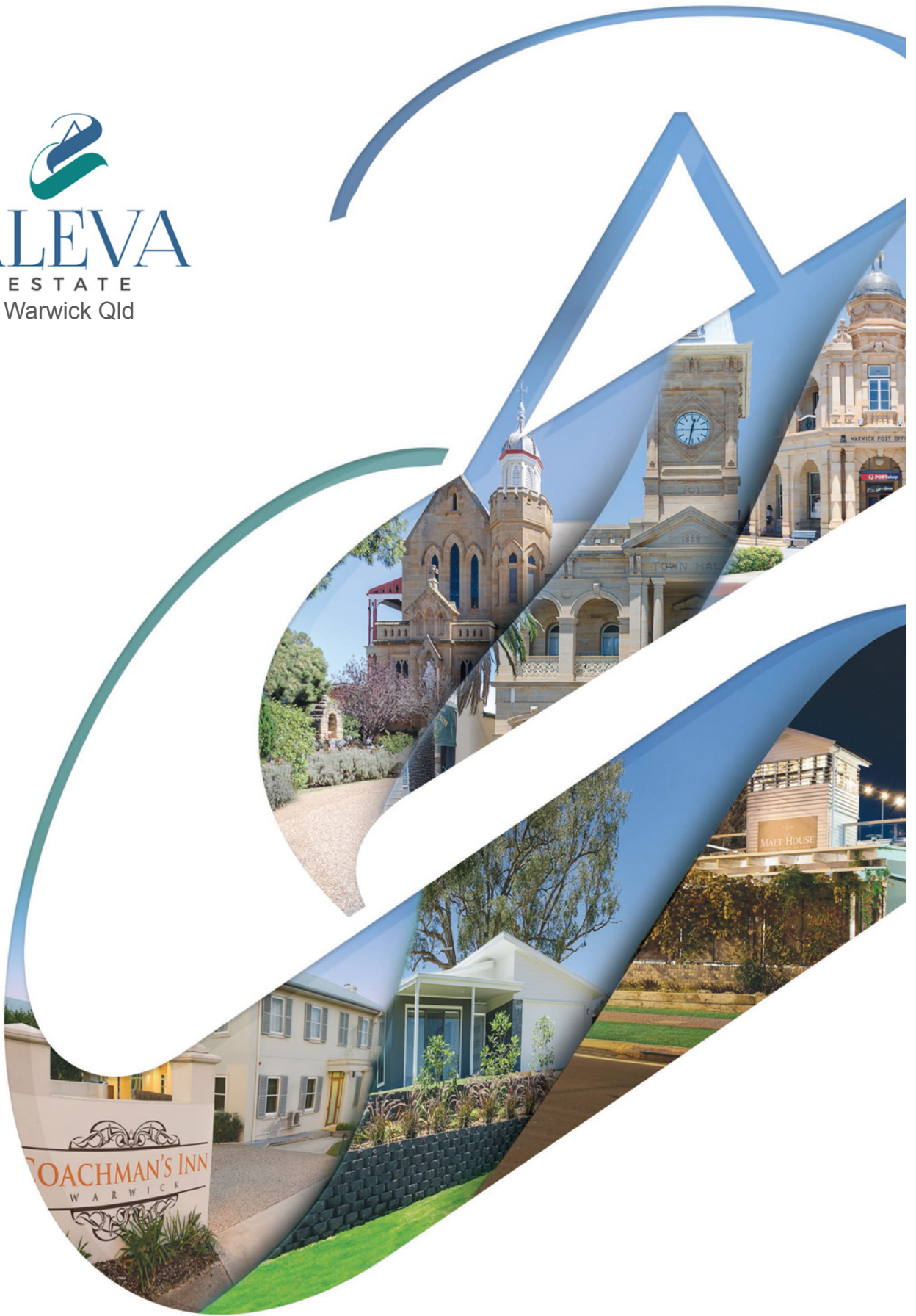




ALEVA
ESTATE
Warwick Qld



LION 
LAND MARKETING

1300 138 185



ALEVA Estate off Yangan Road, Warwick Qld.





This is the place you will want to come home to.

This Estate offers your family a lifestyle with everything close by and put your dream home securely within reach.

