



Lot 14 Missouri Crescent
Bridgeman Downs QLD 4035

Custom 212

CUSTOM FACADE

	3		3		2
Lower Garage	38.4 m ²	Porch	4.0 m ²		
Lower Living	23.1 m ²	Upper Living	134.9 m ²		
House Area:	212.6 m ²	Land Area:	467.0 m ²		

EST. REGISTRATION: Registered

Bridgeman Downs - Mulberry Place

Bridgeman Downs, is a quiet yet convenient Northside suburb. Only 30 mins by bus to Brisbane CBD but why leave when you have everything at your doorstep. Quality schools, specialty stores, and a quick drive to Westfield Chermide or the North Lakes shopping district. Ease of access to hospitals and further learning await, and when not working, enjoy the many walkways, parks, off leash dog areas, creeks and greenery in a thriving and established community.

PREMIUM INCLUSIONS

- Full Turnkey finish
- Fully fenced, turfed & landscaped
- 2550mm high ceilings
- Colorbond roof
- Reverse cycle/split system air-conditioner in living and main bedroom
- 20mm manufactured stone kitchen benchtop
- Approximately 1.8kw solar power system
- 600mm Stainless steel kitchen appliances
- Cold water to fridge space
- Roller blinds throughout
- Ceiling fans to bedrooms
- Undercover tiled alfresco area

Contact: James Donnelly | 0411 333 869 | James@32Projects.com.au

ABN: 77 116 332 220
QBCC Licence: 1086689
NSW Licence: 257206C
04-12-2025

The price does not include additional legal fees relating to the building and/or land contract such as stamp duty, registration fees or any other charges that relate to the acquisition of the land. Packages are subject to developer's designs review and review by local authorities, images and floor plans are for illustration purposes and should be used as a guide only. Please refer to the builder's plans and specifications. Non-standard façade and landscaping shown are only included in the price if stated. Furniture (if shown) is not included as part of the package. Proposed design is subject to final positioning on the site and may change to suite.

QLD House & Land

BUILD PRICE: \$611,534

LAND PRICE:

\$830,000

FULL TURN KEY

\$1,441,534



NOTES:

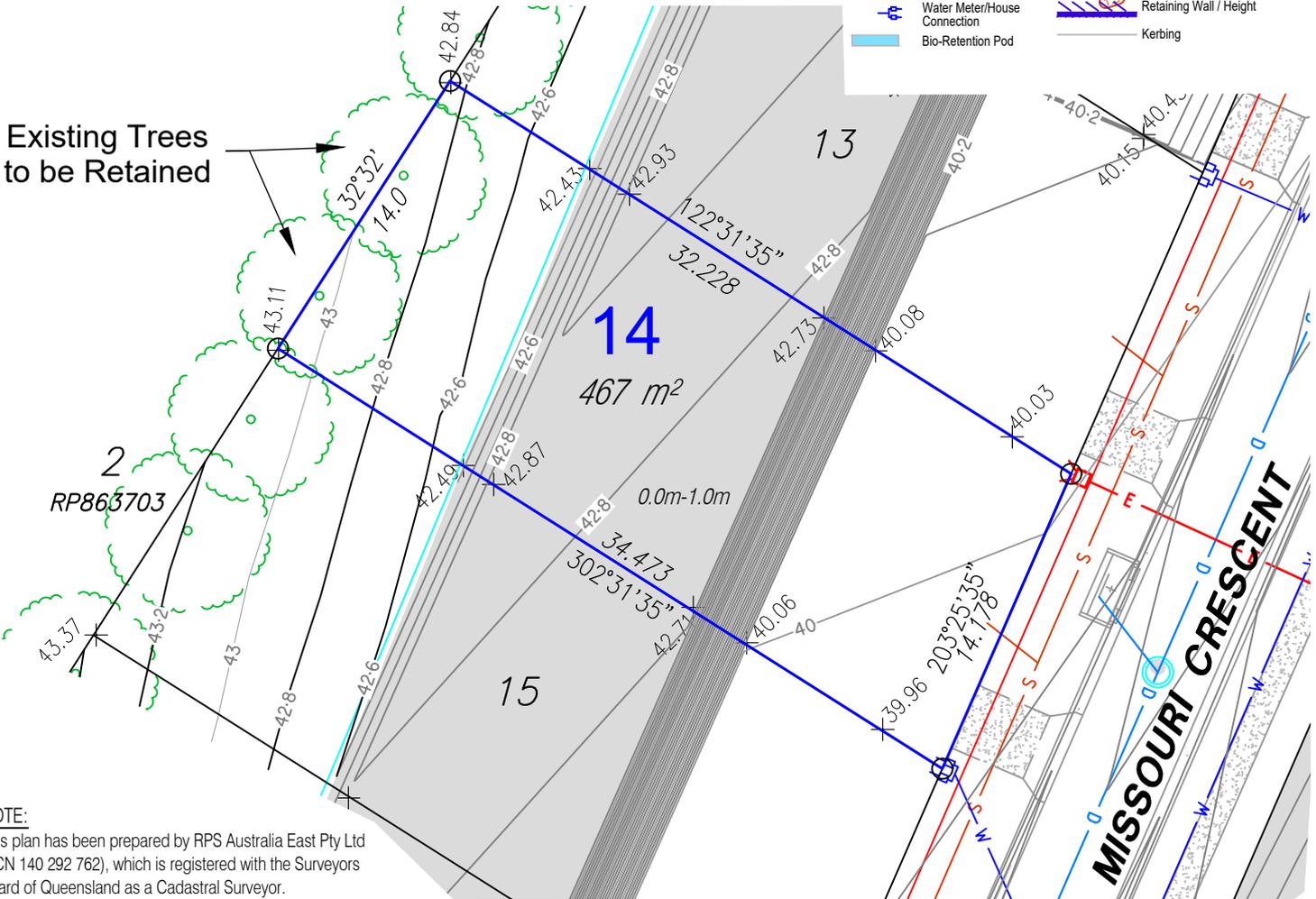
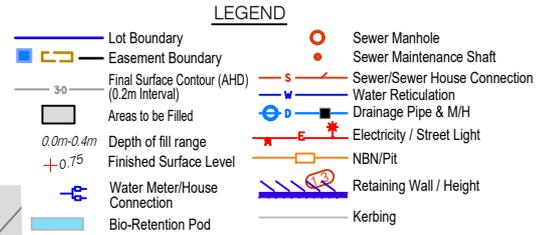
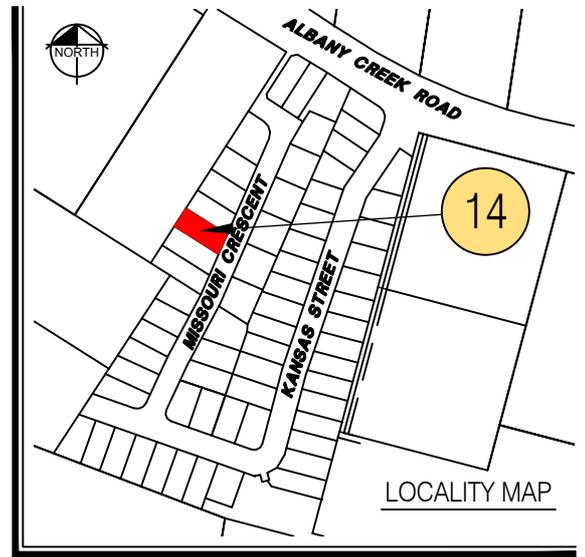
- Approval Details :
 - REC No. A005612069 Dated : 19.12.2023
 - OPW Approval No. A005909734 Dated : 06.04.2022
- Engineering information shown is preliminary for Reconfiguration of a Lot approval only and was prepared by Alta Consulting Engineers. This is subject to change when Operational Works approval is finalised.
- All Earthworks are to be carried out in accordance with AS3798-2007.
- Due to plotting requirements, the retaining walls shown are indicative only and may not show the true width of the wall. For retaining wall construction details refer to approved Operational Works drawings.
- Levels shown are referenced to the Australian Height Datum (AHD).
- Builders shall not build off the design levels shown. A site survey is required.
- These notes are an integral part of this plan.

