

# LAND FOR SALE BRIDGEMAN DOWNS



## HAMPTON RISE ESTATE - Albany Creek Rd, Bridgeman Downs

Bordered by natural reserves and the ultimate in contemporary convenience, Hampton Rise is the premier foundation on which to build your family. Create the life you've always dreamed of, in a home that nurtures you as you grow, surrounded by a community of friendly, like-minded neighbours.

Hampton Rise is a boutique community located in the rolling hills of Bridgeman Downs, nestled between popular and well-established suburbs, Albany Creek, Aspley and Chermside. Enjoy a short walk to a wealth of local parks and creeks, commute to a range of public and private local schools, or shoot straight up the M1 for weekend trip to the Sunshine Coast, or into the CBD in under 25 minutes. In addition to natural wonders, the Hampton Rise location is central to countless restaurants, cafes, and retail stores to ensure there is something to satisfy every member of the family.

LOCAL AREA: Hampton Rise Estate is conveniently located a short drive from several public and private schools, Chermside and Aspley shopping centres, a range of medical and lifestyle facilities, cafes and restaurants. The whole family will be right at home in this central locale.

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ACCREDITED  
AGENCY

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| Lot                                                                                                                                                                                                                                                                          | Size  | Price                         | Status |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------------------|--------|
| <b>Stage 1</b>                                                                                                                                                                                                                                                               |       |                               |        |
| 20                                                                                                                                                                                                                                                                           | 451m2 | \$405,000 ONO                 | U/C    |
| 26                                                                                                                                                                                                                                                                           | 450m2 | \$395,000 ONO Plus \$5,500 ** | U/C    |
| ** Please Note: The fixed price retaining & fencing is a total of \$5,500 and is half share for the boundary fencing. This cost will be added to a land only contract by way of an annexure and will save the buyer having to have their builder add this to the build cost. |       |                               |        |
| This Estate is Registered and ready to build on.                                                                                                                                                                                                                             |       |                               |        |
| Available* If any of these blocks are of interest, I will need to check the availability.                                                                                                                                                                                    |       |                               |        |

Please Note: 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.



### Sport & Recreation

- 1 Northern Suburbs Pony Club
- 2 Wantima Golf Course
- 3 South Pine Sports Complex
- 4 Aspley Football Club
- 5 Darien Street Sports Park

### Schools

- 6 Albany Hills State School
- 7 Aspley State High School
- 8 Craigslea State High School
- 9 All Saint's Parish Primary School
- 10 St Joseph's Nudgee College

### Nature & Parks

- 11 Beckett Road Park
- 12 Dawn Road Reserve
- 13 Marchant Park
- 14 Bunya State Forest
- 15 The John Goss Reserve

### Medical

- 16 Bridgeman Family Practice
- 17 Albany Hills Radius Medical Centre
- 18 Aspley Medical Centre
- 19 Holy Spirit Private Hospital
- 20 Prince Charles Hospital

### Retail

- 21 Westfield Chermerside
- 22 Aspley Hypermarket
- 23 Aspley Homemaker City
- 24 Brisbane Entertainment Centre
- 25 Albany Creek Square