Lot	Size	Street	Price	Status
51	673m2	4 Natasha Dr.		SOLD
52	682m2	6 Natasha Dr.		SOLD
55	794m2	32 Pere Cr.		SOLD
56	684m2	14 Natasha Dr.		SOLD
67	772m2	15 Pera Ct.		SOLD
68	634m2	17 Pera Ct.		SOLD
69	869m2	30 Pera Ct.		SOLD
72	709m2	24 Pera Ct.	\$199,000	Available
74	737m2	20 Pera Ct.		SOLD
89	772m2	17 St. Gerorge St		SOLD
92	533m2	19 St. Gerorge St		SOLD

This Estate is Registered and ready to build on.

***Lot 72, Price includes house slab**

**According to the developer:
Dual Key and Duplex's dwellings are an easy process to get council approval.**

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Lot 72, House Plan and Photos





Lot 72





The Scots PGC College



WHEN LOCATION MATTERS

Located off Yangan Road, a five minute drive from Warwick centre, Aleva Estate offers the best of natural surroundings and daily convenience. With school, work and play only minutes away, there is no hassle of a daily commute.

Warwick is the district centre for the Southern Downs, a thriving investment area under two hours drive south-west of Brisbane.

A prime advantage of Aleva Estate is its proximity to a rapidly growing number of business and employment opportunities. Investments in the region have been significant and opportunities continue to multiply.

- Centre of a thriving investment area
- Close to schools and TAFE
- Supermarkets nearby
- 5 minutes drive to Warwick Business District
- 10 minutes drive to Warwick Hospital
- 20 minutes drive to Warwick Airport
- One hour drive to Toowoomba
- Under two hours drive to Brisbane
- Regular direct flights to Sydney and Melbourne from Toowoomba Airport



A RICHER, MORE ENJOYABLE LIFESTYLE



For a neighbourhood lifestyle, set amongst beautiful open spaces and opportunities for adventure, Aleva Estate is a place you will want to call home!

Leslie Dam and a range of water activities are only 20 minutes away. Huge events like the Warwick Rodeo and Jumpers and Jazz Festival bring annual excitement. The natural beauty of the greater Southern Downs is permanently on display.

Whether you choose to relax at home or to go out and seek adventure, Aleva Estate offers a lifestyle without compromise.



- Fishing
- Boating
- Camping
- Motor sports
- Warwick Rodeo
- Annual festivals
- 45 minutes drive to Stanthorpe wine region
- Polocrosse - World Championship 2019
- Local cafés, bars and restaurants