IMPORTANT NOTE:

- Levels, heights & depths shown hereon are approximate only and may vary to constructed values. Values will not be deemed to be inaccurate for any variance up to +/- 0.5m.
- Dimensions shown hereon are approximate only and may vary to final survey dimensions. Dimensions will not be deemed to be inaccurate for any variance up to +/- 1%.
- Areas shown hereon are approximate only and may vary to final survey areas. Areas will not be deemed to be inaccurate for any variance up to +/- 2%.

Finished Floor Level (FFL) / Flood Planning Level (FPL):

- Respective FFLs for each Lot are to be a minimum of FPL - see associated RPEQ Schedule for respective FPLs.



NOTE:
This plan has been prepared by RPS Australia East Pty Ltd (ACN 140 292 762), which is registered with the Surveyors Board of Queensland as a Cadastral Surveyor.

Disclosure Plan
(Lot Dimensions & Areas)

For Proposed Lot 14
Currently described as
Lot 4 on RP81179

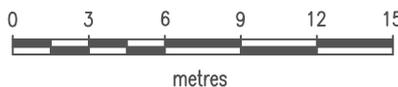
Local Gov: Brisbane City Council

(to be shown on SP330431)



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ABN 44 140 292 762
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SCALE 1:300 IS APPLICABLE ONLY
TO THE ORIGINAL SHEET SIZE. (A4)

Drawn: RCG Date: 29.10.2021

Cadastral Surveyor: 
(Authorised Delegate)

Dwg No: 139066-11C.dwg

Orig. Sheet Size: A4

Amended: 09.01.2023

Plan No:
139066-11C Lot 14

Sheet:
1 of 1

PRE-CONSTRUCTION

- HIA fixed site works.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

SITE WORKS, FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m² in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.
- Approximately 1.8kw solar power system.

BRICKS, WINDOWS, ROOFING AND GARAGE

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.
- Auto Sectional garage door from the standard builders' range of colours and two (2) handsets.

KITCHEN

- 20mm manufactured stone benchtops.
- Laminate finish cupboards from the standard builder's range of laminates.
- Soft close cabinetry to cupboards
- Door handles from the standard builder's range.
- 600mm under-bench oven.
- Laminate finish microwave oven provision to cabinetry.
- Electric ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¼ bowl stainless steel kitchen sink.
- Chrome gooseneck sink mixer.
- Cold water-point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

CERAMIC TILING

- Bathroom & ensuite floors, and - 2000mm high to showers,
- 600mm above bath (nominal),
- 200mm skirting tile.
- Kitchen tiled splashback:
- 600mm high off bench.
- Toilet & Laundry floors and, - 400mm splash back over tub - 200mm skirting tiles

No allowance has been made for frieze, decorator tiles, or laying of border tiles, 45-degree patterns or floor feature tile layouts.

BATHROOM, ENSUITE & TOILETS

- Wall-hung vanities with 20mm stone bench tops from the standard builder's range
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic back to wall freestanding bath
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- One (1) 240-volt downlight point to per car space in garage as per electrical plan.
- Two (2) external paraflod light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 90mm steel frame.
- 2550mm ceiling heights throughout (ground level only in 2 storey homes).
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint: - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work, - Two (2) coats to ceiling to Paint Manufacturers standard specifications, - Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- Statutory maintenance period.
- Statutory structural guarantee period.

