



INTRODUCING EDEN'S CROSSING ESTATE

## ABOUT GALLERY

Gallery Homes creates unique living spaces designed specifically to suit the lifestyles of our clients with a custom design suited to each individual home site.

Our long standing relationships with Australia's biggest land developers ensures that when you invest with Gallery Homes it will be in a location second to none. With a presence in both South East Queensland and Greater Melbourne we can assure our clients are spoilt for choice.

Let us turn your dream into a unique, Gallery Homes Masterpiece.

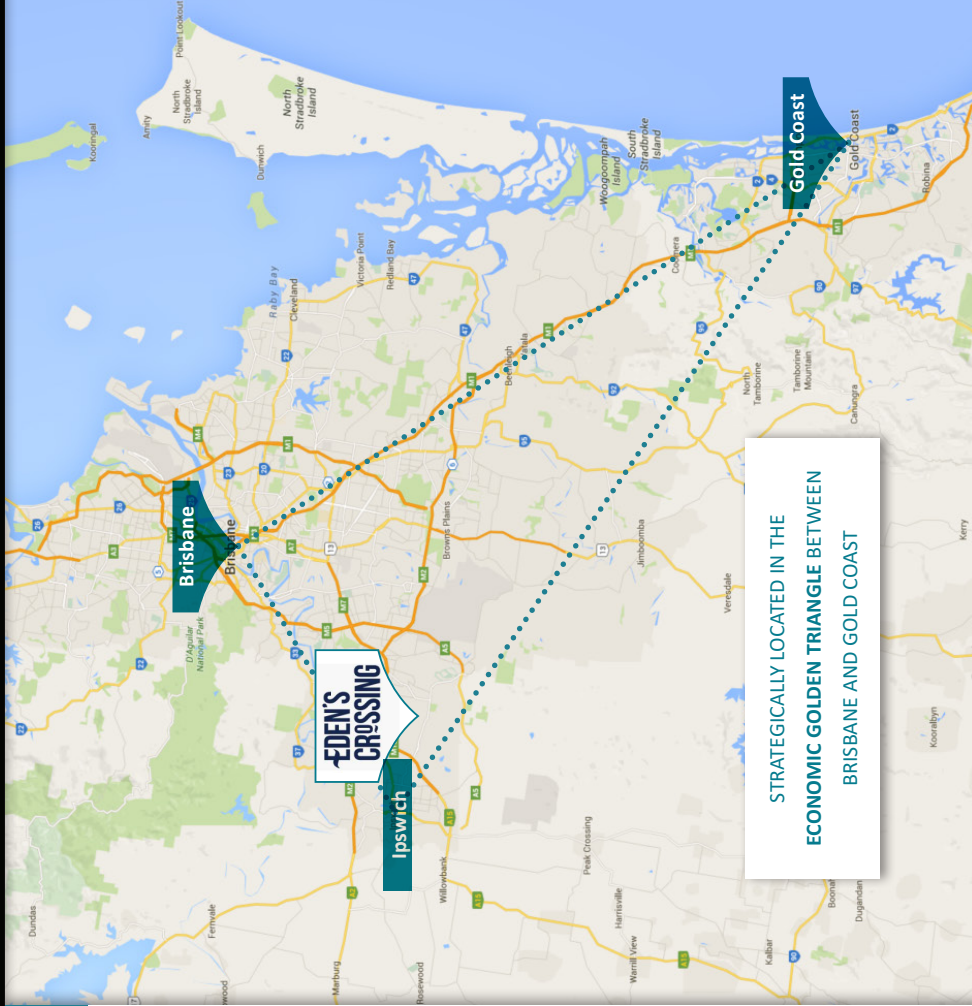


**GALLERY**

HOMES

*the art of living*





**EDEN'S CROSSING**  
**30km**

**30km**  
TO BRISBANE CBD

**87.5km**  
TO GOLD COAST BEACHES

**35km**  
TO PACIFIC MOTORWAY (M1)

STRATEGICALLY LOCATED IN THE  
**ECONOMIC GOLDEN TRIANGLE BETWEEN  
BRISBANE AND GOLD COAST**

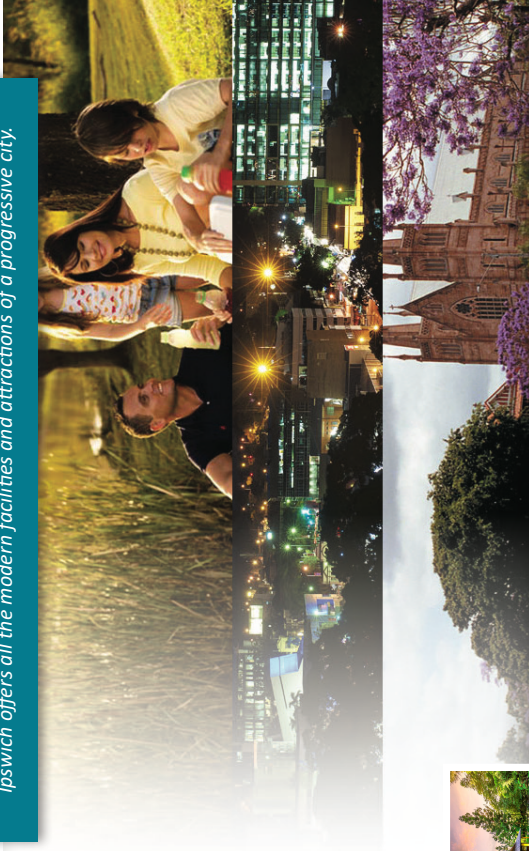
## IPSWICH

Ipswich is centrally located in the booming south east Queensland region of Australia. To the east is the capital city Brisbane, and to the west are the rural and agricultural areas of the Brisbane, Lockyer and Fassifern Valleys. The city is ideally positioned on the national road network - 40 minutes drive from Brisbane, an hours drive from the Gold Coast and 60 minutes drive from domestic and international air and sea ports.



Ipswich comprises an area of 1090 square kms and has a population of 180,000 people. Ipswich enjoys a subtropical climate and is a safe, friendly and multicultural city. Residents come from 115 different ethnic backgrounds, speaking 84 languages. Ipswich is an exciting place to live, work, invest and visit. Education plays an important role in the local economy with two universities and a wide choice of private and state government schools. Ipswich is alive and leading the way in tourism, sport, industry, technology, education and residential development.

