

LOTS 8, 9, 11, 12, 13

# CARBROOK LAKES ESTATE





## Premium Duplex and Residential Home Lots with Parkland & Golf Course Views

### PROPERTY FEATURES

#### LOT 8 - Residential Home Lot

**429m<sup>2</sup> Block** with commanding rear to Reserve Parkland vistas  
D.A Approved  
House plan available or use your own  
Requires New GIA (General In Accordance) B.A. submission  
Builders Grant applicable

#### LOT 9 - Residential Home Lot

**342m<sup>2</sup> Block** with commanding rear to Reserve Parkland vistas  
D.A Approved  
House plan available or use your own  
Requires New GIA (General In Accordance) B.A. submission  
Builders Grant applicable

#### LOT 11 - Duplex Lot

**366m<sup>2</sup> Block** with Parkland vistas and will have Golf Course views from first floor  
D.A Approved  
Dual-key building plans available or use your own  
Requires New GIA (General In Accordance) B.A. submission  
Builders Grant applicable

#### LOT 12 - Duplex Lot

**411m<sup>2</sup> Block** with Parkland vistas and will have Golf Course views from first floor  
D.A Approved  
Dual-key building plans available or use your own  
Requires New GIA (General In Accordance)  
Builders Grant applicable

#### LOT 13 - Duplex Lot

**360m<sup>2</sup> Block** with Parkland vistas  
\*\*\*Please note significant works already completed to the block and in place\*\*\*  
D.A Approved  
B.A Lapsed (can be reinstated for a small fee) including Structural, Engineering, Civil pre and post inspections already paid for (ready to submit re-instatement).  
Dual-key building plans previously lodged and available  
Requires New GIA (General In Accordance)



## OVERVIEW

Embrace this fantastic opportunity to secure one or more of the final premium lots in the boutique Carbrook Lakes Estate. Choose from two remaining residential home lots or three duplex DA approved lots with never to be built out Parkland Reserve and/or golf course outlooks available for purchase.

Carbrook Lakes Estate is ideally located within a ten minute drive or less of multiple shopping malls, high street villages, public and private schools, golf courses and country estates and easy access to multiple medical centres and recreation facilities. Enjoy Easy access to the M3 and just 32.8km (approx. 30 mins) to Brisbane CBD. Kuraby Train Station is also within easy reach.

Offering uninterrupted views of California Creek Reserve and Riverlakes Golf Course views, establish yourself in this desirable boutique estate.

**GRANTS** - Take advantage of the QLD grants applicable on these lots.

**FIRST HOME OWNER GRANT**     **\$15,000**  
**BUILDERS GRANT**                     **\$15,000 - contract must be signed by 31st March 2021**

## PRICE GUIDE

**DUPLEX LOTS**                             **OFFERS FROM \$300,000**  
**RESIDENTIAL HOME LOTS**             **OFFERS FROM \$220,000**

## RATES & FEES

### LOT 8

- BODY CORPORATE     \$23.86 per week
- COUNCIL RATES         \$567.95 per quarter

### LOT 9

- BODY CORPORATE     \$23.45 per week
- COUNCIL RATES         \$567.95 per quarter

### LOT 11

- BODY CORPORATE     \$45.53 per week per duplex including building insurance
- COUNCIL RATES         \$567.95 per quarter

### LOT 12

- BODY CORPORATE     \$45.78 per week per duplex including building insurance
- COUNCIL RATES         \$642.75 per quarter

### LOT 13

- BODY CORPORATE     \$45.44 per week per duplex including building insurance
- COUNCIL RATES         \$646.89 per quarter



## **LOCATION**

### **SHOPPING**

Logan Hyperdome  
Riverland Shopping Village  
Woolworths Centre

### **GOLF & RECREATION**

Riverlakes Golf & Country Club  
Carbrook Golf Club  
Meadowbrook Golf Club  
Cable Ski Logan  
Cornubia Park Sports Centre  
Cleveland Aquatic Centre

### **HOSPITALS**

Logan Hospital  
Redlands Hospital  
Gold Coast University Hospital  
Royal Brisbane Hospital

### **SCHOOLS**

Carbrook State School  
Kimberley College  
Calvary Christian College  
Chisolm Catholic School

### **TRANSPORT**

Kuraby Train Station  
Loganlea Train Station  
Beenleigh Train Station  
Logandale Bus Stop  
Beenleigh Redland Bay Rd Bus Stop