TURN KEY PACKAGE

PRE-CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

WINDOWS

- Powder coated aluminium diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 60 m2 of exposed aggregate driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

INTERNAL AND EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout. (Excluding Wet Rooms)
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean

G Developments Pty Ltd reserve the right to alter any of the above inclusions due to continuing product development or availability of items.

Owner Approval

Owner 1 Name

Owner 1 Signature

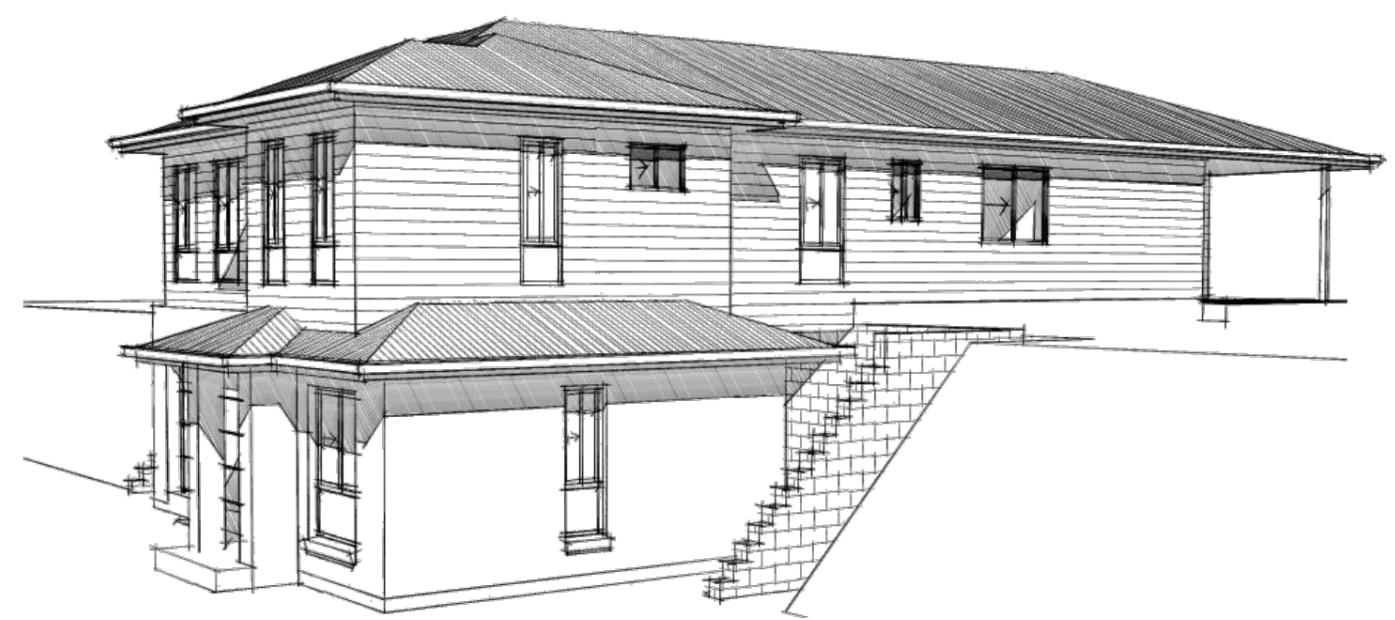
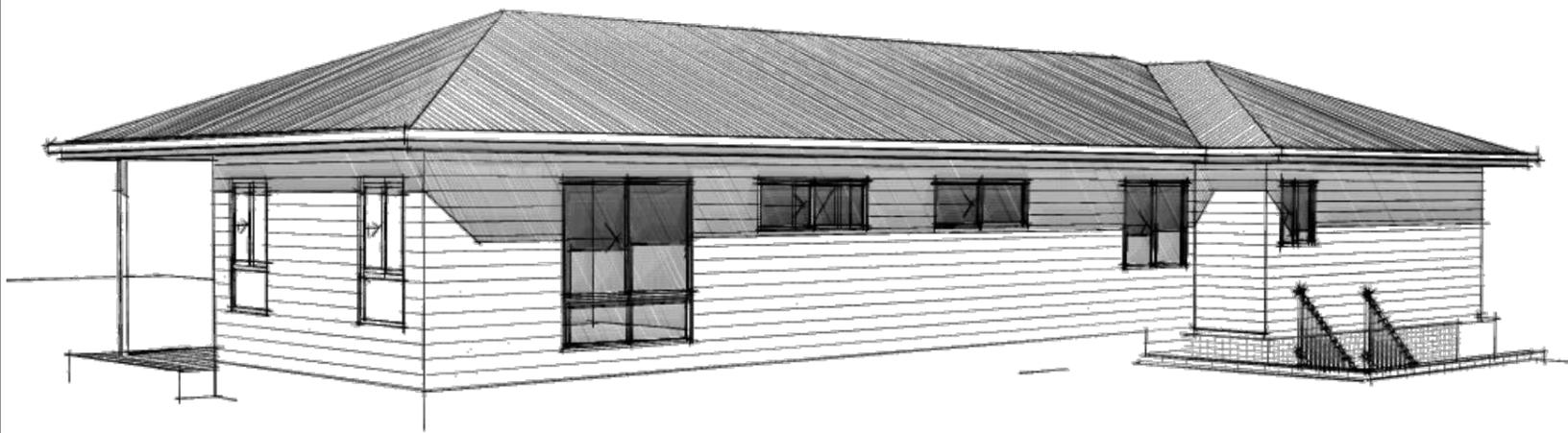
Date

Owner 2 Name

Owner 2 Signature

Date

Owner 1 Initial _____ Owner 2 Initial _____



Notes:
Images are diagrammatic only, Refer to elevations for details



Address: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au

ACN: 116332220
ABN: 77116332220
QBSA: 1086689

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Preliminary Site Plan Only:

This siting indicative only and is subject to local council regulations & requirements.
G developments reserves the right to alter the siting if required.

