# BRASSALL

## Bikeway Estate

LION
LAND MARKETING

1300 138 185

“The Bikeway Estate” Brassall is a boutique Estate adjacent to the beautiful strip of parkland which forms part of the popular Brassall Bikeway and a well established neighborhood.

When you live here, you can walk to Bus Stop, and you are within a short drive to Brassall Shopping Centre, Schools, Recreation Parks and Train Station.

“The Bikeway Estate” has something for everyone. The Estate is ideal for your new family home and investors alike, also for retirees to down size and live in a lovely environment. If you are a first Home Buyer take advantage of the Queensland First Home Owners Grant in this Estate.

Now is the time to secure your favorite block with a $1,000 initial deposit and pay the balance on registration of the land which is expected at the end of September 2019. This Estate will sell fast, get in early and reap the financial benefits.

In this lovely Estate you can choose your own builder. This Estate features good size home-sites from 450m2 to 1060m2 with wide frontage’s. All blocks are now approvals for Dual Key, plus 3 duplex blocks. All blocks will be NBN ready and are fully serviced.

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| Lot | Size | Price | Description | Status |
|---|---|---|---|---|
| 1 | 500m2 | | 15m frontage | U/C |
| 2 | 500m2 | | 15m frontage | U/C |
| 3 | 500m2 | | 15m frontage | U/C |
| 4 | 500m2 | | 15m frontage | U/C |
| 5 | 500m2 | | 15m frontage | U/C |
| 6 | 851m2 | $270,000 | Duplex Block | U/C |
| 7 | 465m2 | | 15.33m frontage | U/C |
| 8 | 465m2 | | 15.33m frontage | U/C |
| 9 | 450m2 | | 15.65m frontage | U/C |
| 10 | 450m2 | | 15.65m frontage | U/C |
| 11 | 450m2 | | 15.65m frontage | U/C |
| 12 | 500m2 | | Fan Shape | U/C |
| 13 | 811m2 | $260,000 | Duplex Block | U/C |
| 14 | 507m2 | | Fan Shape | U/C |
| 15 | 450m2 | | 15.65m frontage | U/C |
| 16 | 450m2 | | 15.65m frontage | U/C |
| 17 | 458m2 | | 15,65m rear boundary | U/C |
| 18 | 1060m2 | $260,000 | Duplex Block | U/C |
| 19 | 655m2 | $249,500 | 15m rear boundary | Available |
| 20 | 672m2 | | 15m frontage | U/C |
| 21 | 671m2 | | 15m frontage | U/C |
| 22 | 600m2 | | Corner Block | U/C |
| 23 | 500m2 | | 19.15m rear boundary | U/C |
| 24 | 612m2 | | 13.43m frontage | U/C |
| 25 | 600m2 | | Corner Block | U/C |
| 26 | 510m2 | | 15m frontage | U/C |
| 27 | 660m2 | | Fan Shape | U/C |
| **All blocks are "Code Assessable" – to build a Dual Key.** | | | | |
| **We are expecting titles in January 2022** | | | | |

Details, including pricing are subject to change without notice. Every reasonable effort has been made to ensure the information in this brochure is accurate. Lion Realty or the owner accepts no liability or responsibility for any errors or omissions occurring in or from this brochure.

# “The Bikeway Estate” Brassall

**Location:**
Corner Workshops St. & Henry St. Brassall
Bus Stop: about 800m.*
Ipswich Grammar Sports Field about: 1.5km
Sutton Park about: 1.6km.
Federation Recreation Area about: 1.7km.
Early Bird Childhood Learning Centre about: 1.7km
Brassall Shopping Centre: about 1.9.km*
Ipswich Adventist Primary: about 2.0km.*
Ipswich High: about 2.4km.*
Mihi Tavern: about 2.7km.*
Brassall State School: about 2.7km*
Train Station: about 3.9km*
Ipswich Grammar: about 4.1km*
St. Edmunds College: about 4.4km*
Ipswich CBD 6.1km*
Riverlink Shopping Centre: about 5.7Km.*
West Moreton Anglican College: about 8.5km.*
Lake Wivenhoe about: 29km.
Brisbane CBD: about 45km*
Brisbane Airport: about 58km*
Gold Coast: about 100km*
Please note: (*Information supplied by Google Maps)

# About Brassall

Brassall is a suburb of Ipswich, Queensland, Australia.
Brassall is located within the Brisbane metropolitan area. The origin of the suburb name is unknown. Was also known as Hungry Flats, as was a stop over for bullock teams that were transporting logs from Pine Mountain to Hancocks saw mill at North Ipswich. It was named by an early surveyor by the name of James Warner although he never gave its meaning or origin. Brassall was a separate shire with its own council from March 1860 until 1 January 1917 when the area became part of Ipswich. The suburb was officially bounded and named in 1991.

