 2.8km or 4 mins
- Proposed Coles & Liquorland - 1.1km or 1 min
- Proposed Retail and Entertainment Precinct (STCA) former Newton Football Club- 850m or 1 min

Health and Medical

- Toowoomba General Hospital – 4.7km or 8 mins
- Bakers Family Medical Centre – 4.2km or 7 mins

Childcare and Education

- Glenvale World of Learning Childcare – 1.1km or 1 min
- Goodstart Early Learning Toowoomba – 2.2km or 3 mins
- Glenvale State School – 200m or 2 mins (walk)
- Glenvale Christian School – 1.1km or 1 min
- Toowoomba Grammar School – 7.2km or 13 mins
- University of South Queensland Toowoomba Campus – 7km or 10 mins

Sports and Recreation

- Eustondale Gold Course- 5.5km or 6 mins
- Toowoomba West Bowls Club- 7.3km or 11 mins
- Brothers Rugby League Club- 8.1km or 16 mins
- City Golf Club- 7.8km or 12 mins

YOUR NEIGHBOURHOOD TO ENJOY

In today's world, space, connectivity and affordability are key. Park Hill Toowoomba will offer these in abundance, with generously sized homesites at competitive value for money prices.

This will be a place to live the outdoor life. Parklands, reserves and recreational spaces will be a constant pleasure. It's time to enjoy life, go for a walk, have a picnic under the trees or spend relaxed hours with family and friends in the 'Nature Play' Park watching the kids entertain themselves.

So start counting the potential benefits for your lifestyle and your investment. The future is bright and the opportunity is at hand.

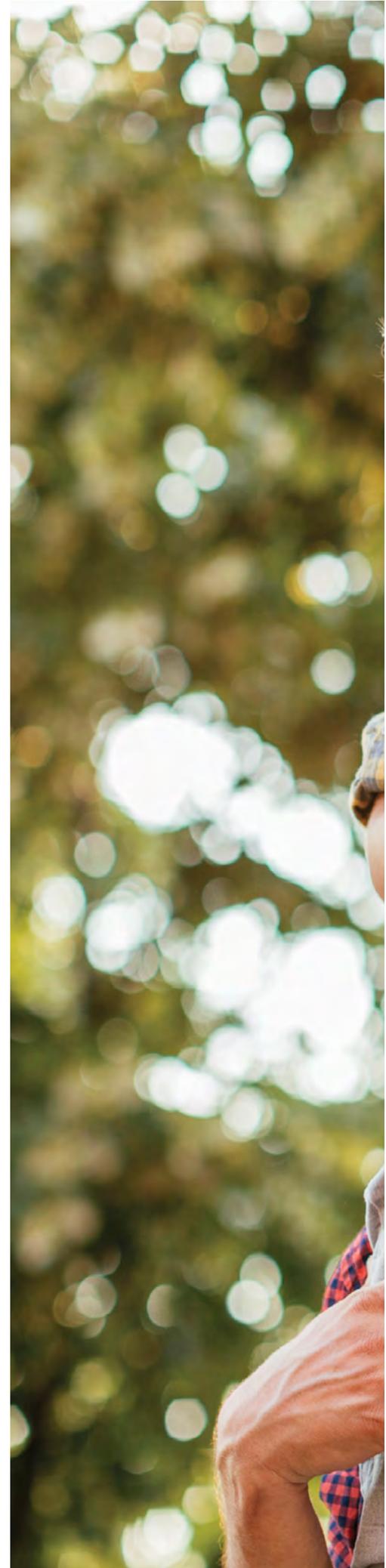
FUTURE VISION AND A SOUND INVESTMENT

Job opportunities abound for Toowoomba residents, with easy access to large employment centres as well as connectivity to Brisbane and beyond. A quick glance into the regional economy and you can see why Toowoomba is destined for success.

- \$10 billion development spend in the Toowoomba region
- \$1.5 billion resource sector, 17% of local gross regional product
- \$8.19 billion gross regional product
- \$366,000 median house price
- The Toowoomba region represents Australia's leading agricultural sector in production and innovation
- Toowoomba is Australia's largest inland city after Canberra with expected population growth of more than 40% by 2031
- 86 primary and secondary schools and two prime tertiary education facilities
- More than 3 million visitors to the region each year

REGIONAL DEVELOPMENTS

- Wellcamp Airport Upgrade (Completed in 2014- \$200 million)
- Grand Central Shopping Centre Upgrade (Completed in 2017- \$500 million)
- Regional Road Maintenance Programs (Expected Completion 2019-\$22.46 million)
- Coles Glenvale (Expected Completion 2019- \$10-15 million)
- Interlink SQ (Expected Completion 2025- \$235 million)
- Warrego Highway Upgrade (Expected Completion 2020- \$635 million)





ABOUT THE DEVELOPER

At Catapult Developments our passion is to create thoughtfully planned residential communities based on innovation, community enrichment and environmental excellence.

With projects large and small across South East Queensland and an award winning management team with over 50 years development experience, you can purchase with confidence that Park Hill Toowoomba will deliver all that it promises.

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 **Catapult
Developments**

www.catapultgroup.com.au



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TOOWOOMBA**
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PARK HILL TOOWOOMBA
McDougall Street, Glenvale

SALES INFORMATION

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To find out more about living at Park Hill Toowoomba, visit:

www.parkhilltoowoomba.com.au

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