This siting based on preliminary disclosure information plan pending on soil test,
survey and as-constructed information to finalise locations / earthworks

Product:
**Custom Garage Under
Custom Facade
Garage to Left

No Easement**

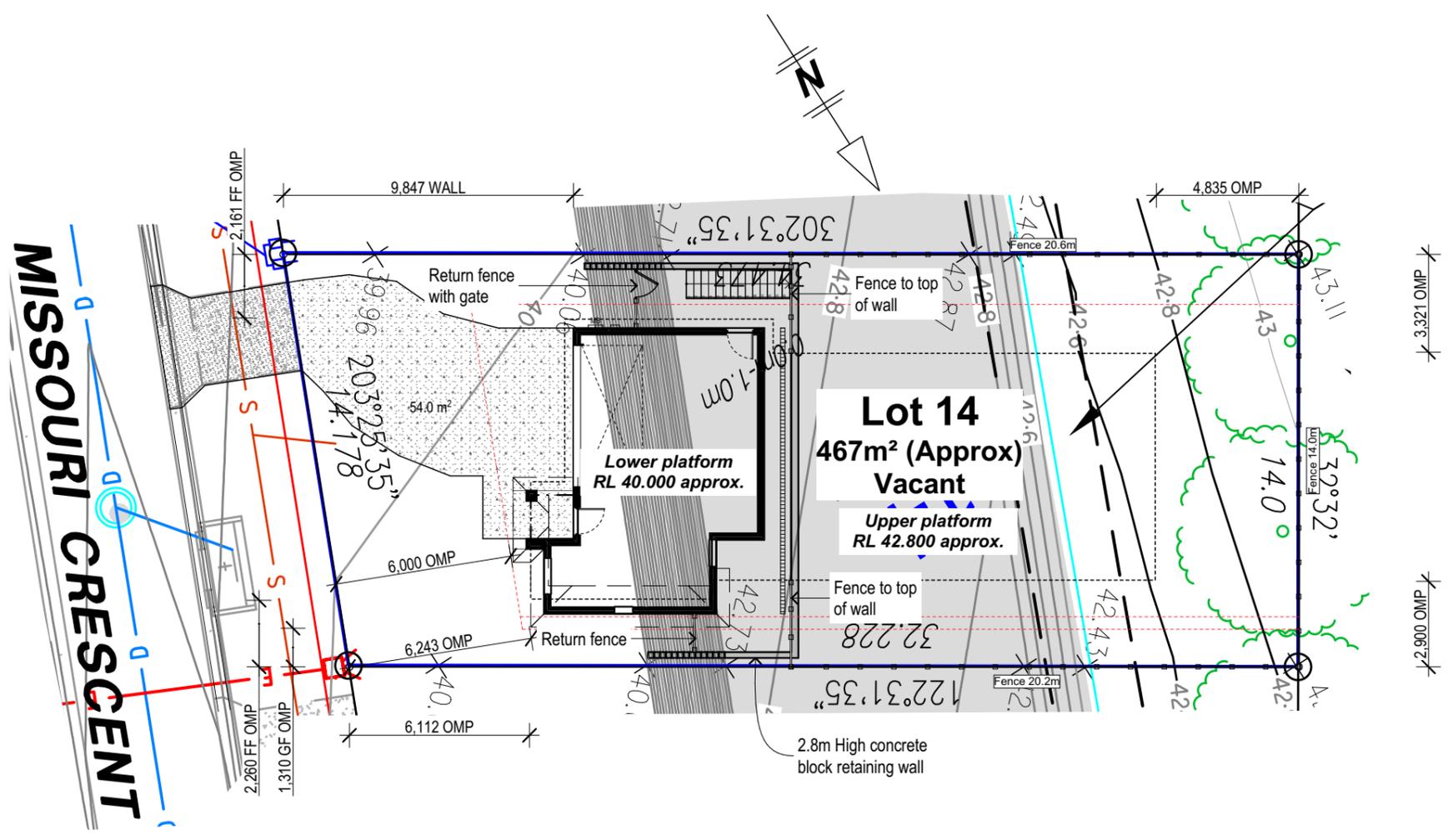
Site Address:
Lot 14
Missouri Crescent
Mulberry Place
Bridgeman Downs Qld 4035

LGA: Brisbane City Council

SALES - 3D images		
Plot Date: 26/11/2025	Drawn: M.F.	Rev: A
Scale:		
Sheet: 1	Job No: 501833	