# Brassall Bikeway

**The very popular Brassall Bikeway** links North Ipswich, Brassall, Wulkuraka and the Brisbane Valley Rail Trail - which continues onto Fernvale and stretches all the way to Yarraman. The Bikeway is also a popular spot for families on the weekend, with the final stage completed in late 2016.
The Brassall Bikeway is a 14km bike path that highlights the region's history, as it's aligned with the first railway line built in Queensland. It's fully paved and is a very safe environment for all, wayfinding signs around the length are impressive.
There is also a 600metre mountain bike track you can access from the Bikeway if you're felling adventurous. The track has a bike repair station and shaded seat for spectators. The trail is perfect for all ages although training wheels are not recommended.
Discover the old steam engine, railway siding and other surprises along the way as you wind your way along the bike path. Visit the heritage listed The Workshops Rail Museum, or take the kids out to the bicycle learning track at Sutton Park

LION REALTY
07 3279 7718
Klaus Ferck
Principal
The Trusted Name In Property For 29 Years
0409 496 066

# Intention To Purchase

Date: _ _ _ _ _ _ _ _ _

Property The Heights at Brassall Bikeway, 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 **2** days of contracts being made available.

**The Deposit Monies need to be deposited into:**
**Account Name:** Klaus R. Ferck Trading as Lion Realty Trust Account
**ANZ Bank:** BSB: 014 699, Acc: 2023 63408, **Ref**, (Lot number)

**Buyer Details (Please fill in full names including middle names)**

Name's:_____

Name's:_____

Address:_____

Phone_____Mob:_____

Email:_____

Solicitor:_____

Address:_____

Phone:_____Email:_____

1. Do you require Finance?: Yes or No - generally it is 21 Days for finance approval or _ _ _ _ _ _ _ _ _
2. Do you have pre-approval for finance? Yes or No.
3. Can we help you with finance, we have very good finance people working with us? Yes or No
4. Would the contract be subject to Foreign Investment Review Board approval?: Yes or No
5. The Initial Deposit is $1,000. plus a Balance of Deposit $ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _on Finance approval.
6. Settlement time, is generally 14 days from finance approval or do you need longer? _ _ _ _ _ _ _ _ _
7. Do you need any Other Conditions?_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _
8. If you don't have a solicitor. Tiresa Divitini will give you a discount and will help you M: 0456 011 961
9. Do you need help with anything else? _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

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 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**
Lion Realty, Postal Address: 31 Sirocco Street, Jamboree Heights Qld. 4074
Phone, M: 0409 496 066, Ph: 07 3279 7718 Email: klaus@lionrealty.com.au

Your reference
Our reference 1980/2019/SPSR:BO
Contact Officer Blake O'Neill
Telephone (07) 3810 6554

City of Ipswich

**Ipswich City Council**

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

**Tel** (07) 3810 6666
**Fax** (07) 3810 6731
**Email** council@ipswich.qld.gov.au
**Web** www.ipswich.qld.gov.au

Landmart Queensland
Alex@roysom.com.au

29 March 2019

Dear Sir/Madam

**Re: Decision Notice for Superseded Planning Scheme Request**
***Planning Act 2016* – Section 29(7)**
**Application No: 1980/2019/SPSR**
**Proposal: Superseded Planning Scheme Request - Single Residential with Auxiliary Unit**
**Property Location: 2-10 Henry Street, Brassall QLD 4305**

I refer to your superseded planning scheme request, dated 15 March 2019 over land described as Lot 565 CC 783. Specifically, you are advised that your request for Council apply the superseded planning scheme, to assess and decide a development application and to the carrying out of development that was accepted development under the superseded planning scheme, pursuant to section 29(4)(a & b) of the *Planning Act 2016,* is agreed to, namely a single residential dwelling and auxiliary unit at 2-10 Henry Street, Brassall QLD 4350 (Proposed Lots: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27) is agreed to.

The applicant is advised that in accordance with section 29(9), a superseded planning scheme application must be made within 6 months from the date of this decision. Further, in accordance with section 29(10) of the *Planning Act 2016*, the following apply to this decision as if the decision were a development approval, given by Council, that took effect on the day when the decision notice was given:

(i) chapter 3, part 5, division 4 of the *Planning Act 2016*; and

(ii) schedule 1, table 1, item 3 of the *Planning Act 2016*.

You do not have any appeal rights in relation to this decision.

If you have any queries regarding this application, please contact Blake O'Neill on the telephone number listed above.

Yours faithfully

Nikki Morrison
**SENIOR PLANNER (DEVELOPMENT)**

# LION LAND MARKETING

**Klaus Ferck**
The Trusted Name In Property For Over 30 Years
Principal
LION LAND MARKETING
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www.Lionlandmarketing.com.au

## Finance Consultants:

**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

## Solicitor:

**Tiresa Divitini Conveyancing Services**

Tiresa Divitini
M: 0416 198 610
E: tdivitini@outlook.com

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

I service the whole of the Brisbane area. I am happy to help clients after hours and on week-ends.