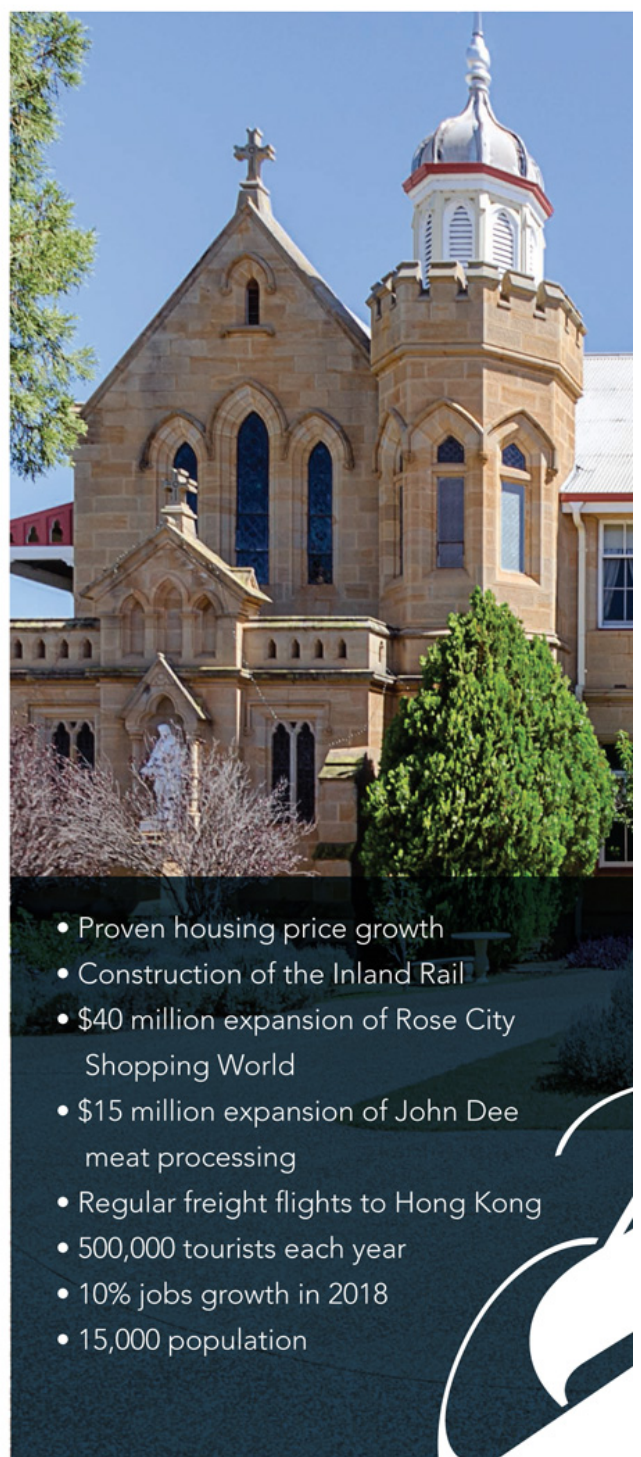
INVESTMENT OPPORTUNITY AWAITS

The Southern Downs has been the focus of significant investment in recent years that has seen Warwick and surrounding areas experience substantial growth. Within the Southern Downs region, more than \$250 million of infrastructure projects have been completed over the past 5 years, with a further \$675 million in early planning, application phase, approved, or commenced. Projects include the \$9.3 billion Inland Rail development, the \$350 million Cunningham Highway Solar Farm, the \$43 million new Bunnings Warehouse – under construction, the \$40 million Rose City Shopping World expansion and the \$15 million John Dee expansion.

Another significant investment is Gina Rinehart's recent purchase of Warwick's Maydan feedlot as part of Hancock Prospecting's pursuit of investments in the cattle export industry via Toowoomba airport.

The Southern Downs is also a target tourism area, with multiple attractions bringing more visitors, jobs and income to the area each year. Major attractions include the Warwick Rodeo – Australia's most famous – as well as motor racing weekends, the Jumpers and Jazz festival, the Warwick Flower Show and events in nearby Stanthorpe, Leyburn and Killarney, not to mention the natural beauty of this unique part of Queensland.

Aleva Estate presents a smart opportunity to invest in the thriving Southern Downs while prices are still favourable.



- Proven housing price growth
- Construction of the Inland Rail
- \$40 million expansion of Rose City Shopping World
- \$15 million expansion of John Dee meat processing
- Regular freight flights to Hong Kong
- 500,000 tourists each year
- 10% jobs growth in 2018
- 15,000 population

THE INVESTMENT HIGHLIGHTS OF WARWICK AND ALEVA ESTATE

A neighbourly community with affordable new homes within reach of rapidly expanding opportunities. It's the type of life you've been looking for.

District centre for southern Darling Downs less than two hours drive south-west of Brisbane



15,000
strong population and growing

500,000 tourists to Warwick
\$70 million and **1,350 jobs** for the Southern Downs area



600 more jobs for 2018
10% growth for the year



New openings
driven by investment in retail, aged care, agriculture, manufacturing, transport and more

\$40 million Expansion of Rose City Shopping World



New Bunnings Warehouse

Expansions
in farming, manufacturing and processing plants, including infant formula, tissue paper, beef and fruit juice


5.9% **12-month growth** in house prices in 2017




Low median house prices,
¼ that of Sydney and less than ½ that of Brisbane

Construction of the \$9.3 billion inland rail project

connecting Darling Downs towns and farms to the domestic and international markets



by providing a high capacity freight link



Generous block sizes up to **1313 m²**

House and land packages, or choose your own modern family home design

Only **5 minutes** from Warwick centre



but surrounded by beautiful natural landscapes

Close to schools, shops, sports clubs and boating, fishing and camping facilities

Regular international freight flights to and from nearby Wellcamp airport



Positive impact from recent transport routing changes

A LOCATION THAT CATERS FOR ENJOYABLE LIVING





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Off Yangan Road
WARWICK, QUEENSLAND

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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.

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Solicitors:
Stellar Conveancing
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.

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Alistair Macintosh
Franchise Principal &
Finance Broker



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

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