PRELIMINARY SITE PLAN ONLY - 26/11/2025

Client's Signature: _____ Date: _____




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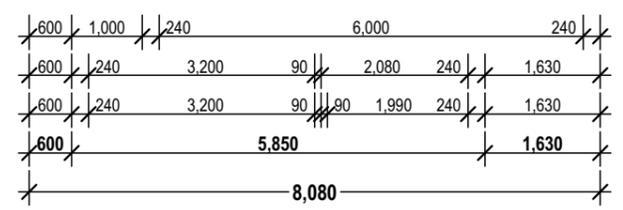
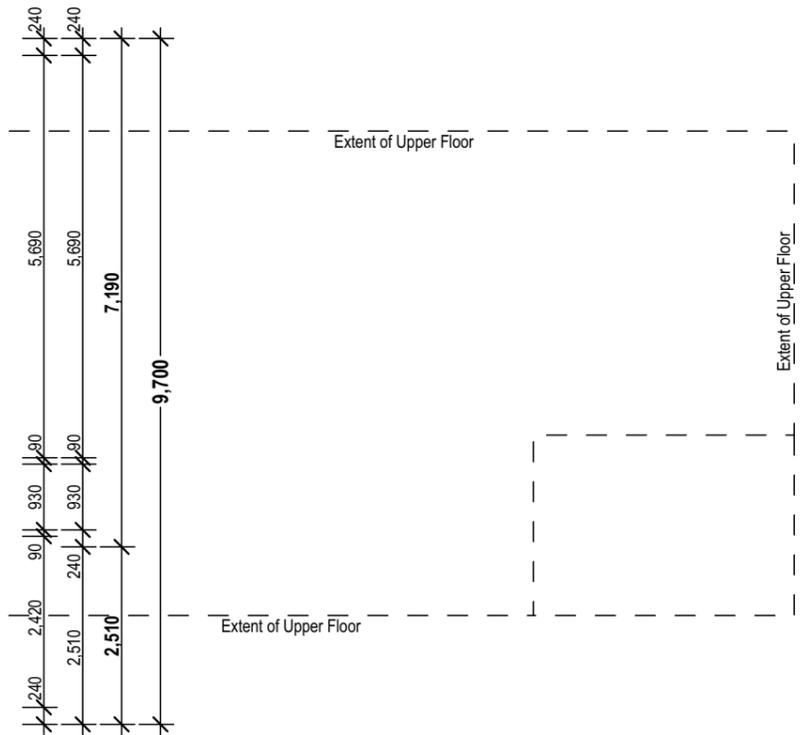
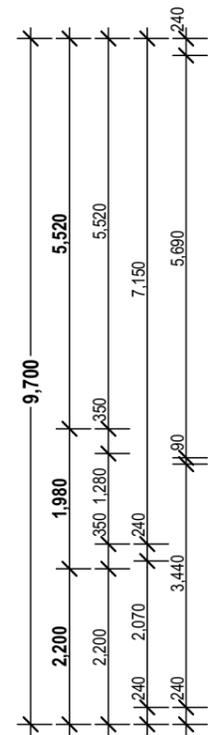
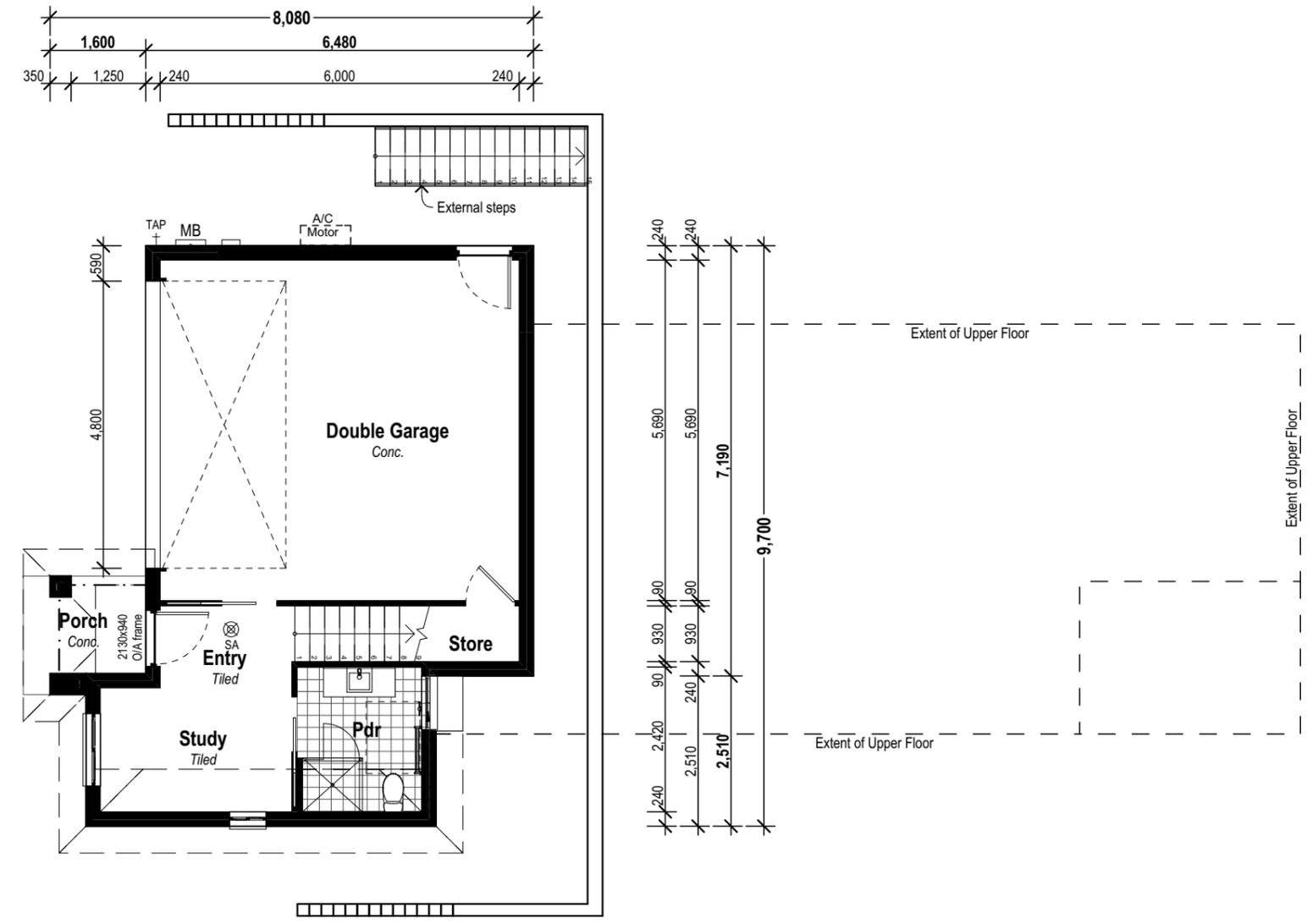
Product:
Custom Garage Under Custom Facade Garage to Left

