



BAY RIDGE

REDLAND BAY

Lifestyle | Comfort | Dream



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THE SUBURB

From the beautiful, glistening bay to the spacious open fields of Redland Bay, our stunning Bay Ridge estate is nestled within a stone's throw of all the best local hot spots and activities this thriving suburb has to offer.

Enjoy the sea breeze as you stroll by the water on the esplanade, catch a movie down the road at the Lakeside Entertainment precinct, or simply relax in your spacious home built and tailored by you, for you.

THE DEVELOPER

Harridan is a boutique land developer based in south east Queensland with a keen focus on quality land estate development. We are a 3rd generation family

“We are a 3rd generation family owned and operated business and believe in customer satisfaction”

owned and operated business and believe in customer satisfaction and that a high-quality product will further our success. We have a dedicated team of professionals who have decades of experience between them involved in finalising every minor detail of each project.

Harridan already has a large portfolio of successful projects with numerous being in the Redland Bay area, including Bayside Redland Bay, Vanstone and Vanstone Park.



THE COMMUNITY

The Redland bay community has seen tremendous growth over the past decade. With the upgrade of key roads and the addition of numerous community centres and shops, the area has quickly become self-sustaining in its own right, whilst still retaining its roots and community values. Say hi to your neighbour in this terrific community and enjoy the surreal space together.

THE BAY

Living so close to the water has its perks. Whether you want to walk down and enjoy a nice brunch by the bay, or take the boat out using one of the numerous boat ramps available, the possibilities are endless. The peaceful tranquillity that the mind can experience by relaxing near the water does not have to be a distant thought, but a guaranteed reality.

