LION LAND MARKETING

EMERALD HILL

- Brassall -

blue gum

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1300 138 185

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Welcome to Emerald Hill

BREATHE…RELAX…FEEL AT HOME

Emerald Hill is a prestigious and well-established estate in the highly sought after Ipswich suburb of Brassall. It has convenient access to the Warrego Highway for commuters, with public transport, a Woolworths Shopping Centre planned for construction across the road on Diamontina Street, quality primary and secondary schools only minutes away.

With over 5 hectares of dedicated environmental reserve, Emerald Hill is a natural bushland hideaway with the convenience of being 10 minutes from Ipswich CBD and 40 minutes from Brisbane CBD.

Our final land release Blue Gum is now available for sale. Lot sizes range from 450m2 to 700m2 and are priced from $181,000.00

With these lots being the last ever lots, time is running out to join hundreds of other residents who have made their choice to enjoy the benefits of living in Brassall. Act now to secure your dream lifestyle.

Please Note: Details, including pricing are subject to change without notice. nEvery 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.

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Lot	Size	Price	Status
1	473m2	$188,000	Hold
2	480m2	$194,000	SOLD
3	480m2	$193.000	SOLD
4	480m2	$186,000	Available
5	480m2	$191,000	Available
6	480m2	$189,000	Hold
7	480m2	$194,000	SOLD
8	580m2	$205,000	SOLD
9	641m2	$198,000	Available
10	638m2	$195,000	SOLD
11	450m2	$198,000	SOLD
12	535m2	$190,000	SOLD
13	450m2	$190,500	Available
14	450m2	$191,000	Available
15	450m2	$191,500	Available
16	450m2	$192,000	Available
17	450m2	$192,500	Available
18	555m2	$194,000	Available
19	706m2	$196,000	SOLD
20	450m2	$188,000	Available
21	614m2	$181,000	SOLD
22	649m2	$184,000	SOLD
23	541m2	$198,000	SOLD
24	450m2	$196,000	Available
25	540m2	$202,500	SOLD
26	540m2	$202,000	SOLD
27	450m2	$196,000	Available
28	540m2	$201,000	Hold
29	518m2	$198,000	Hold
30	498m2	$195,000	SOLD
31	680m2	$210,000	SOLD
32	450m2	$195,000	Available
33	450m2	$199,000	Available
34	698m2	$205,000	SOLD
35	686m2	$202,000	Available

bluegum

Construction has Started
Registrations are Expected in July 2020

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EMERALD HILL ESTATE - BLUE GUM - FLAT LOTS FROM $181,000

- ✓ Located on Sprite Court, off Heritage Drive in Brassall QLD
- ✓ Flat lots priced from $181,000 and land sizes 450m2 to 700m2
- ✓ Majority of lots have a bushland/waterway outlook
- ✓ Registrations due April 2020
- ✓ Construction well underway
- ✓ Compliant with the FHLDS price allowances

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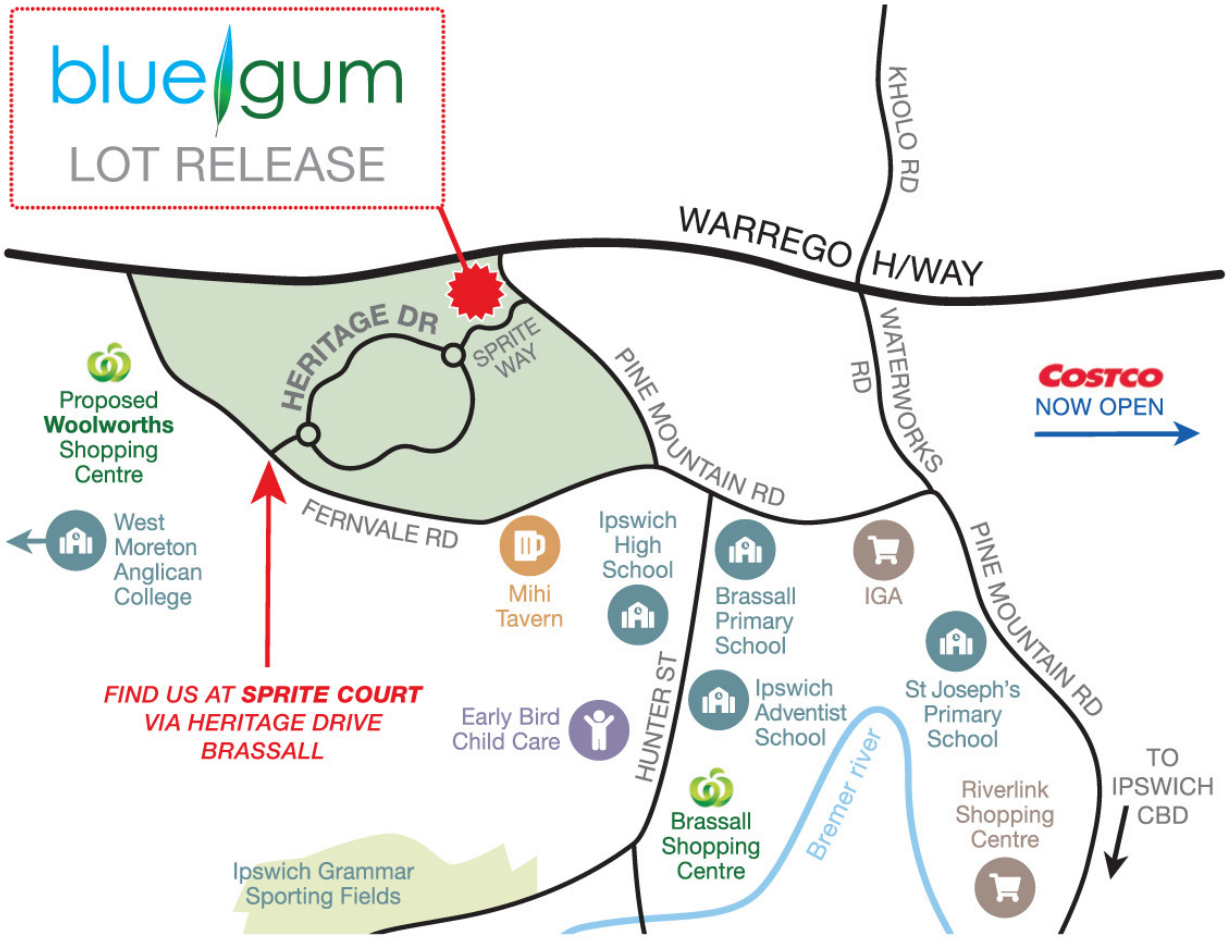
Estate Location:
Off Heritage Drive, Brassall Qld.
Bus Stop about 1km*
Mary Trower Park: about 1km*
Mihi Tavern: about 2.5km.*
Ipswich High School: about 3km.*
Brassall State School: about 3.4km*
Early Bird Childhood Learning Centre about: 3.5km
Federation Recreation Area: about 3.8km*
Ipswich Adventist Primary: about 4.4km.*
Brassall Shopping Centre: about 4.5km*
Ipswich Grammar Sports Field about: 5km
West Moreton Anglican College: about 6.5km.*
Train Station: about 7km*
Riverlink Shopping Centre: about 7Km.*
Ipswich Grammar: about 7km*
St. Edmunds College: about 7.4km*
Ipswich CBD: about 8.8km*
Colleges Crossing Recreation Reserve: about 12km*
Lake Wivenhoe about: 27km.
Brisbane CBD 45km*
Brisbane Airport 58.5km*
Gold Coast 100km*
Please note: (*Information supplied by Google Maps)



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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.

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