*Ipswich offers all the modern facilities and attractions of a progressive city.*



40 minutes drive from Brisbane

Population of 180,000 people

Modern Facilities and Attractions

Booming SE-QLD Location



## GREATER SPRINGFIELD

Greater Springfield located right on Brisbane's doorstep is Australia's fastest emerging new city. It drives one of the nation's fastest urban growth corridors and surrounding suburbs alike.

- Total land area – 2,860 hectares.
- \$1.2 billion major rail and transport hub.
- 390ha, 52,000 workers, 2.6 million m<sup>2</sup> of office, retail, educational, health and technology facilities.
- 52 hectare integrated health precinct.
- 11 kilometres of boardwalks, walking and cycle tracks, sports fields and playgrounds.



## MATER HEALTH SERVICES

Mater Health Services is meeting the growing healthcare needs of the Greater Springfield community through the Mater Private Hospital Springfield (MPHS).



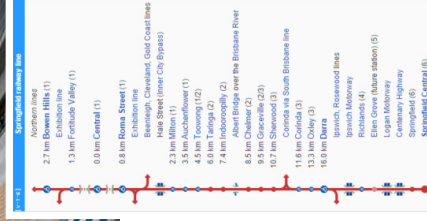
Mater has a master plan for the hospital precinct within Health City Springfield Central, which incorporates a number of expansion stages which will be rolled out to meet the demands of the region. MPHS will offer an innovative, unique and contemporary model of holistic care and will provide patients exceptional acute and sub-acute treatment and care, while also promoting wellness and illness prevention.

80 bed \$85 million hospital  
10,000 sqm facility  
\$21.4 million Cancer Care Centre

# SPRINGFIELD RAIL PROJECT

The \$1.2 billion Springfield Rail project was completed in December 2013.

Staff at the two state-of-the-art suburban stations have reported an enthusiastic welcome to the \$1.2 billion investment in the much publicised transport hub which includes the partial doubling of the Centenary Highway and integrated bus and rail interchange at Springfield Central Station.



**Over 10 trains an hour**  
for peak times

**Less than 1 Hour to**  
**Brisbane CBD**

**\$1.2 billion** Rail Project

## LIFELONG LEARNING OPPORTUNITIES IN GREATER SPRINGFIELD

Greater Springfield aims to enhance and enrich the entire region through world class education facilities and leading technology – allowing students to reach their aspirations.

With more than 14,000 students from daycare to university already in Greater Springfield, there are many opportunities for life-long learning.



**16 Early Learning Centres**

**10 Private and Public Schools**

Home to the **University of Southern Queensland.**

Located in Education City in Springfield Central, USQ Springfield provides on-campus and distance education programs for a variety of courses in the areas of Law, Business, Sustainable Business, Accounting and Commerce, Psychology, Education including Early Childhood, Primary, Secondary, Sports Health and Physical Education and Special Education, Engineering and Surveying, Arts, Human Services, Journalism, English Literature and Applied Media.





**Greater Springfield**  
Greater Possibilities



[OrionSpringfieldCentral.com.au](http://OrionSpringfieldCentral.com.au)  
a town centre by mivnac

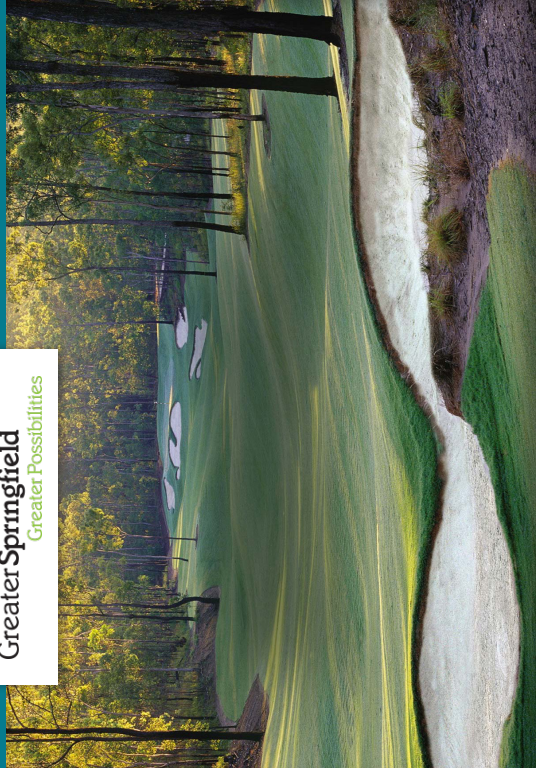
## ORION SPRINGFIELD CENTRAL

Springfield Central offers workers and their families a wide selection of places to eat, shop and relax. Orion Springfield Central offers Event Cinemas, Target, Coles, Big W, Woolworths, Aldi and over 110 speciality stores and restaurants.



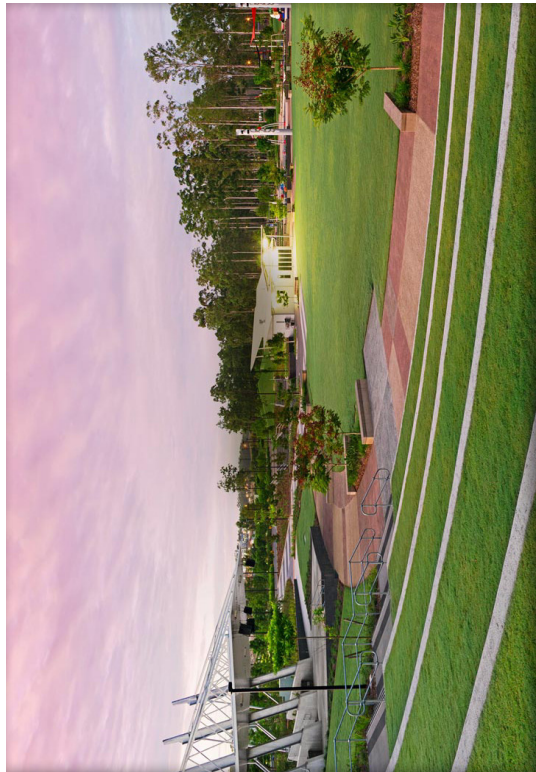
## SPRING LAKE METRO FRESH FOOD MARKET

More dining shopping and entertainment options are now available at Spring Lake Metro Fresh Food Market.



