


Everleigh

by mirvac

Where life takes shape





"We made a conscious decision to develop a unique, bold concept that is translated through the generous parks, sports fields, waterway corridors and open spaces that unite Everleigh as one."

Matthew Franzmann
Form Landscape Architects

Where a house becomes a home

Everleigh is where the beautiful life you have dreamed of living starts to take shape.

Surrounded by green open spaces and connected by a vibrant community, your next chapter begins at Everleigh.

Everything is at your fingertips with Greenbank Shopping Centre directly opposite and a future planned retail precinct as part of Everleigh. Most residents will also be within walking distance of a primary school at the centre of Everleigh, targeted to open in 2022. Combined with the award-winning Everleigh Park at the heart of the community, and 148 hectares of bushland and walking trails, you can experience the best of both worlds. Convenience and connection on your doorstep.

We have also taken this a step further, delivering flat land lots that are easy to build on so you can spend more money creating your ideal home.

A wonderful future awaits you at Everleigh.



Step into idyllic surrounds
at the award-winning
Everleigh Park.

Take in a breath of fresh air at Everleigh.
Being immersed by the surrounds of parks,
walking trails and wonderful open spaces
brings an immediate sense of calm.

Spoilt for choice



Bushland & Walking Trails

Meander through the bush and wetlands to enjoy nature at its finest on one of the many walking trails surrounding your home.



Community

Be part of something bigger – a community where new friendships are made. Where residents enjoy connecting and looking out for each other.



Education

Everleigh has been designed to support your family through their school years. Imagine a place where your children can easily walk from home to primary school, because their school is ideally positioned in the centre of the community. This is everyday life at Everleigh.

An additional ten primary, secondary, public and private schools also sit within a 16-kilometre radius of your front door. And the University of Southern Queensland is close by at Springfield.



Open Space

Relax and unwind or get active against a stunning green backdrop with more than 37% of Everleigh dedicated to open space including conservation bushland, regional parks, sporting fields and wetlands.



Connectivity

Everyday life is easy at Everleigh with a new bus route which commenced in November 2019, and an array of public transport options nearby providing a great sense of connection. The State Government has also earmarked an area 500m west of Everleigh for a proposed future commuter train station.



Park & Sporting Fields

Get active and take advantage of the many playing fields, award-winning Everleigh Park and organised sports venues on your doorstep. There is no shortage of wide-open spaces to help you keep fit and healthy or enjoy some fun and downtime with your family.



Where freedom & convenience meet

Location matters, and
at Everleigh you never
have to compromise.

Here you can live each day surrounded by lush open spaces and just moments away from the conveniences that make daily life an easy pleasure.

Everleigh is ideally positioned in Greenbank, within Brisbane's fast-growing south-west corridor neighbouring Springfield. The region's renowned Orion Springfield shopping centre is close by. This expansive Mirvac development is a favourite amongst locals for its 199 stores featuring fashion, food and entertainment.






Just a short 11km drive away is the Browns Plains Grand Plaza – home to over 150 specialty stores. But for those moments when time is precious, the convenience of Pub Lane's Woolworths shopping precinct is just a short walk from your home at Everleigh.

Mirvac Orion Springfield
Mater Private Hospital Springfield
Robelle Domain
Springfield Train Station
Greenbank Shopping Centre
Greenbank State School

Brisbane CBD 31km
Grand Plaza
Park Ridge State High School
Parklands Christian College

Springfield 11km

Gold Coast 74km

-  Planned primary school in walking distance for most residents – targeted to open in 2022
-  Pub Lane Tavern directly opposite Everleigh
-  Greenbank Woolworths directly opposite Everleigh
-  11.2km to Grand Plaza
-  14.6km to Orion Springfield Shopping Centre
-  31km to Brisbane City
-  74km to Gold Coast