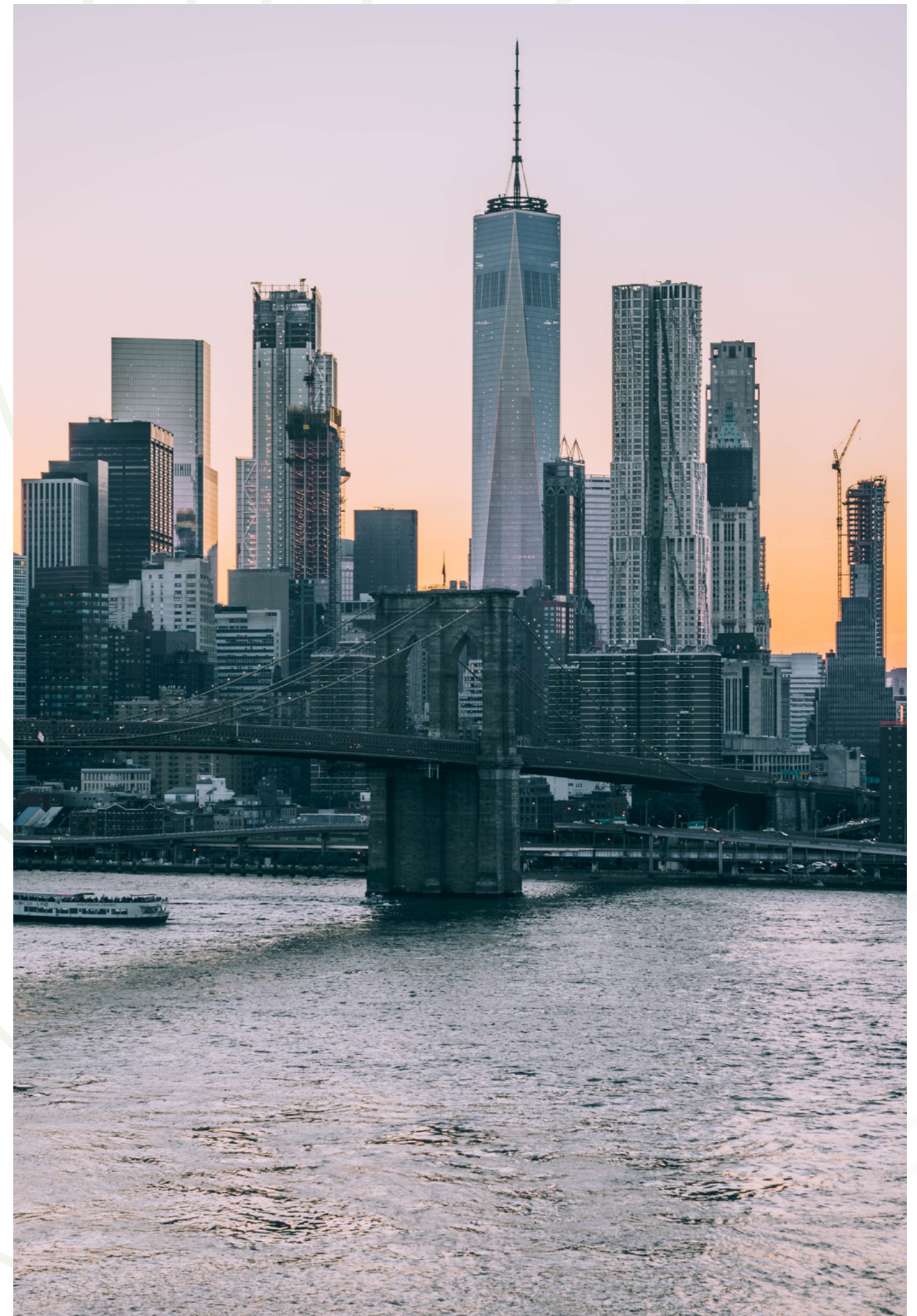


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THE NAME

The origin of the name derives from the desirable suburb of Brooklyn, New York of the same name. With its strong family presence and a common sense of belonging, it is not uncommon to see third or fourth generation families living in the region. We drew influence from this fact as Redland Bay itself represents and promotes this ideal strongly. With generations of heritage in the area, we foresee our estate becoming our own slice of Brooklyn's Bay Ridge and becoming home for many looking to grow together and share memories with one another.



○ Brisbane CBD

○ Red Edge Shopping Centre



○ Redland Bay State School

○ Victoria Point Shopping Centre

○ Lakeside - Restaurant and Cinema Complex

○ Cleveland Central

○ Raby Bay

○ Redland Bay Jetty

○ Cleveland Point

○ Victoria Point



THE LIFESTYLE



THE DREAM

THE COMFORT



THE CHOICE





BAY RIDGE

REDLAND BAY

THE ESTATE

The heritage of this estate dates back to when the Redlands became the metropolis it is today. The site was originally part of the first Redland Bay golf course on German Church Road. On the 6th September, 1919, Mr W.H. Melrose offered the free use of his paddock. The site itself shows significance as the first hole was located on the estate. The Redland Bay golf course was relocated in the 1930's and is now only up the road for those keen golf lovers.

THE CHOICE

Bay Ridge Redland Bay boasts 40 premium lots with various sizes and dimensions to suit any prospective owner. With a large range of custom blocks, you will be spoilt for choice and location in this amazing estate.