## BROOKWATER GOLF AND COUNTRY CLUB

With an address on Tournament Drive, it's obvious long before you swing a club that the magnificent Brookwater golf course is up amongst Australia's best. Masterfully designed by Greg Norman, the award-winning public access course offers a golfing experience you won't easily forget.



## ROBELLE DOMAIN

The parklands offer amazing features and facilities including waterfalls, cafe, water cascades, water play area and an activities and interactive playground. Shady picnic areas, land art pyramids, art work, exhibition gardens, treetop walks and spaces suitable for large community events and gatherings.

## DUSIT THANI BROOKWATER GOLF & SPA RESORT

Construction has started on the \$1 billion Dusit Thani Brookwater Golf and Spa Resort following strong residential sales in stage one.

Stage one will include restaurants, the conference centre, spa, 24-hour concierge, five-star resort-themed shops, a fitness centre, lagoon, pools, bridal centre and chapel.

**520 Apartments**

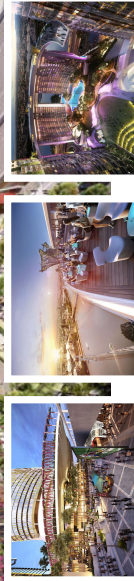
**15,000sqm resort pavilion**

**12,000sqm retail emporium**



The joint venture between World Group UK and Maxsen Capital Hong Kong, will comprise 520 apartments, a 15,000sqm resort pavilion, six private clubs, 12,000sqm retail emporium plus a conference and convention centre.

The resort will be managed by Dusit International and operated under the flagship brand, Dusit Thani.

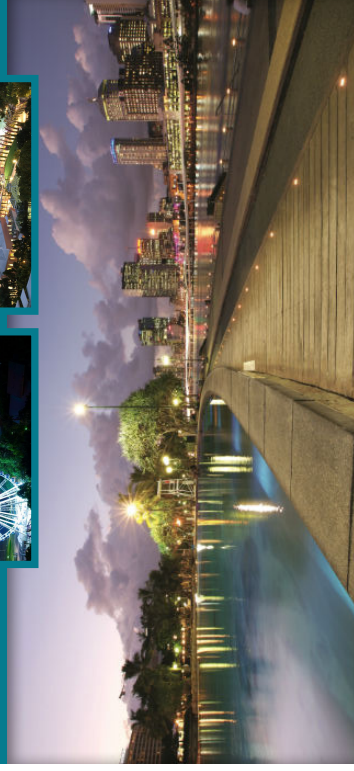
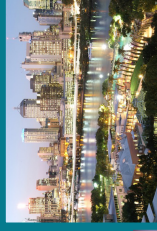
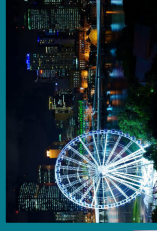


## QUEEN'S WHARF BRISBANE

The Star Entertainment Group, Far East Consortium (Australia) and Chow Tai Fook Enterprises is now the contractor responsible for delivering the world-class tourism, leisure and entertainment precinct in the heart of the Brisbane CBD.

## SOUTH BANK AND THE CULTURAL CENTRE

South Bank is Brisbane's premier lifestyle and cultural destination. Located on the southern banks of the Brisbane River, its 17 hectares of lush parklands and Australia's only inner-city, man-made beach makes South Bank Parklands the perfect place for a dip in the pool, stroll in the park or a barbecue with friends. Make sure you visit the Epicurious Garden, which grows organic seasonal produce all year round.

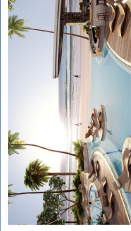




**GALLERY**  
HOMES

## JEWEL - GOLD COAST

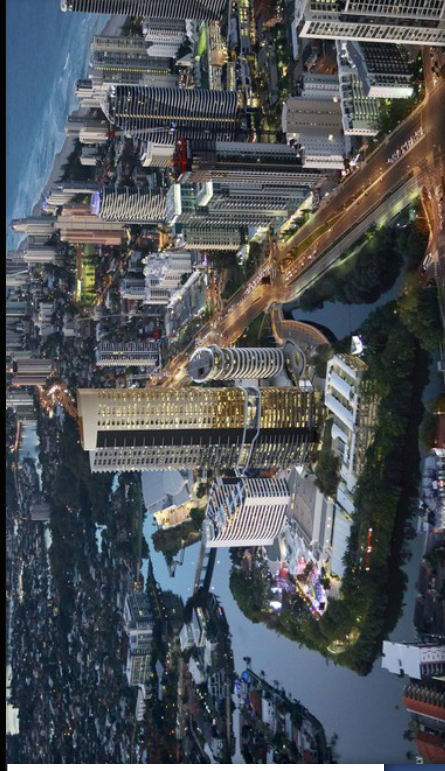
Headed by one of China's richest men, Wang Jianlin, the three tower luxury Wanda Ridong Jewel development will have 500 apartments, 171 hotel rooms and dozens of luxury retail precincts.



  
JEWEL



**GALLERY HOMES**  
Gold Coast



## THE STAR - GOLD COAST

Early 2017 marked an important milestone in the history of The Star, Gold Coast. After more than thirty years as Jupiters, it re-launched as The Star Gold Coast – a transition that positions it for a bright future as part of The Star Entertainment Group.

Adding to the excitement is the planned addition of the first mixed-use residential apartment and hotel tower on Broadbeach Island. The Star Residences, the 53-storey tower could be the first of up to five within a future master plan as part of a joint venture with renowned Hong Kong-based partners Chow Tai Fook and Far East Consortium.

The Star Entertainment Group has announced it will work with the City of Gold Coast Council to revitalise the parkland on the corner of the Gold Coast Highway and T E Peters Drive, Broadbeach – directly in front of the property.



## WARNER BROS. MOVIE WORLD

Australia's only movie related theme park has first-class rides and action packed shows.



## DREAM WORLD

Australia's largest theme park with over 40 rides and attractions, including five roller coasters.



