



**M** **MONTROSE**  
MORAYFIELD



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# M MONTROSE

MORAYFIELD

## YOUR NEW LIFE AWAITS AT MONTROSE MORAYFIELD.

Life at Montrose starts with the unmistakable feeling of 'home'. The freedom that comes with open green spaces and room to grow, and the comfort of a highly considered master planned community. A place where neighbours become friends and South-East Queensland's enviable lifestyle is yours to enjoy.



At Montrose you can choose from an extensive selection of home and land packages tailored to every family's lifestyle and budget, with access to finance and interior design consultants to help bring your dream home to life. A home you'll be proud of, in a community you've helped create.

# MASTER PLAN

MONTROSE LAND STATE, MORAYFIELD



In a thriving growth corridor with an abundance of choice, Montrose sets itself apart.

Come home to beautifully landscaped streets and parks, and the comfort that comes from a master planned community.

A neighbourhood where conservation corridors, playgrounds, and a purpose-built childcare centre connect with an established community and an abundance of retail, recreation precincts and leading schools. Here, home and land packages are tailored to every family's lifestyle and budget, with access to finance and interior design consultants to help bring your dream home to life.



# LOCATION OVERVIEW

MONTROSE LAND STATE, MORAYFIELD



This plan is an artist's impression and is indicative only. Lot detail is subject to change without notice. Buyers should refer to the contract of sale for the basis of all decisions relating to the purchase of land.



LOCATED MIDWAY BETWEEN BRISBANE AND THE SUNSHINE COAST, MORAYFIELD IS AN ESTABLISHED SUBURB THAT TRULY ENJOYS THE BEST OF BOTH WORLDS.

A perfect place for families, where open green spaces, playgrounds and leading sport and recreation facilities provide space to grow and connect. Close to home, local markets and sports facilities provide endless options for recreation and play. The Sunshine Coast is yours to explore, from pristine beaches and nature walks to weekend markets and festivals.

Only eight minutes from home, Morayfield Shopping Centre provides all of life's conveniences, from fresh food to fashion, cinemas to dining, and everything in between. Westfield Northlakes is also an easy 20-minute drive.

## Education

Montrose enjoys access to a great selection leading primary, secondary, and tertiary education facilities. A great selection of leading schools and Sunshine Coast University are all less than 10 minutes' drive away.

### LOCAL STATE SCHOOLS & STATE HIGH-SCHOOLS:

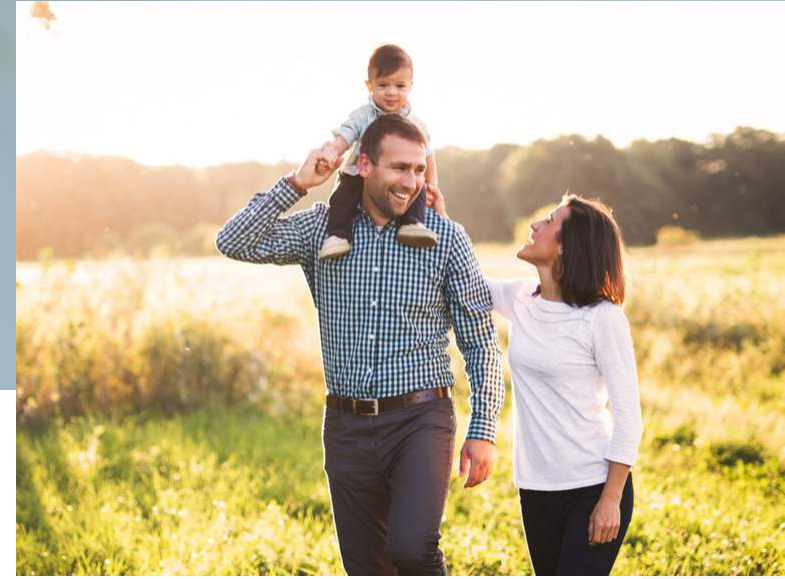
- Morayfield East State School (5 min)
- Morayfield State High School (7 min)
- St Paul's Lutheran Primary School (15 min)
- St Michael's College (17 min)
- The Lakes College (19 min)
- Sunshine Coast University & TAFE Queensland Caboolture Campus (13 min)
- Burpengary State Secondary College (7 min)
- Dakabin State High School (15 min)
- Northpine Christian College (15 min)
- North Lakes State College (19 min)

For the smallest family members, a new childcare centre located within Montrose will provide the ultimate convenience, within walking distance of every home.



## Community Services

Everyday life is effortless at Montrose, with everything you need only moments from home.



### LIST OF SHOPPING CENTERS:

- Westfield North Lakes & Ikea (20 min)
- Costco (14 min)
- Morayfield Shopping Centre (8 min)
- Burpengary Plaza (7 min)
- Burpengary Shopping Precinct (5 min)

### LIST OF MEDICAL FACILITIES:

- Caboolture Hospital (13 min)
- Redcliffe Hospital (30 min)
- Moreton Day Hospital (18 min)
- The Health Hub (8 min)



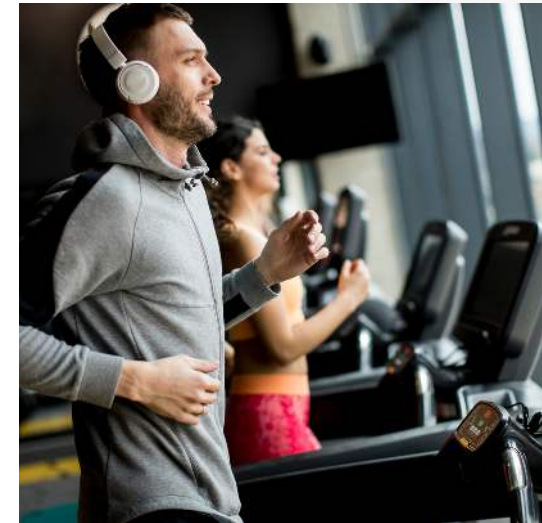
## Sports & Recreation

Discover a lifestyle brimming with possibilities, from weekend markets to an abundance of local sport and recreation facilities, local parks, and playgrounds. A region celebrating its own chapter in rugby league history and the opportunities that come with a dedicated premier league team.



### NEARBY CENTRES

- Moreton Bay Central Sports Complex (7 min)
- Caboolture Aquatic Centre (13 min)
- Burpengary Boat Ramp (12 min)
- Sheep Station Creek (8 min)
- Conservation Park (9 min)
- Caboolture Golf Club (15 min)
- Caboolture Showgrounds (16 min)
- Moreton Daily Stadium (30 min)



## Attractions and Experiences

Montrose Land Estate combines modern living with easy access to nature, history, and community activities, making it an ideal location for those seeking a balanced and vibrant lifestyle.



### LIST OF NEARBY ATTRACTIONS, NATIONAL PARKS, TOURIST SPOTS:

- Mount Mee
- Sheep Station Creek Conservation Park
- Norfolk Lakes
- Lake Kurwongbah
- Beachmere
- Caboolture River
- Moreton Bay
- Pumicestone Passage
- Sunshine Coast





# Infill Property

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