

LION LAND MARKETING



EMERALD
HEIGHTS

PLAINLAND

EXPAND YOUR HORIZON



LION
LAND MARKETING

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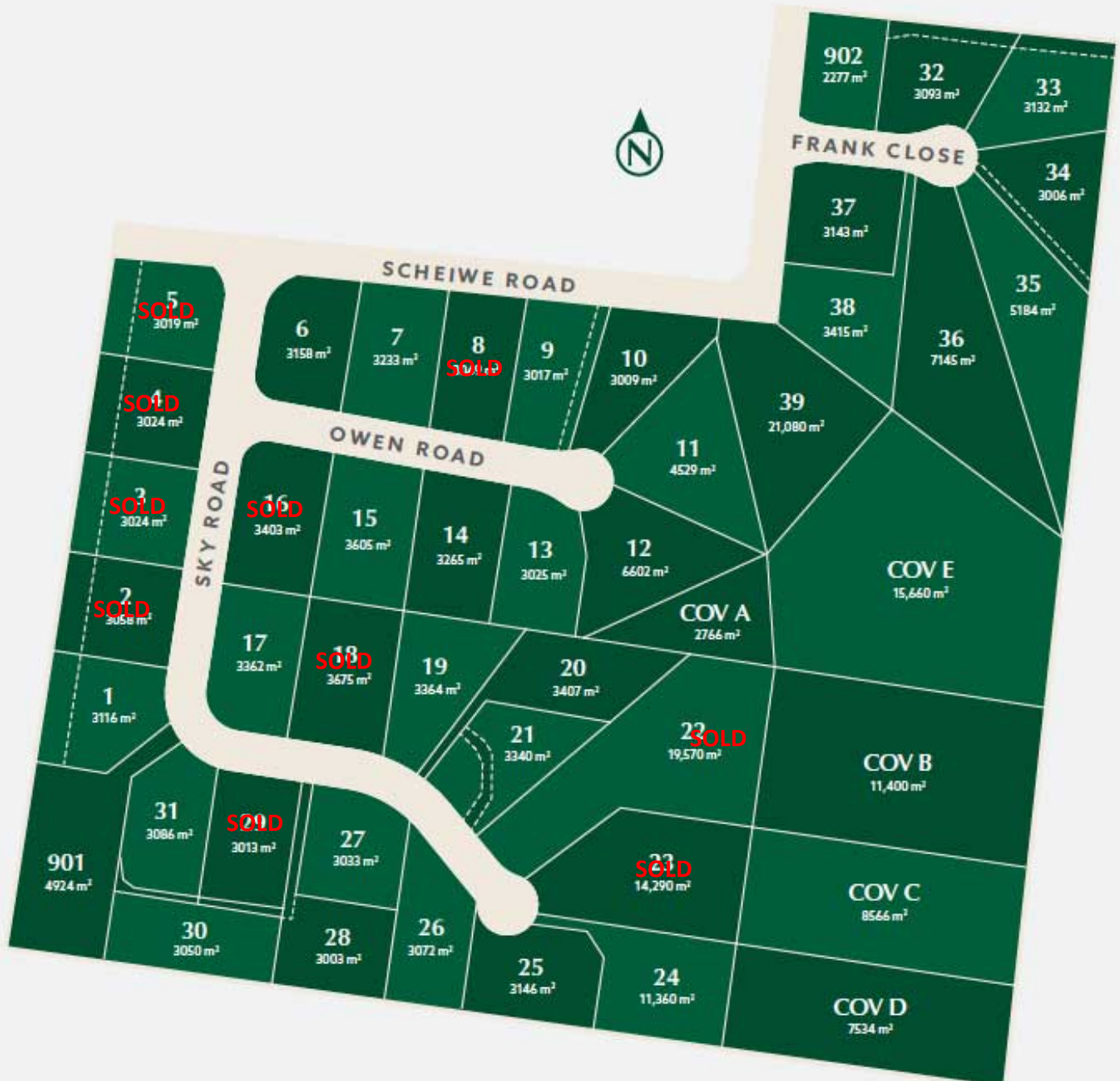


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At Emerald Heights In Plainland Qld. You Can Truly Expand Your Horizon.

Live an abundant country lifestyle with its endless views and fresh air... and still have easy access to the conveniences of the city nearby. There's no rush hour, just the rustle of the leaves all around you. Enjoy the space you've always wanted – To give your family the freedom they deserve. Acreage lifestyle lots allow you space to grow and expanded views over the local countryside to the hillside horizon beyond.