Premium
landscaping,
streetscapes and
entry statement





Primary School
targeted to open
in 2022 in walking
distance for most
residents




148 hectares
of conservation
bushland and
walking trails


25 hectares
of regional sports
and recreation parks




The majority
of homes within
400m to green
open space

Location matters at Everleigh



Education

1. Proposed State Primary School on-site
2. Greenbank State School 4.3km
3. Park Ridge State High School 8km
4. Parklands Christian College 8km
5. Saint Philomena High School 12.8km
6. University of Southern Queensland, Springfield Campus 13.2km
7. Emmaus College Jimboomba 14km
8. Springfield Lakes State School 14km
9. Springfield Anglican College Secondary Campus 14km
10. St Peters Lutheran College 14km
11. Springfield Anglican College Primary Campus 16km
12. Griffith University, Logan Campus 23.5km



Sporting and community facilities

13. Oz Swim Aquatics 500m
14. Greenbank Library 1km
15. Greenbank Community Centre 1km
16. Greenbank Scouts 1km
17. Middle Green Sports Club 2.9km
18. Brookwater Golf & Country Club 16.4km



Shopping and entertainment

19. Proposed Neighbourhood Centre on-site
20. Greenbank Shopping Centre.. directly opposite
21. Park Ridge Town Centre 9.4km
22. Grand Plaza 11.2km
23. Jimboomba Junction Shopping Centre .. 12.2km
24. Orion Springfield Central 14.6km
25. Logan Central Plaza 21.8km



Dining

26. Pub Lane Tavern directly opposite
27. Greenbank Shopping Centre.. directly opposite
28. Greenbank RSL 10.4km
29. Jimboomba Country Tavern 12km
30. Orion Hotel and Orion Dining Precinct .. 14.5km



Transport

31. Potential Future Train Station* 1km
32. Bus stop at Pub Lane 130m
33. Park Ridge Park 'n' Ride 9km
34. Springfield Central Train Station 13.6km
35. Kingston Train Station 21km



Healthcare

36. Proposed State Community Health Centre on-site
37. Medicross Greenbank Medical Centre 350m
38. Mater Private Hospital Springfield 13.8km
39. Mater Health Centre Brookwater 16.2km
40. Logan Hospital 22.4km



Parks

41. JJ Smith Memorial Park 1.2km
42. Wearing Park 3km
43. Greenbank Recreation Reserve 3km
44. Spring Mountain Reserve 7km
45. Robelle Domain 14.7km

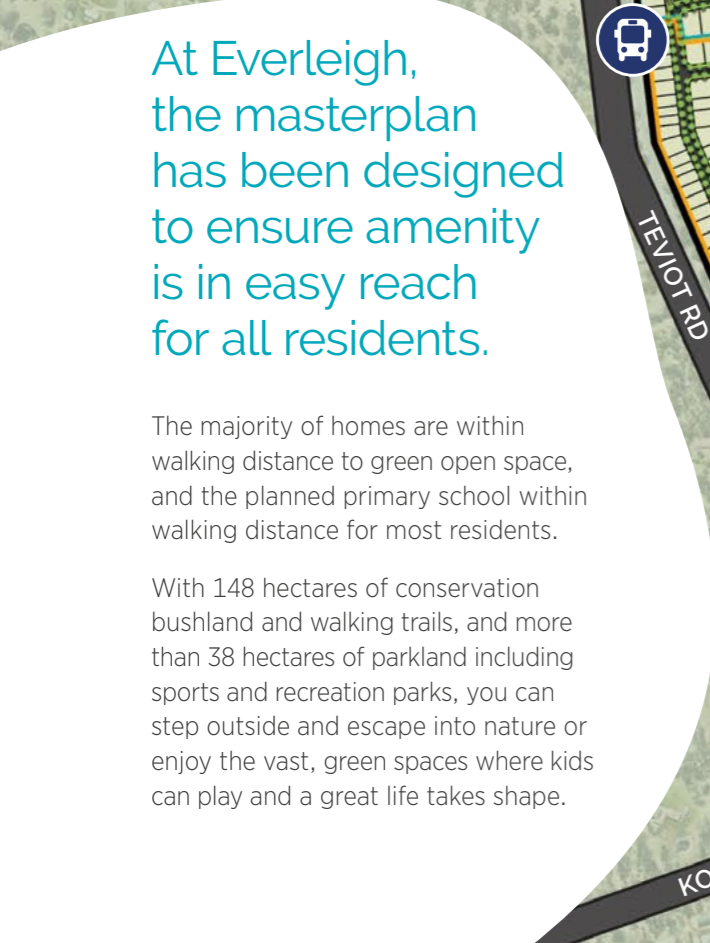
Map not to scale

*Location of Potential Train Station is shown as nominated in the Greater Flagstone PDA Development Scheme. This is outside the area controlled by Mirvac and is subject to approval and delivery by others.