No Easement

Site Address:
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LGA: Brisbane City Council

SALES - Site Plan		
Plot Date: 26/11/2025	Drawn: M.F.	Rev: A
Scale: 1:200		
Sheet: 2	Job No: 501833	



Lower Floor Areas	
Garage	38.4
GF Living	23.1
Porch	4.0
Total	65.5 m²

Upper Floor Areas	
FF Living	134.9
Alfresco	12.2
Total	147.1 m²

Floor Areas - Total	
Total	212.6

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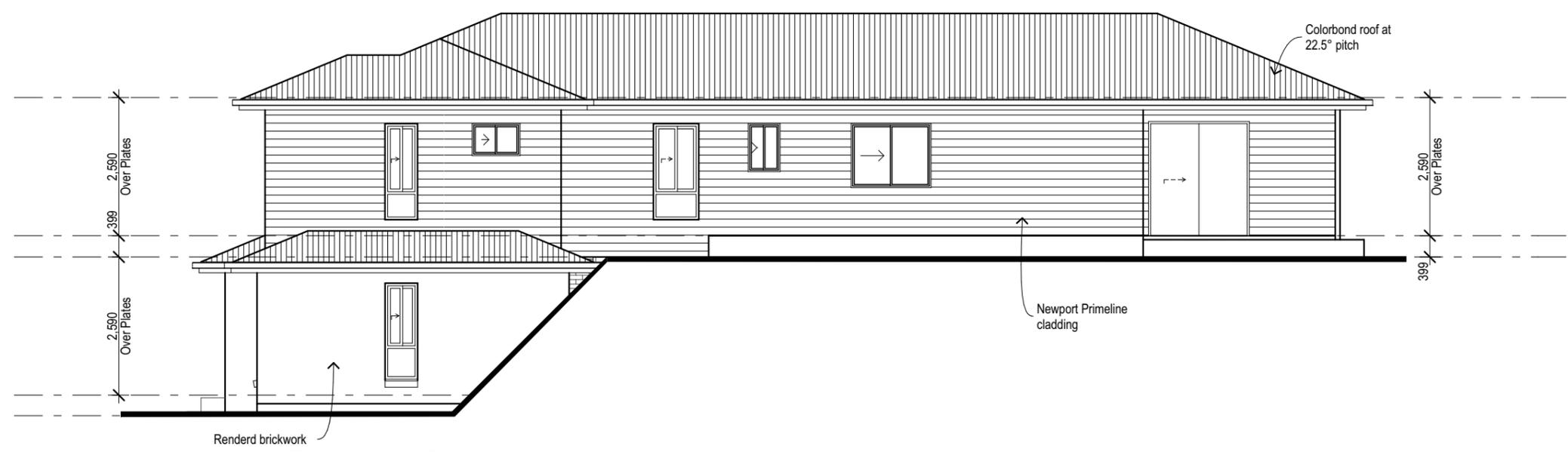
Site Address:
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Bridgeman Downs Qld 4035

LGA: Brisbane City Council

SALES - Lower Floor Plan		
Plot Date: 26/11/2025	Drawn: M.F.	Rev: A
Scale: 1:100		
Sheet: 3	Job No: 501833	



Elevation 1



Elevation 2

PRELIMINARY SITE PLAN ONLY - 26/11/2025



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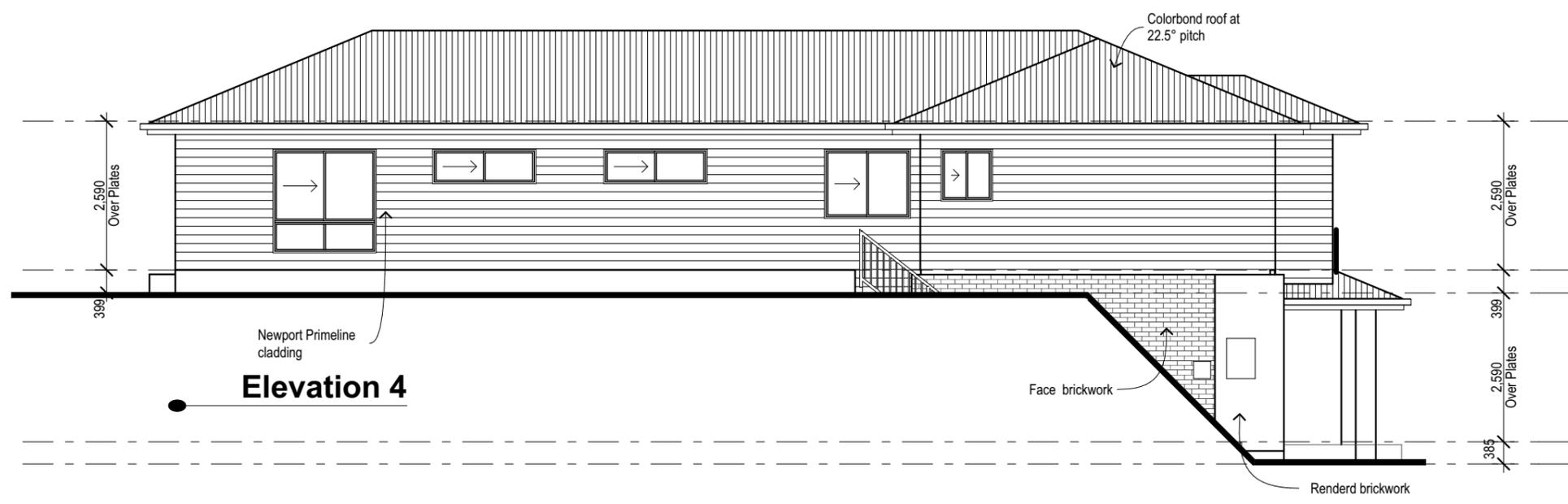
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SALES - Elevations 1		
Plot Date: 26/11/2025	Drawn: M.F.	Rev: A
Scale: 1:100		
Sheet: 5	Job No: 501833	



