WELCOME TO EVERGREEN

SINCE 1872

EXCLUSIVE RIVERFRONT ACREAGE

1300 138 185

www.lionlandmarketing.com.au/property/evergreen-since-1872/

Exclusive Riverfront Acreage Estate

Come home to a tranquil country lifestyle within easy reach of all amenities. Consisting of 26 acreage homesites, Evergreen Riverfront Estate is unique as many blocks have absolute River Frontage with a very elevated home site. Those not on the river are no less appealing as they look out over green pastures to beautiful farm land.

All blocks will enjoy full pressure town water and underground power. With the Logan River forming the boundary of the estate on its western and northern sides, 14 homesites have an all year round aquatic playground for the family, as well as the rare opportunity to pump free water direct from the river, perfect for your horses and veggie garden!

A substantial part of the bush to the east is protected vegetation. Also, due to a State Government moratorium on further development in the area, it is envisaged that the future residents of the eastern blocks will enjoy uninterrupted bush views for many years to come. And with cooling easterly breezes, you'll love entertaining your friends and family in this idyllic setting.

The Evergreen Riverfront Estate, is ideally located only 35 minutes from the Brisbane CBD, and under an hour to the Gold Coast. The local town of Jimboomba is only 5 minutes away and has all the amenities you need including 2 shopping centres and many recreational facilities. For families with school age children, Jimboomba also boasts a number of options including a state primary school, Emmaus College (P–12), and the prestigious Hills International College (P-12).

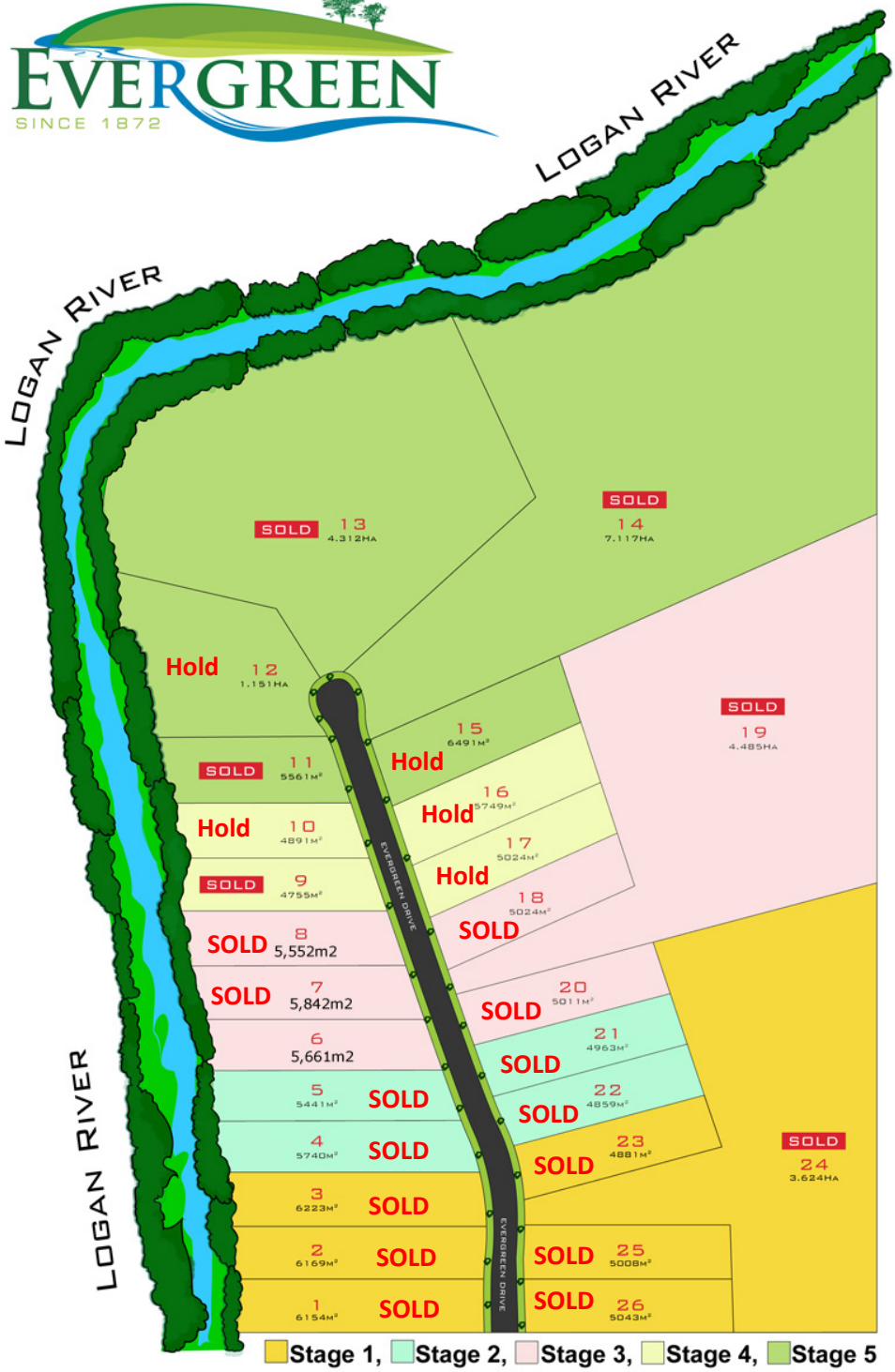
The Evergreen Riverfront Estate is part of our Australian Heritage. The owners' ancestor and pioneer, Timothy Buckley settled on the land in 1872, and began work on building up a dairy herd of Australian Illawarra Shorthorns. The farm was known locally as "Evergreen" and has been inducted into the Stockman's Hall of Fame in Longreach. The dairy operations ceased in 1993.