Convenience is ever present in this tranquil setting, with even more to come. Feel well connected at Everleigh with schools, shopping and transport services close by.

An aerial photograph of a green roof, showing various plants and a network of white lines representing structural elements or drainage paths. A large, semi-transparent teal circle is superimposed over the center of the image. Inside this circle, the text 'Where every detail has been carefully considered' is written in a bold, white, sans-serif font. The background image also shows some vertical text labels like 'CAMPBELL RD' and 'SMITH ST' on the left and right sides respectively, and a yellow dotted line along the bottom edge.

**Where every detail
has been carefully
considered**

An aerial photograph of a residential development, Everleigh, is shown in the background. A large white circle is overlaid on the left side of the image, containing text. In the top right corner, there is a blue circular icon with a white bus symbol. Below the icon, a road is labeled 'TEVIOT RD' in white capital letters. At the bottom right, another road is partially visible, labeled 'KO' in white capital letters. The text inside the white circle is as follows:

At Everleigh,
the masterplan
has been designed
to ensure amenity
is in easy reach
for all residents.

The majority of homes are within walking distance to green open space, and the planned primary school within walking distance for most residents.

With 148 hectares of conservation bushland and walking trails, and more than 38 hectares of parkland including sports and recreation parks, you can step outside and escape into nature or enjoy the vast, green spaces where kids can play and a great life takes shape.

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Artist impression

Finding your dream home

Everyone has a vision for their dream home and how the experience of creating it will unfold.

At Everleigh, we have tailored three options to help turn that dream into reality. Whether you seek the excitement and control of being involved from the very start or prefer a turnkey build with no hassle, there is an option just for you.

Land

Select your ideal block of land and start designing your dream home from the ground up with the builder of your choice. Everleigh offers a variety of land lots to suit a range of budgets.



Build New

Take inspiration from our range of house and land packages and start planning your ideal home today.

To help with your home inspiration, be sure to visit Everleigh's display village, showcasing a range of designs from some of Queensland's best builders.



Built Homes

These newly completed homes in a range of designs and budgets offer all the benefits of a brand new house, without the hassle. The hard work is done for you, just move straight in.



Calling Everleigh Home

"It instantly felt like home to us. We knew straight away that Everleigh would be the ideal place to stay put and have an amazing life with our boys."

Kim & Family
Everleigh Residents



"Relocating to Greenbank ensures we still have easy access to work, Brisbane and the Gold Coast. We considered a few other locations but they didn't match what Everleigh could offer. We wanted a community where we could bring up children in the future. We were instantly attracted to the open greenery, park facilities and strong community feel that encapsulates life at Everleigh. The fact Everleigh is a community where everyone looks out for each other is something we're looking forward to being a part of, along with its close proximity to shops, schools and the motorway."

Georgia & Nathan
Everleigh Residents

Everything you need a short walk away

Take a moment to
imagine a day in your
life at Everleigh.

Maybe you have walked the kids to school
and stopped to enjoy a coffee on the way home.
You could be meeting friends for dinner at
the Pub Lane Tavern after waking up early
for a morning run in the fresh open air,
or maybe you unplug from the world
and escape with a relaxing bush walk.

Whatever your ideal day, this can
be your every day at Everleigh.

6:00am
Morning run
at Everleigh
Park



7:00am
Morning
coffee at
Gloria Jean's



8:30am
Walk to
on-site
school



5:00pm
Late afternoon
walk through
the bushland
walking trails



6:00pm
Shopping trip
at Woolworths
Greenbank



7:00pm
Pub Lane
Tavern for
dinner





More money towards your home

When it comes to land,
not all lots are created equal.