## WHITE WATER WORLD

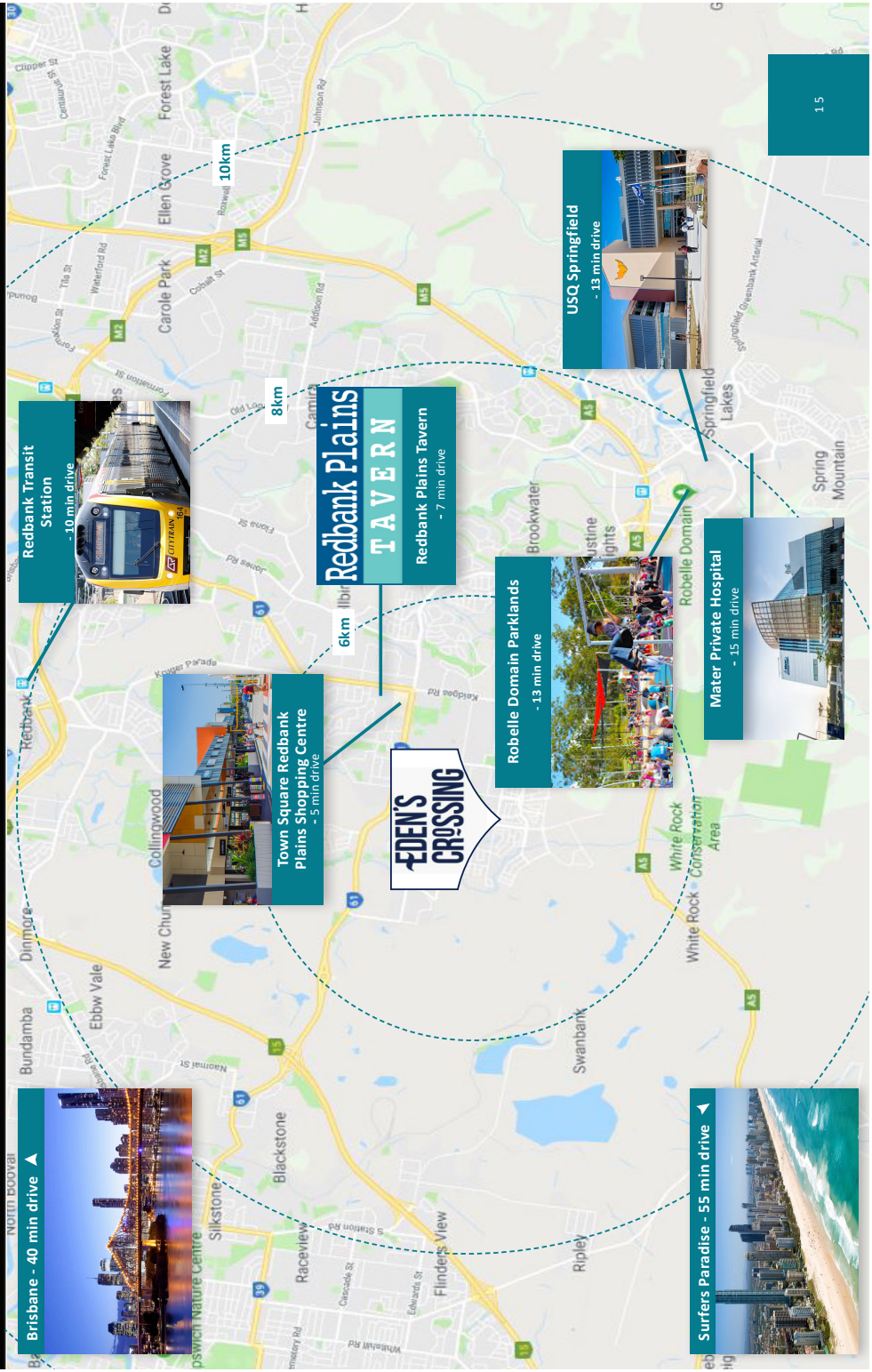
Waterpark situated on the Gold Coast with plans for an expansion of the park from 10 slides to 15.



## NEW THEME PARK PROPOSED

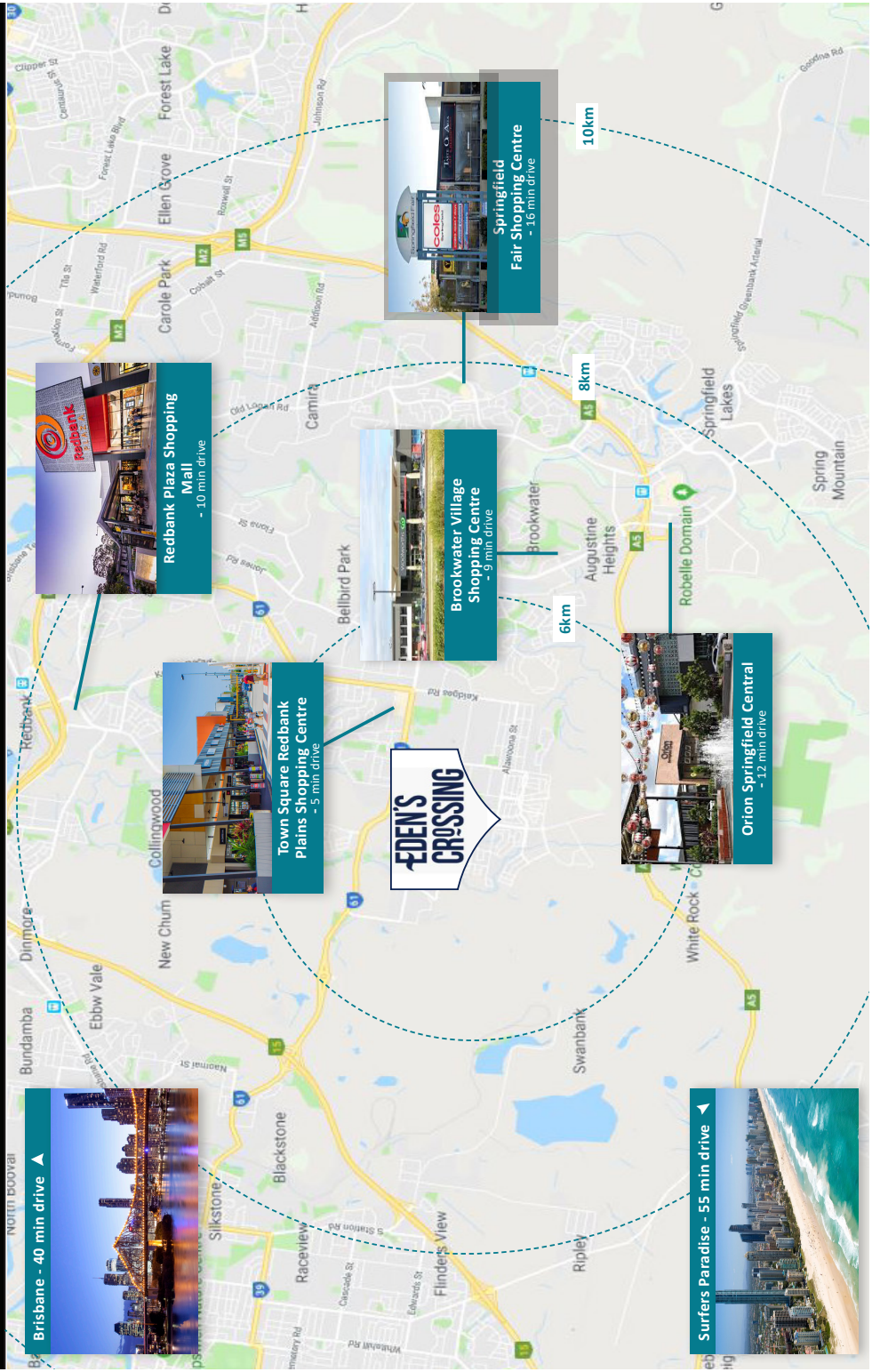
Wanda chief executive Wang Jianlin is planning a multi-billion dollar dinosaur theme park on the Gold Coast in conjunction with the company which produced Jurassic World.