Elevation 3



Elevation 4



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SALES - Elevations 2		
Plot Date: 26/11/2025	Drawn: M.F.	Rev: A
Scale: 1:100		
Sheet: 6	Job No: 501833	

South East Queensland

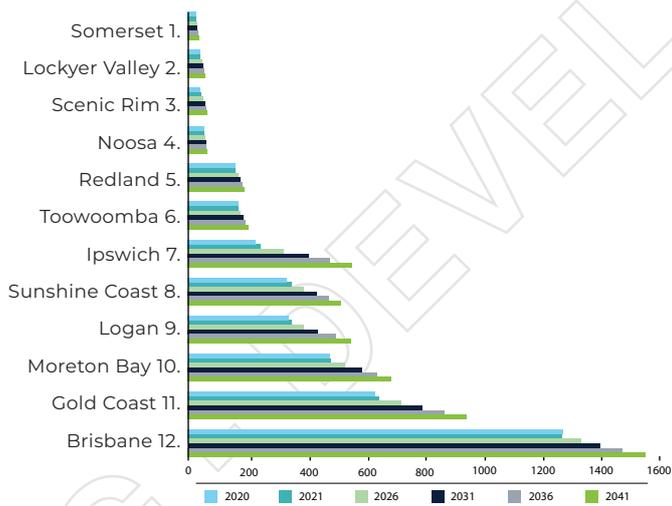


SEQ Overview

The South East Queensland region covers 35,248sqm, with eleven municipalities and 12 Local Government Areas (LGAs) Sunshine Coast in the north, Gold Coast to the south and west past Ipswich to Toowoomba.

SEQ Population

Over the 10 years to June 2019, SEQ grew at more than double the rate (2.0%) of the rest of QLD (0.7%). SEQ's population is forecasted to grow by 1.5% to 2.1% per annum to 2041.



SEQ Population 3,642,257
2021 Estimated Population



SEQ Population Forecast in 2041 5.44 Million an increase of 1.65M, 43.4% from 2020



2.62 Million Projected Employment in 2041



SEQ New Dwellings 794,000 added between 2016 and 2041



SEQ Gross Domestic Product \$170 Billion



SEQ \$1.8 Billion 20 Year City Deal 730,00 New Jobs



Brisbane Olympic Bid 2032

The Games are set to deliver \$8.1B in benefits to Queensland including a \$4.6B economic boost to tourism and \$3.5B in social improvements. A Government study has predicted 129,000 jobs in tourism, hospitality and construction to be created by a Queensland Games. A tourism study has identified a \$20B uplift from 2021-2036.



SEQ City Deal

SEQ City Deal is a 20-year partnership from 2022-2042 between the Federal, State and Local Government, which provides region-shaping infrastructure. It will deliver a significant foundation investment of more than \$1.8B that will create thousands of jobs, as well as boost digital and transport connectivity and enhance liveability.

Brisbane North



CABOOLTURE WEST

Caboolture West Plan
 3,480ha SEQ's largest greenfield area
 Land for **30,000** new homes
70,000 new residents
 Urban hub to support **17,000** jobs

CABOOLTURE HOSPITAL

Caboolture Hospital
\$399.5 Million
 expansion to service 51% growth by 2031
350 jobs during construction
 rise in staffing roles once complete in 2024

NORTH HARBOUR

North Harbour
 570ha Masterplan - Future PDA
\$2.74 Billion economic boost
 Residential, business & industry
6,547 new ongoing jobs

BRUCE HIGHWAY WESTERN ALTERNATIVE

Bruce Hwy Alternative
\$20 Million Study funding from QLD & Federal Governments
4 Stages: Planning Stage 2 now
60km: North Brisbane - Beerburrum

BRUCE HIGHWAY PROJECT

Bruce Highway Project
\$13 Billion 15 year Gov upgrade prog.
\$163M Deception Bay Rd interchange
\$663M Caboolture - Bribie Island Road to Steve Irwin Way

REDCLIFFE PENINSULA RAIL CORRIDOR

Rail Corridor
\$1.025 Billion
 Petrie to Kippa-Ring Passenger Line
19,147+ jobs **40,509+** people between 2016-2036

WESTFIELD NORTH LAKES

Westfield North Lakes
\$6.3 Billion total trade area spend 2021
11.5 Million customer visits
 Supports **900+** retail jobs & **430,000** people

THE MILL MASTERPLAN

USC PETRIE CAMPUS

The Mill Masterplan
 Priority Development Area
\$950 Million for the Economy
 Petrie Town Centre developed over 20yrs supporting **6,000+** jobs by 2036

New USC Campus
\$121 Million Stage 1
 Petrie Campus opened in 2020
10,000 students in first 10yrs
 Stage 2 construction completion 2023

New Cruise Terminal
\$177 Million completed mid 2020
 In 20yrs forecast to triple cruise industry to: support **3,750** jobs & contribute **\$1.3B** in net expenditure into the Brisbane economy

BRISBANE AIRPORT MASTERPLAN

Brisbane Airport Runway
 2nd runway | double capacity | opened 2020
\$5 Billion economic benefit per annum
 creating **7,800** new jobs by 2035

INTERNATIONAL CRUISE TERMINAL

Brisbane North



Moreton Bay Population

The Moreton Bay Region is one of Australia's fastest growing urban regions with its population forecast to grow by over 40% to more than 690,000 by 2041.