The cost of building your home can dramatically differ depending on how the land lot has been prepared. The more work the developer has put in from the ground-up, the less time and money it will cost you to build.

At Everleigh, we've focused on all the details, big and small, to make the process of building a home as simple as possible, and to ensure you have more money to invest in your home.

All homesites have a flat building pad, with lots oriented to best respond to slope and to reduce retaining wall heights. The extensive work that has gone into the lots promotes an attractive streetscape for all Everleigh homes.

That's the Mirvac difference.

The heart of Everleigh



"Great communities grow when residents come together to share the joys of everyday life."

Suzanne
Community Engagement Manager

You will be welcomed into the fold by a vibrant, warm and connected community of residents, even before you move in.

We recognise the importance of community. While four walls make a house, it is connecting with your neighbours and enjoying relationships with those around you that help your house feel like home. That is why we have a dedicated Community Engagement Manager whose sole focus is to bring residents together with an exciting calendar of events, activities and engagements with local businesses. With a sense of community spirit and pride in the neighbourhood, our fun and engaging social gatherings are what make Everleigh a wonderful place to call home.

There is always something enjoyable happening at Everleigh.



Choose your lot



Average lot size 375m²

The Compact Retreat (12.5m x 30m)

Low maintenance perfection with a little extra space.



Average lot size 420m²

The Family Favourite (14m x 30m)

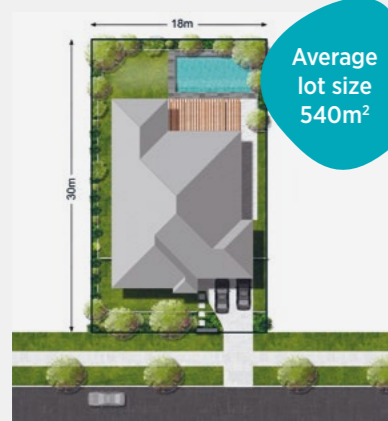
Enjoy a relaxed lifestyle with plenty of room for the kids to play.



Average lot size 480m²

Entertainer's Delight (16m x 30m)

Hosting family and friends will be a pleasure with ample space for entertaining.



Average lot size 540m²

The Sanctuary (18m x 30m)

An abundance of space, ideal for relaxation and recreation. Complete with a backyard and room for a pool.



Average lot size 600m²

The Lifestyle Escape (20m x 30m)

Create the home you've dreamed of with room for a pool and an indoor/outdoor lifestyle.

Lot sizes and dimensions are indicative only and subject to availability.



"Greenbank is such a thriving area and we immediately fell in love with the Everleigh vision and the beautiful surrounds. We wanted to find somewhere that perfectly suited our lifestyle needs, yet was still close to work. After looking at several communities, we found Everleigh ticked all our boxes and we are so overjoyed to be starting the next chapter of our lives where we can unwind, relax and make the most of our free time together."

Roger & Jenny
Everleigh Residents



Steps to purchase a land lot

1

Check your finance

Speak to your bank or financial advisor to get a clear understanding on your budget and best finance options. Once you have determined the best path you'll be provided with a pre-approval, giving you financial peace of mind when it comes time to purchase.

2

Choose your lot

At Everleigh, there's a variety of land options to suit a range of budgets. Your sales consultant can help you find your perfect home site.

3

Discuss home options

Meet with your builder of choice to discuss home options. You'll need to supply your builder with a copy of the Everleigh Design Standards and Guidelines to ensure your home complies with the vision for Everleigh.

To help choose your home design, don't forget to visit Everleigh's display village showcasing a range of homes from some of Queensland's best builders.

4

Initial deposit

Once you've chosen your preferred lot, it's time to secure it with a \$1,000 initial deposit.

Shortly after this, we will request a copy of your driver's licence(s) and the details of who you would like to use as your conveyancer. We will then send through a copy of a draft contract of sale for you to review.