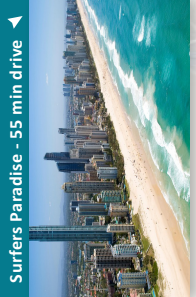


EDEN'S CROSSING  
Commercial

GALLERY  
HOMES



Brisbane - 40 min drive



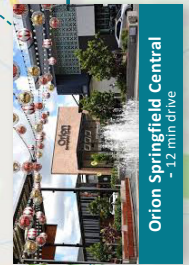
Surfers Paradise - 55 min drive



Redbank Plaza Shopping Mall - 10 min drive



Brookwater Village Shopping Centre - 9 min drive



Orion Springfield Central - 12 min drive

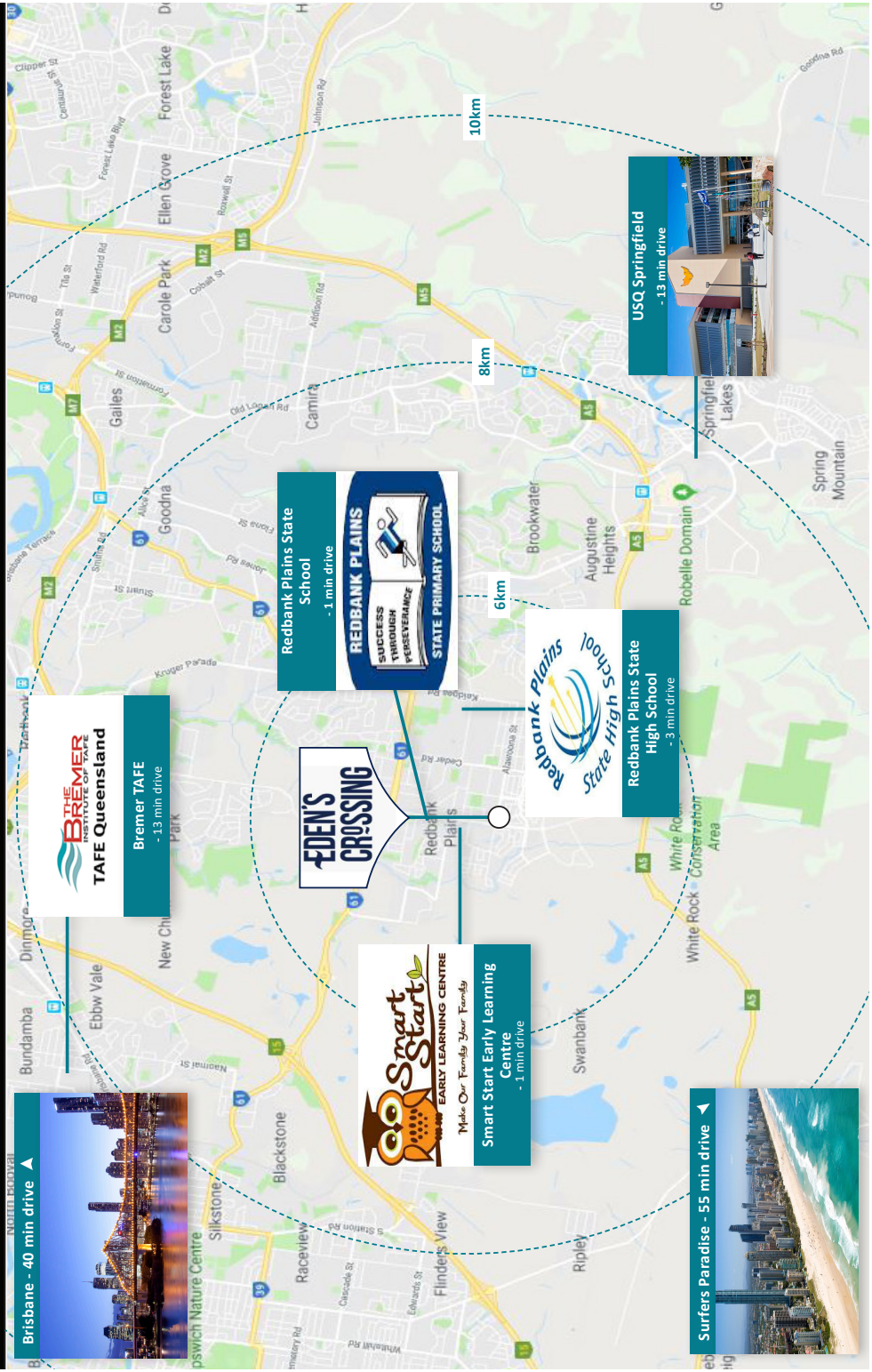


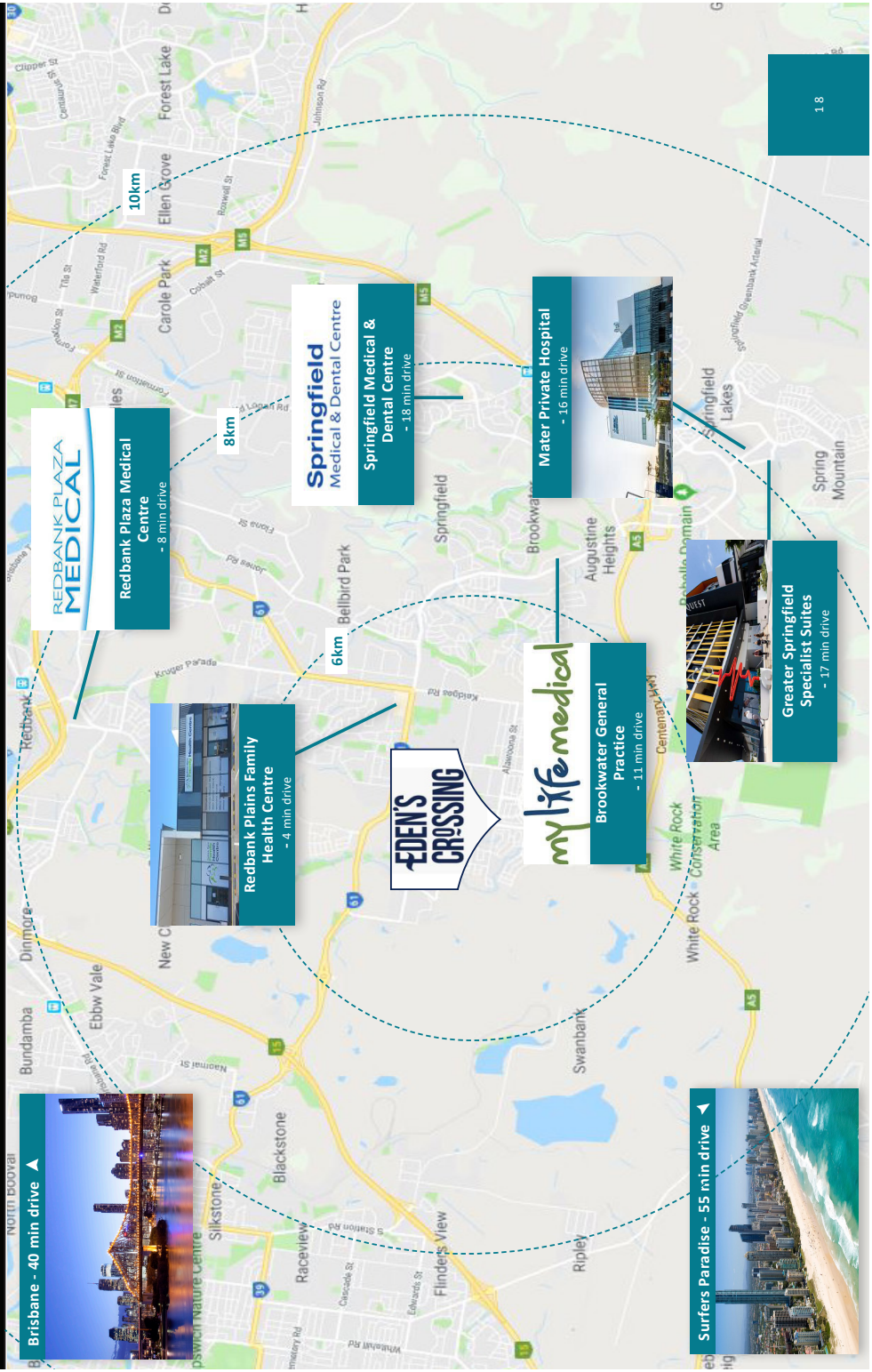
Town Square Redbank Plains Shopping Centre - 5 min drive