The Evergreen Estate is part of Queensland History. This land was settled in 1872, the original colonial homestead from the 1800s is still standing on Lot 7. The descendants of the original settlers are moving the historic home to the middle of the block. The home then will be renovated to bring it back to its former glory and native screening trees will be planted on both sides of the block.

This part of the farm, comprising of approximately 80 acres, is the "heart", with the old dairy and first buildings including the cottage (constructed in 1872) and the homestead (constructed in late 1800s) still standing on the property. The property has been passed down over 6 generations, with members of the 6th, 7th and 8th generations continuing to live on the property today.

With the farm no longer operating for some time, it is now your opportunity to own a piece of Australian History.

EVERGREEN
SINCE 1872



The original colonial homestead is on Lot 7.

The Evergreen Estate is part of Queensland History. This land was settled in 1872, the original colonial homestead from the 1800s is still standing on Lot 7. The descendants of the original settlers are moving the historic home to the middle of the block. The home then will be renovated to bring it back to its former glory and native screening trees will be planted on both sides of the block.

Move to Evergreen Estate and be part of Queensland History.

Stage 3:
Is Registered, and selling fast.

Stage 4 and 5:
You can secure blocks with a $1,000.00 deposit NOW. Prices are expected to be available in late 2020 and contracts are expected to be available in early 2021

Lot	Stage 3	Price	Size m2	Acres	Status
6	Absolute Riverfront	Offer over $400,000	5,661m2	1.39ac	Available
8	Absolute Riverfront		5,552m2	1.37ac	U/C
	Stage 4				
10	Absolute Riverfront	TBA	4,891m2	1.21ac	HOLD
16	Dry Block	TBA	5,749m2	1.42ac	HOLD
17	Dry Block	TBA	5,024m2	1.24ac	HOLD

LION REALTY
Klaus 0409 496 066
1300 138 185
www.lionlandmarketing.com.au/property/evergreen-since-1872/

Exclusive Riverfront Acreage Estate Information

Pumping Water from the Logan River:

The *Water Act 2000* (Qld) authorizes landowners whose land is adjoining the river to take water for "domestic or stock purposes".

“Domestic purposes" includes irrigating a garden, not exceeding .25ha, being a garden cultivated for domestic use and not for the sale, barter or exchange of goods produced in the garden.

“Stock purposes", in relation to taking water, means—
watering stock of a number that would normally be depastured on the land on which the water is, or is to be, used.