5

Contract appointment

Once you have reviewed the contract we will set up an informal contract appointment to go through the finer details and any questions you may have. The contract is then signed electronically making it quick and easy for you.

6

Finance approval

To receive finance approval, your bank will check your documents and organise a valuer to come out and do a valuation on your land lot. Please note your bank may want to see your land and house contract together in order to lend you the total amount.

7

Balance deposit

Once your finance is approved, you will pay your balance \$4,000 deposit.

8

Settle your property

On the nominated contract settlement date you'll be required to make payment of the outstanding sale amount. Once full payment has been made, the title of the land will be transferred into your name, making you the new owner of the property. Your builder can then start construction of your new home.

Quality and Care in every little detail

THE MIRVAC DIFFERENCE



In the 48 years since our founding, Mirvac has grown to become one of Australia's most trusted integrated property companies.

Yet we have never lost sight of our purpose. To reimagine urban life in a way that benefits our customers and the communities in which we operate.

Mirvac enjoys an extraordinary level of customer loyalty, not by chance but by adhering to our four guiding principles: we listen to our customers and we learn; we test and re-test our products, materials and layouts until we get it right; we strive always to design and build better; and we stay with our customers throughout the sale and beyond.

As a Mirvac customer, you'll come to appreciate our obsession with quality and care in every little detail. It's what makes us different.

It's the Mirvac Difference.



Ascot Green

Ascot Green is the new residential masterplan at the historic Eagle Farm racecourse. Each apartment has been designed for luxurious living with extensive storage, and very generous balconies overlooking the racetrack to the north or out towards Brisbane city to the south.



Gainsborough Greens

Gainsborough Greens is a Mirvac masterplanned community providing living solutions within a natural bush environment where over 65% of the development site is dedicated to extensive green open spaces.



Hydeberry

Hydeberry is a premium land estate located in the Brisbane southside suburb of Rochedale. Live a beautiful life surrounded by stunning streetscapes and elegant homes just 14.5km from Brisbane CBD.



Orion Springfield Central

Located in Brisbane's rapidly growing south-western corridor, Orion was developed by Mirvac in 2007 and underwent a major expansion that completed in 2016 to position the centre as the dominant retail offer in its catchment.

It's in the detail.
residential.mirvac.com



Call 07 3859 5960
everleigh.mirvac.com
Sales Centre Open Daily 10am – 5pm
Visit us at 56 Kessels Boulevard, Greenbank

IMPORTANT NOTICE Masterplan: The masterplan is indicative of the intended development as at May 2020 and is not intended to be a true representation. Some features may be subject to development approval. Changes may be made during the development and items such as land uses, lot layouts, roads and paths, dimensions, specifications, fittings and finishes are subject to change at the developer's discretion without notice. Landscaping is indicative only and should not be relied upon. The developer makes no guarantees with regard to any aspect of the masterplan and prospective purchasers must rely on their own enquiries. The developer does not own all of the adjoining land to the development, including but not limited to the shopping centre. The developer makes no representation as to the development and future use of the adjoining land which it does not own. Please refer to plans and specifications as this masterplan is for guidance only. Amenities: References to amenities, shopping, and entertainment is believed to be correct as at May 2020. References to time, distances and localities are approximate only. Maps not to scale. The reference to the potential train station is for information only. The potential train station is located outside the area controlled by Mirvac and is subject to approval and delivery by third parties unrelated to Mirvac. The proposed State Primary School is subject to various approvals and may or may not proceed. General: Renders are artist impressions only and subject to change. Landscaping is illustrative only, type and size of trees and planting are subject to change. While care has been taken to ensure that all information contained in this brochure is accurate, Mirvac does not represent or warrant the accuracy. This brochure is for marketing purposes only and should not be relied upon when making a decision to purchase. Purchasers should make their own enquiries and where applicable, obtain appropriate professional advice as to their particular circumstances. All purchases are subject to contract terms. Mirvac is not liable for any loss or damage suffered as a result of any purchaser's reliance on any information in this brochure.
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