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Lot	Land m2	Width	Cov	Price	Status
1	3,116m2	30m		\$420,000	Available
6	3,158m2	40m		\$439,000	Available
7	3,233m2	44m		\$439,000	Available
9	3,017m2	34m		\$415,000	Available
10	3,009m2	16m		\$415,000	Available
11	4,529m2	15m		\$455,000	Available
12	6,602m2	20m	(A) 2,766m2	\$470,000	Available
13	3,025m2	35m		\$415,000	Available
14	3,265m2	44m		\$439,000	Available
15	3,605m2	48m	4 Bed, House	\$770,000	Available
17	3,361m2	44m		\$439,000	Available
19	3,364m2	20m		\$415,000	Available
20	3,407m2	5m		\$415,000	Available
21	3,340m2	38m		\$410,000	Available
24	11,360m2	5m	(D) 7,534m2	\$495,000	Available
25	3,053m2	28m		\$415,000	Available
26	3,072m2	46m		\$415,000	Available
27	3,033m2	53m		\$420,000	Available
28	3,003m2	5m		\$415,000	Available
30	3,050m2	35m		\$420,000	Available
31	3,086m2	43m		\$420,000	Available
32	3,093m2	60m		\$420,000	Available
33	3,132m2	33m		\$420,000	Available
34	3,006m2	10m		\$415,000	Available
35	5,184m2	10		\$505,000	Available
36	7,145m2	20		\$565,000	Available
38	3,415m2	5m		\$420,000	Available

Registration is expected September 2024

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Emerald Heights, Plainland Qld.



Location

Emerald Heights in the Lockyer Valley just 30 minutes from Ipswich, is perfectly placed to enjoy both the modern conveniences of this fast growing region and the lifestyle benefits that only a countryside address can offer.

Every amenity for family living is within easy reach. Shopping centres including Plainland Plaza with Woolworths, a new Bunnings, several sports centres, the country markets and of course the iconic Porters Hotel are all close by; while Laidley, less than 10 minutes away offers a choice of primary and high schools and is home to the Laidley Hospital. The Ipswich CBD is only a 30 minute drive and is easily accessed by regular bus services which connect with Citytrain services to Brisbane. The fresh greens of summer. The vibrant golds of winter. It's all here in the beautiful Lockyer Valley.



Community

In Plainland, you can plan your best future, by a country mile! The area has a distinctive Lockyer Valley charm, characterised by its rich farming heritage.

It's the perfect setting to learn to ride a horse, get to know the friendly locals, or begin a bush walk right from home! And of course, a love of the environment will become second nature. Wallabies, possums, and many iconic bird species inhabit Plainland and surrounds, giving your family a genuine connection to 'your neighbours'.

Lifestyle Acreage

Nestled amongst rolling countryside at Emerald Heights, there's all the space you've dreamed of:

A big shed for all your toys, a large veggie garden to grow your own organic produce right at home, a swimming pool, or even a basketball half-court for the kids. The options are endless. Countryside living doesn't mean giving up the comforts. Every lot at Emerald Heights features town water, underground power of course nbn™ access which makes working from home an easy part of your daily routine.





View from Emerald Heights



Lake Dyer



LOCAL AMENITIES

- 1. Plainland Plaza 5.8km
- 2. Porters Hotel 5.1km
- 3. Woolworths / Plainland Plaza 5.8km
- 4. Aldi Plainland 5.8km
- 5. Bunnings Plainland 5.7km
- 6. Coffee Club 5.7km
- 7. Laidley Hospital 6.9km
- 8. Gatton Hawks RLFC 15.4km
- 9. Laidley Junior Cricket Club 7.3km
- 10. Lockyer Valley Fitness 4.9km
- 11. Forest Hill Tennis Club 7km
- 12. Plainland Kindergarten & Child Care 6km
- 13. Laidley District State School 5.6km
- 14. Laidley State High School 7.7km
- 15. C&K Kindergarten 6.4km
- 16. St Mary's Catholic Primary School 6.7km
- 17. University of Queensland Gatton Campus 10.km

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Klaus Ferck

The Trusted Name In Property For Over 30 Years

Principal

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Intelligent Finance Solutions

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- Tailored finance solutions
- Sourcing lowest cost mortgage finance
- Loan structure advice
- Construction loans

Please contact Renee Black

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Solicitor:

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Tiresa Divitini

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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.