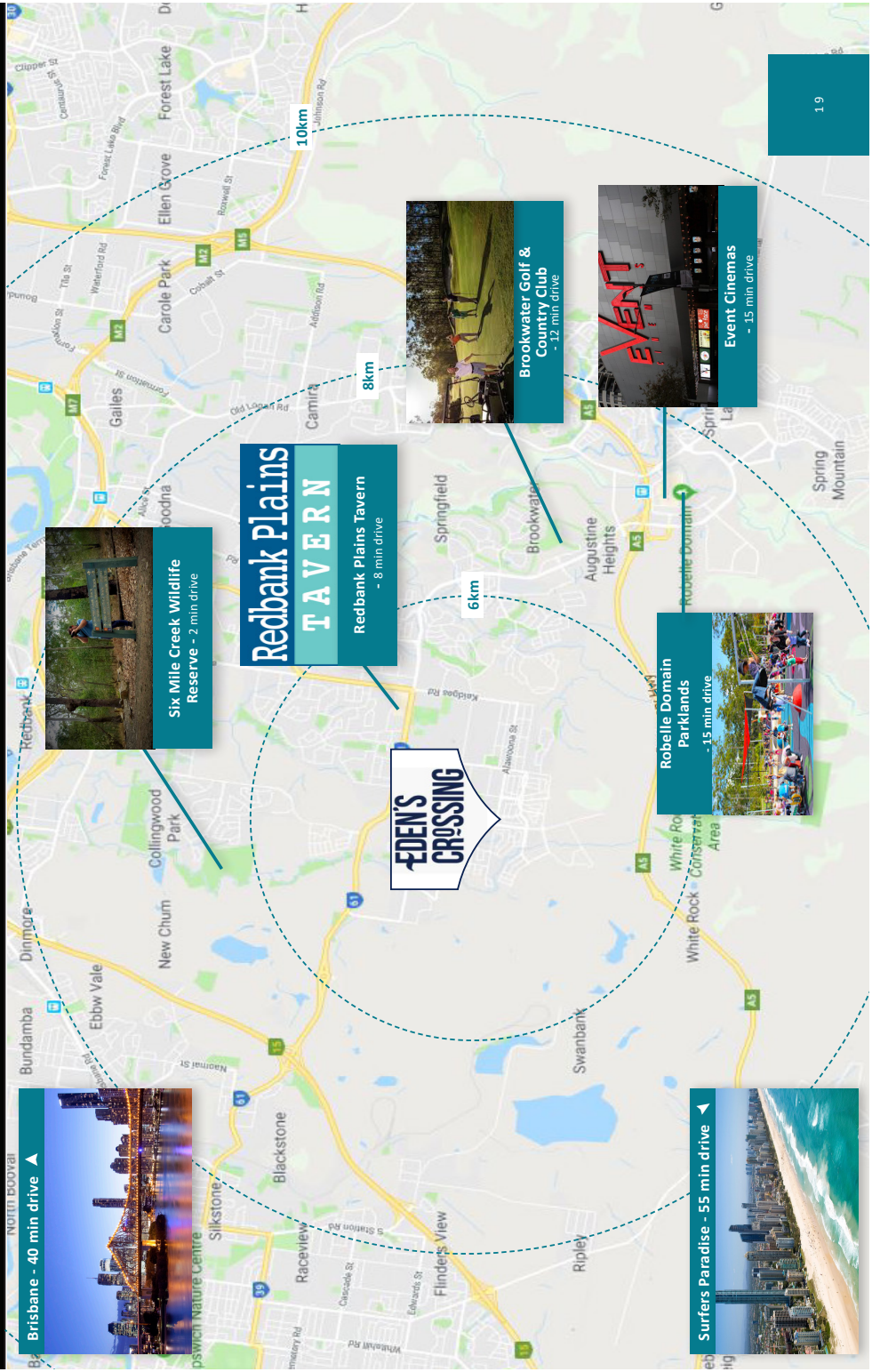


Springfield Fair Shopping Centre - 16 min drive



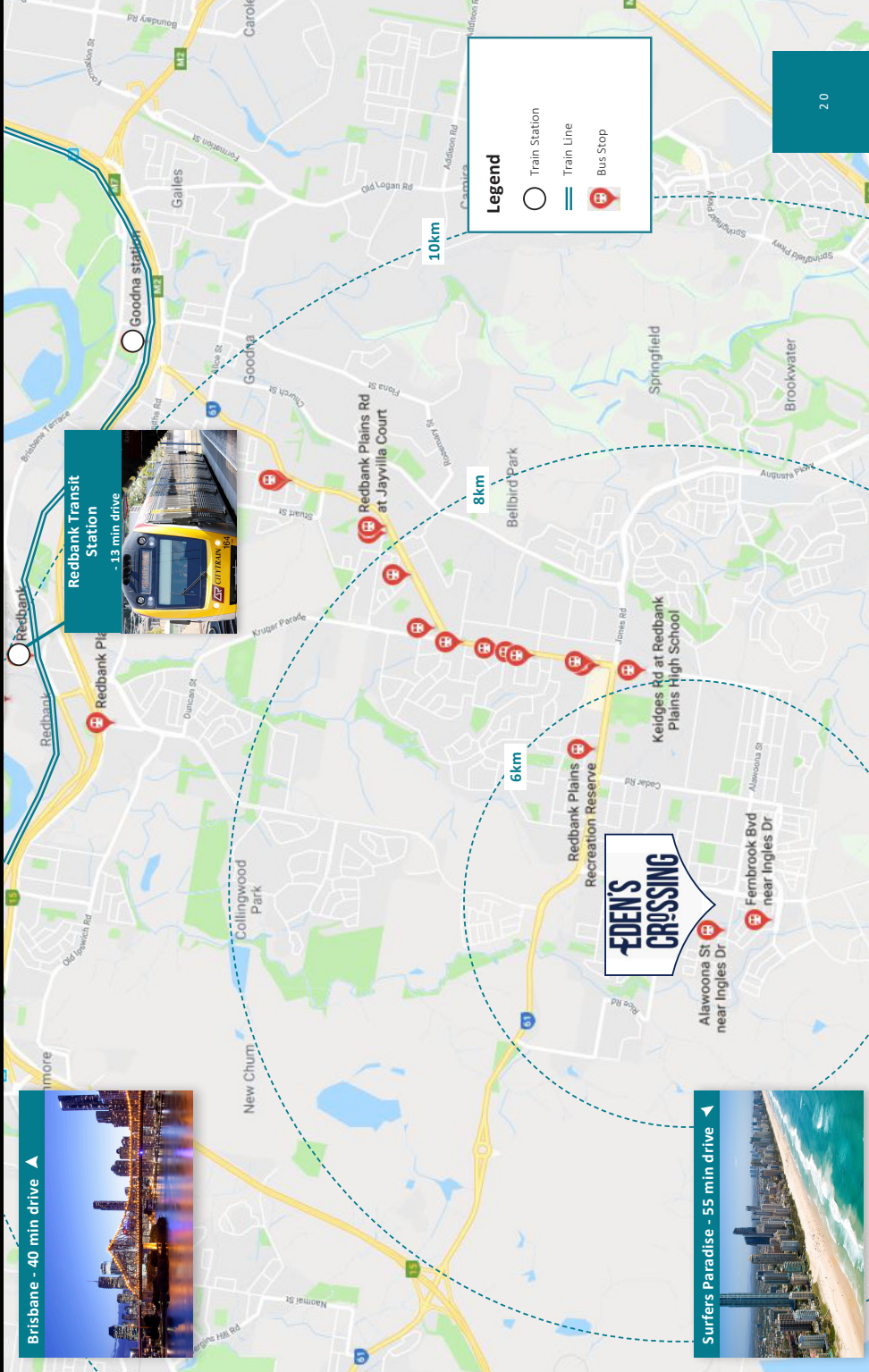








Brisbane - 40 min drive







Eden's Crossing is located in South East Queensland, one of Australia's fastest growing regions.