Annual Population Growth Rate

The population estimate for Moreton Bay Region as of the 30th June 2021 is 484,428. Since the previous year, the population has grown by 1.47%. Population growth in Greater Brisbane was 0.73%

Population Migration

For the 5 years 2016 to 30 June 2021, the Moreton Bay LGA had a net migration of +27,236.

Economy

Moreton Bay Regional Council's plans to turn the region into a \$40 billion economic powerhouse with more than 1,000 new local businesses.

"Consumer spending has grown to \$7.3 billion in just one year. We will create 100,000 new jobs, a \$40 billion economy and 16,000 new businesses in the next 20 years."

- Mayor Peter Flannery



Population 484,428
2021 Estimated Population



Population Growth 2021 to 2041 is 42.44%
2041 Population Forecast is 690,000

2021 Economy
\$18.703
(NIEIR 2021 Gross Regional Product)

2041 Economy
\$40B
(REDS 2041 Economic GRP Forecast)

New Jobs Created
100,000
(REDS 2041 Jobs Forecast)



Business Precincts

- Moreton Bay's six dedicated business and industry precincts by Gross Revenue: Strathpine \$6.82B, Caboolture \$6.5B, Brendale \$5.4B, Redcliffe \$5.18B, North Lakes \$4.42B and Petrie \$420M.
- Corporate Park East 40ha, Caboolture's first major industrial estate, first 3 stages are sold out.



Major Industrial Precincts

- Narangba Innovation Precinct plays an important role in the region's economy, contributing \$1.287B in output in 2021 with \$740M manufacturing, \$320M industry, \$227M exports and 589 new jobs forecasted.
- Brendale Industrial Precinct is 471ha. Moreton Bay manufacturing value is \$3.3B, supporting 9,389 jobs.

Growth Drivers



University in Moreton Bay

In 2022, UniSC Moreton Bay is delivering over 60 degrees to more than 3,000 students. Enrolments are expected to grow to 10,000 students by 2030.

Moreton Bay Tourism

Moreton attracts 4.85M visitors to the region every year, a 25.5% increase since 2017. Visitors spend \$1.137B, staying 4.5M nights, supporting 13,300 jobs.



Milovate The Mill PDA

The Mill Priority Development Area (PDA) is 204,000m² with a 110ha Koala Habitat, 65ha of mixed use commercial area and 12ha planned for a sports precinct. The Mill will build 3,400 homes and aims to create 2,200 jobs, which will grow to 6,000 by 2036. It is forecast to contribute \$950M in annual industry output and \$1.5B p.a. towards the Gross Domestic Product of the Moreton Bay Region.



Caboolture Hospital Upgrade \$399.5M | 5 Levels | Open 2023



\$1.06 Billion 204 Bed Upgrade

Redcliffe Hospital expansion 2,573 jobs during construction



The Mill EOI Private Hospital Expanding Healthcare infrastructure with an Integrated Health Village



Transport Infrastructure

Kippa Ring Rail Line

Redcliffe Peninsula Line opened in 2016, 12.6km passenger rail between Petrie and Kippa Ring. The rail line created 10 major corridor precincts.

Bruce Highway Upgrade Program

The Bruce Highway Upgrade Program is the largest road infrastructure program QLD has ever seen with \$13B upgrades over 15 years: 2013-2028.

Proposed Bruce Highway Western Alternative

Bruce Highway Western Alternative will support Caboolture West future development. Stage 1 planning is complete with stage 2 underway.



North Harbour Marina PDA

North Harbour 570 ha Marina Precinct is on track to become QLD's next Priority Development Area. North Harbour's \$2.74B economic boost would contribute \$882M p.a. to the QLD economy, with more than \$760M or 90% in the Moreton Bay region, as well as create 6,547 new ongoing jobs.



Caboolture West Development

Legislation will be introduced to plan SEQ's largest greenfield area Caboolture West, where 30,000 homes could be built to attract 70,000 people and support 17,000 jobs. Up to 9 primary schools, 4 secondary schools as well as a major state transport corridor will be planned to support the area.

Expression of Interest

Land Details

Lot Number:	Estate:
Street Name:	Suburb / Postcode:
Land Size:	Estimated Registration:
Land Price:	Land Deposit Amount:

House Design Details

House Design:	Facade:
House Price:	Deposit Amount:

Upgrades

DESCRIPTION	ITEM COST	QTY	TOTAL (\$)

Package Details

Build Price:	Build Deposit:
Upgrade Price:	Upgrade Deposit:
Land Price:	Land Deposit:
Package Price:	Package Deposit:

Purchaser Details

Owner Occupier Investor

Purchaser 1 Name:	Purchaser 1 Phone:
Purchaser 1 Address:	
Purchaser 1 Email:	
Purchaser 2 Name:	Purchaser 2 Phone:
Purchaser 2 Address:	
Purchaser 2 Email:	

Client Solicitor / Conveyancer Details

Solicitor Company:	Contact Number:
Contact Name 1:	Contact Name 2:
Postal Address:	Email:

Agent Details

Selling Agent:	Email:
Point of Contact 1:	Contact Number 1:
Point of Contact 2:	Contact Number 2:



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The Supplier must include the following approved information in all advertising of DHA-committed properties to investors, including the disclaimer:

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- reliable rental income
- long-term leases up to 12 years
- rent paid in advance
- property care including most non-structural repairs
- For more visit www.dha.gov.au/investing/#investingbenefits

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