For more details, refer to S. 20A of Water Act:
http://www.austlii.edu.au/au/legis/qld/consol_act/wa200083/s20a.html

Klaus 0409 496 066
1300 138 185
www.lionlandmarketing.com.au/property/evergreen-since-1872/

The **Evergreen Riverfront Estate**, is at the end of Evergreen Drive Stockleigh. Simply turn into Stockleigh Road off Mount Lindesay Hwy, Stockleigh Road has a sharp turn left at the give-way sign, then turn left into Evergreen Drive and drive to the end.

LION REALTY

Klaus 0409 496 066

1300 138 185

www.lionlandmarketing.com.au/property/evergreen-since-1872/

Intention To Purchase

Date_____

Estate: Evergreen Estate. Lot: _ _ _ _ _ _ _

Purchase Price: _ _ _ _ _ _ _ _ _ _ _

I / we understand that the purpose of this intention to purchase is to formalise our intention to purchase the above mentioned property and I / we have **3** days to undertake Due Diligence and that I / we need to update Lion Realty when called upon of my / our progress, failing to do so may cancel the hold on the above mentioned property. Also to sign a formal contract within **3** days of contracts being made available.

The Deposit Monies will be deposited into:
Account Name: Klaus R. Ferck Trading as Lion Realty Trust Account
ANZ Bank: ANZ BSB: 014 699, Acc: 2023 63408
Ref, Lot Number and Estate

Buyer Details

Name(s):_____

Address:_____

Phone_____Mob:_____

Email:_____

Solicitor:_____

Address:_____

Phone:_____Fax:_____

Finance: Yes / No, (Please cross out one) 21 Days for finance approval

FIRB (Foreign Investment Review Board**):** Yes or No (Please cross out one)

Deposit: $,1000.00, Balance of Deposit:_____on Finance approval

Settlement time: 21days from Finance approval or 14 days from registration of the land

This 'Intention To Purchase' is not a contract to purchase, only an expressed intent to Purchase.

This 'Intention To Purchase' is not a Trust Account Receipt. A Trust Account Receipt Will Be Issued When the Holding Deposit is deposited into the Above Trust Account.

You may terminate this letter at any time prior to entering into a formal contract. Termination prior to entering into a formal contract will result in a full refund of all monies held.

I/we understand that this letter will be deemed invalid once I/we have entered into a formal contract to purchase.

_____ _____ Date……../……../…….
Purchaser Witness

Selling Agent Details
Agency name: Lion Realty, Postal Address: 31 Sirocco Street, Jamboree Heights Qld. 4074
Phone, M: 0409 496 066, Ph: 07 3279 7718 Fax: 07 3279 7728
Email: klaus@lionrealty.com.au

LION LAND MARKETING

LION LAND MARKETING

Klaus Ferck
The Trusted Name In Property For Over 30 Years
Principal
LION LAND MARKETING
klaus@lionrealty.com.au
M: 0409 496 066 / Ph: 07 3279 7718
www.Lionlandmarketing.com.au

Finance Consultants:

Ian Birtles-Crute
Yellow Brick Road - Browns Plains

"With decades of experience in the finance industry behind me, I can confidently deliver a very wide range of services to help our clients achieve their dreams.

M: 0402174995
E: Ian.Birtles-Crute@ybr.com.au

BOQ

Elena Girgenti
Branch Manager, BOQ
t: 07 3410 2100 | f: 07 3410 2111
e: elena.girgenti@boq.com.au | boq.com.au

Alistair Macintosh
Franchise Principal &
Finance Broker

Experienced lender with over 20 years working within the banking and finance sector.

M: 0407 033 143
Email: alistair_macintosh@rams.com.au

Solicitors:

Stellar Conveyancing
Tiresa Divitini

The fees for a purchase are $880.00. I offer Lion Realty clients a discount of $75.00, bringing it down to $805.00 plus disbursements and searches.

I servicing the whole of the Brisbane area. I am happy to help clients after hours and on week-ends and to come to them if required.

M: 0456 011 961
E: tiresa@stellarconveyancing.com.au