**3.4M\*** Queensland's population in 2015  
**4.9M\*** New residents projected by 2036  
**1.55M INCREASE**

**\$177B\***

value of South East Queensland economy

**63%\***

of Queensland's total economy (\$270B)

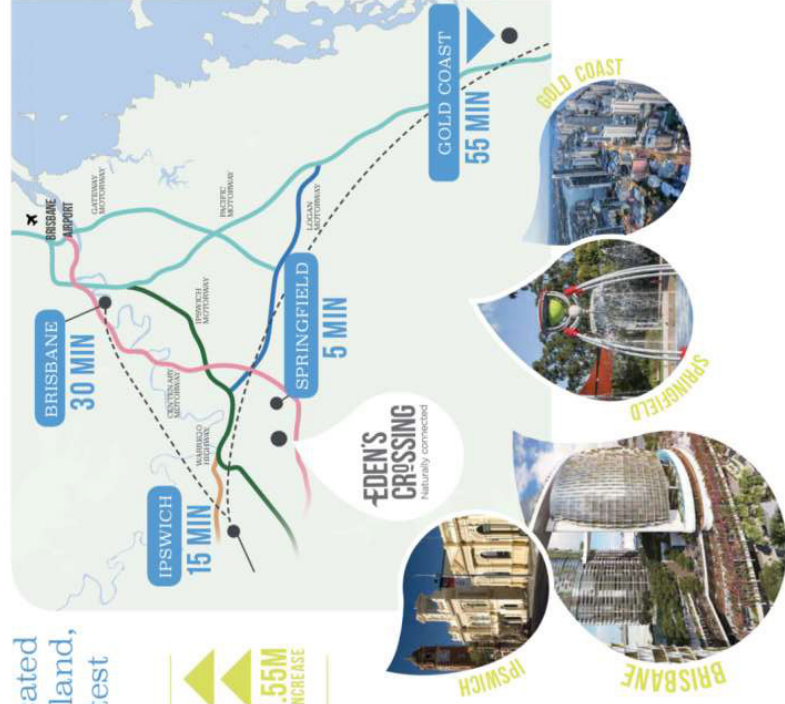
**66%\***

of SEQ's total population live outside of the Brisbane LGA

**6%#**

growth in SEQ's land prices in 2016

\*Source: SEQ Housing Report, October 2016  
 #APR in January 2017



LIVE  
AND LEARN

### Connected to classes

At Eden's Crossing, we understand that education opens up a bright future for our kids, and we know that educational facilities bring vibrancy to a community.

Eden's Crossing has been thoughtfully located amongst a wide selection of childcare centres, schools and universities.

The brand new Fernbrooke State School has now opened right next door. Plus within a five kilometre radius of Eden's Crossing you'll find eight other childcare centres, two other local state schools, and Hedbank Plains High.

There are plenty of private schools nearby too: Stuzina Memorial College, West Moreton Anglican College, St Mary's College (girls), The Springfield Anglican College, Ipswich Jnr Grammar School, Ipswich Grammar and St Augustine's College.

For tertiary students, the University of Southern Queensland Springfield Campus is within a 3km drive, and the University of Southern Queensland Ipswich Campus is just 12.8km away.

Whatever level or style of education your family needs, Eden's Crossing is connected to it all.





MORE RUSTLE,  
LESS BUSTLE

### Relax and reconnect

In today's busy world, it's important to stay connected to the things that keep us healthy and happy.

At Eden's Crossing you'll find plenty of quiet places to relax, open spaces where you can exercise, and beautiful parks where you can meet your neighbours.

In fact, 35 hectares of Eden's Crossing has been set aside as green open space, conservation areas and creekside parks where you can enjoy the tranquility of nature.

For those who love sport, there will be ovals for kicking the footy or having a bit of cricket.

There are also plenty of regional parks in the area, including the Bedbank Plains Recreational Reserve with its recently upgraded sporting fields, skate park and public library.

A network of cycling and walking paths will meander through the Eden's Crossing community and connect to the neighbouring White Rock Spring Mountain Conservation Estate.



### Connected to the environment

At Eden's Crossing, nature is just outside your back door. Just follow the cycling and walking trails across the creek and you'll find yourself in the pristine surroundings of the White Rock Spring Mountain Conservation Estate.

The 2,500 hectare park is a paradise for bushwalkers and mountain bikers with trails ranging from 200 metres to 20 kilometres.

For rock climbers and those seeking an inspiring view, there's the park's most dramatic features, the rocky outcrops of White Rock and Spring Mountain.

And for nature lovers, the park has some of the area's highest conservation values. It's home to 824 flora and 159 fauna species including eagles and koalas.

Seven major waterways originate in the park, including Six Mile Creek, which flows for a kilometre through Eden's Crossing. This section of the creek will be revegetated and rehabilitated as part of the community's commitment to connecting with the natural environment.

TURN OVER  
A NEW LEAF



**CLOSE TO  
FRUIT AND  
VEG**

### Connected to convenience

Living at Eden's Crossing, you'll have all the services and amenities you need within a few minutes' drive of your front door.

If you're looking for some retail therapy, Redbank Plaza has over 100 speciality stores as well as Coles, Big W, Aldi, Kmart and Reading Cinema. Town Square Redbank Plains is also within close distance, featuring Woolworths, Coles, Aldi, Target, post office, bakery, medical centre and more. A brand new Coles is planned to open at Bundamba (10kms / 10mins from Eden's Crossing) by late 2018.

Eden's Crossing also has plans for a shopping precinct of its own within the community, set to feature a Woolworths, a Kmart, a Reading Cinema and a new medical centre. Eden's Crossing will be even better connected by the new link to the Centenary Highway\*, which will make the drive to Orion Shopping Centre at Springfield Central only 5 minutes away.



\*Proposed Centenary Highway access to take to construction completion in 2018.

**EASY COME.  
EASY GO.**

### Transport connections

With a number of major transport links close by, there's no doubt Eden's Crossing is a well connected community. Future direct access to Centenary Highway will put Springfield Central only a 5 minute drive, while current access to roads makes the location highly accessible, either Brisbane, Ipswich or the Gold Coast.

Eden's Crossing is also well serviced by public transport with the 524 bus running from Redbank Plains to Goodyea along all major roads and connecting all shopping centres in between. Plus the nearby Springfield Central Station provides a direct rail service to Brisbane (approx. 40 minutes).

Eden's Crossing is also planning for future transport needs with a proposed transport reserve that can be used to increase services as the community grows.





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[www.gallerygroup.com.au](http://www.gallerygroup.com.au)

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