2km to Local Parks



500m to Local Schools



1km to Local Shops



2.5km to Golf Club



2km to Sports Clubs



12km to Train Station



15km to Motorway



60km to Gold Coast



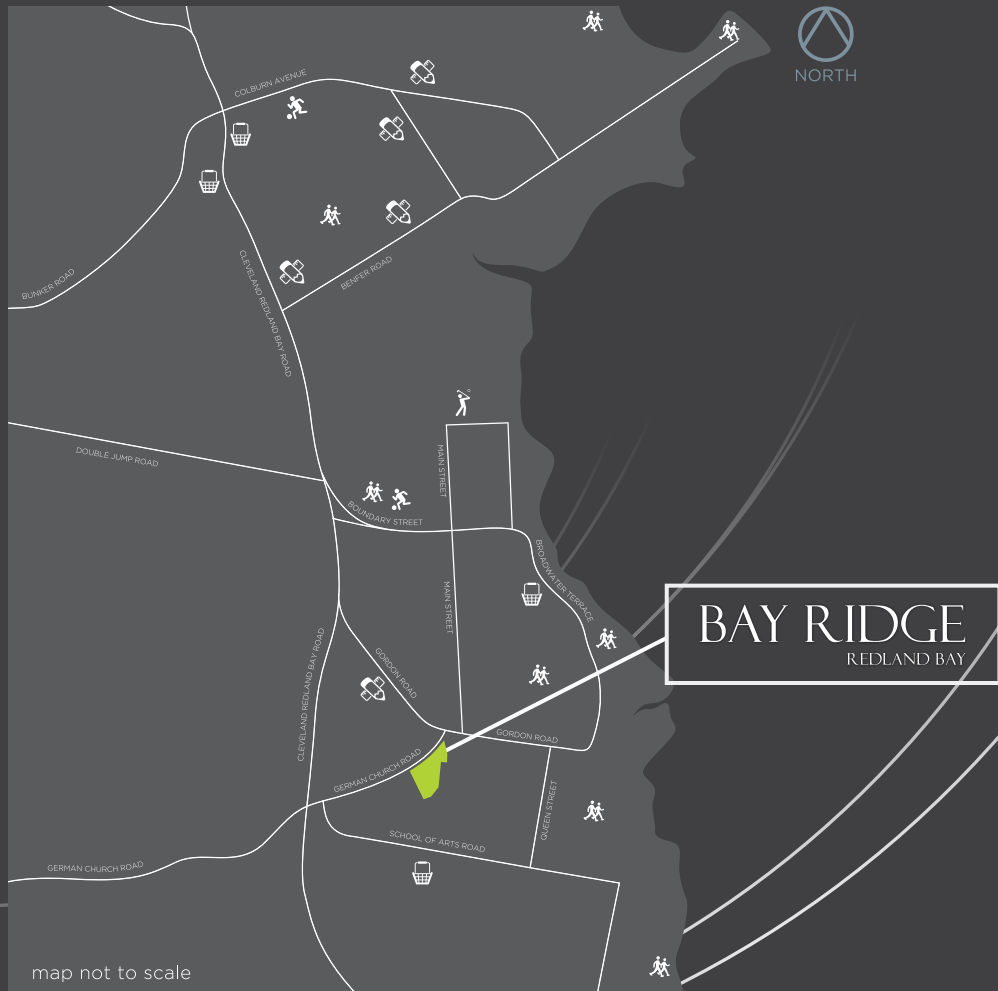
LOT FRONTAGES

| Lot # | Frontage (m) | Lot # | Frontage (m) | Lot # | Frontage (m) | Lot # | Frontage (m) |
|-------|--------------|-------|--------------|-------|--------------|-------|--------------|
| 1 | Corner | 11 | 13.7 | 21 | 14.3 | 31 | Corner |
| 2 | 12.5 | 12 | 13.7 | 22 | 14.3 | 32 | Corner |
| 3 | Corner | 13 | 13.7 | 23 | 14.3 | 33 | 25.3 |
| 4 | 16 | 14 | 13.7 | 24 | 12.5 | 34 | Corner |
| 5 | 16 | 15 | 13.7 | 25 | Corner | 35 | Corner |
| 6 | Corner | 16 | 13.7 | 26 | 12.5 | 36 | 13.2 |
| 7 | Corner | 17 | 26.8 | 27 | 12.5 | 37 | 10.6 |
| 8 | 13.7 | 18 | Corner | 28 | 12.5 | 38 | Corner |
| 9 | 13.7 | 19 | 14.3 | 29 | 12.5 | 39 | Corner |
| 10 | 13.7 | 20 | 14.3 | 30 | 12.5 | 40 | 31.7 |



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