



**QM PROPERTIES**  
**THE FAIRWAYS**

## THE FAIRWAYS

### OUR ESTATE

The Fairways offers private acreage home sites, set against the rural landscape of Hatton Vale. The estate comprises approximately 500 lots that offer the elusive combination of a rural lifestyle with urban conveniences.

It is ideally located approximately 50 minutes west of Brisbane immediately off the Warrego Highway, and only 25 minutes from Ipswich CBD. Also close by is the new Citiswivch Industrial Estate, a major hub for Industrial Businesses. The 335HA estate provides the Ipswich region with important strategic employment lands.

Citiswivch is zoned, serviced and market ready and provides competitive purpose built national distribution, warehousing and manufacturing facilities.

The Fairways boasts quality acreage home sites ranging from 1 acre to 3 acres (4000 sqm to 12,000 sqm), set against a Golf Course backdrop. All sites enjoy fully serviced underground power and water, and kerb/channel. Within the estate there is Hattonvale Primary School, two Child Care Centres, Golf Course, The Fairway Tavern, and the Plainlands Woolworths Shopping Centre with numerous specialty shops is a mere 5 minutes drive west of the estate.

With home sites priced from just \$109,900\* The Fairways offers very affordable rural living. The Sales Centre is located at 53 Fairway Drive, Hattonvale just off the Warrego Highway. For further information email our sales team at [fairways@qm.com.au](mailto:fairways@qm.com.au) or telephone 7 Days a week on 07 5411 4840.



## THE FAIRWAYS

### OUR LOCATION

The Fairways, Hatton Vale is situated just before the agriculture rich Lockyer Valley, known as “Queensland’s Country Garden” that supplies South East Queensland with fruit and vegetables.

#### Within the Estate:

- Golf Course
- Tavern and Restaurant
- Hatton Vale Primary School
- Child Care Centres (2)

#### Within 20km:

- 5km Hatton Vale State School
- 7km Faith Lutheran High School
- 20km Laidley State High School
- 7km Shopping Centre, including: Woolworths, Bakery, Bottle Shop, Hairdresser, Minimart, Video Shop, ATMS, Eagle Boys Pizza
- 7km Medical Centre, Chemist
- 7km Butcher, Real Estate, Big Dad’s Pies, Dry Cleaning
- 4km Fruit and Vegetable Barn
- 15km Sports Complex, including: tennis, squash, outdoor bowls, cricket, football, soccer, netball, softball and gym

#### Surrounding Towns:

- 50min Brisbane
- 35min Oxley
- 35min Toowoomba
- 25min Ipswich
- 25min Fernvale
- 15min Gatton
- 10min Laidley



## THE FAIRWAYS

### OUR COVENANT

When buying into The Fairways, you can be assured of the long-term quality of the Estate, due to quality a building Covenant. The high standard of housing within the estate will ensure that all resident's property values are maximized in the future. It also means that the estate is quickly becoming one of the most highly sought after acreage estate within easy reach of Ipswich, with many families from these surrounding areas now calling "The Fairways Estate" home.

#### Major features of the Covenant include\*:

Plans: To be approved by the developer

Building: To commence within 24 months from settlement of the land

Trees: There is to be no unnecessary removal of trees

Garages: Each dwelling must have a double lockup garage (attached or detached)

Driveway: To be constructed using minimum standard all weather gravel

Fencing: To be post and rail, post and wire, brick or rendered piers with wrought iron infill panels or similar standard fencing

Screening: Clotheslines, hot water systems, gas tanks, effluent disposal systems and similar structures must be screen from the road

Landscaping: The landscaping of this Estate is an important visual and environmental feature. You are required to submit a landscaping design, which should include plant species and sizes. A minimum of 3 x 100litre (pot size) are to be included in the design.



\* Please refer to full covenant details within the contract of sale.

\* Based on Stage Q

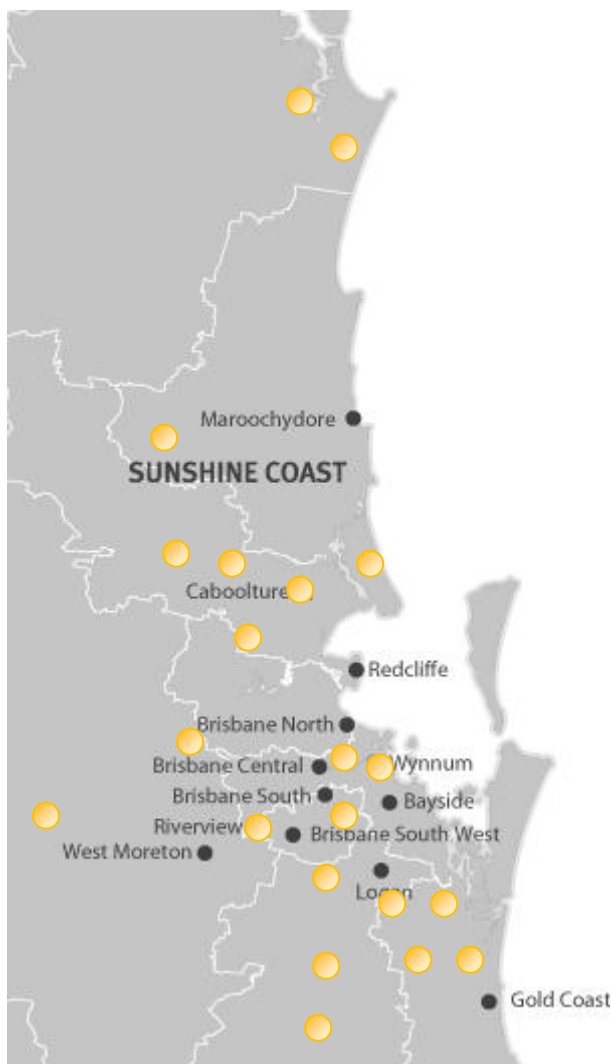
## THE FAIRWAYS

### QM | THE DEVELOPER

**QM Properties** was established in 1976, and is one of the largest and most successful privately owned property developers in Queensland. QM prides itself on creating quality Australian communities that are at the cutting edge of sustainable development practice.

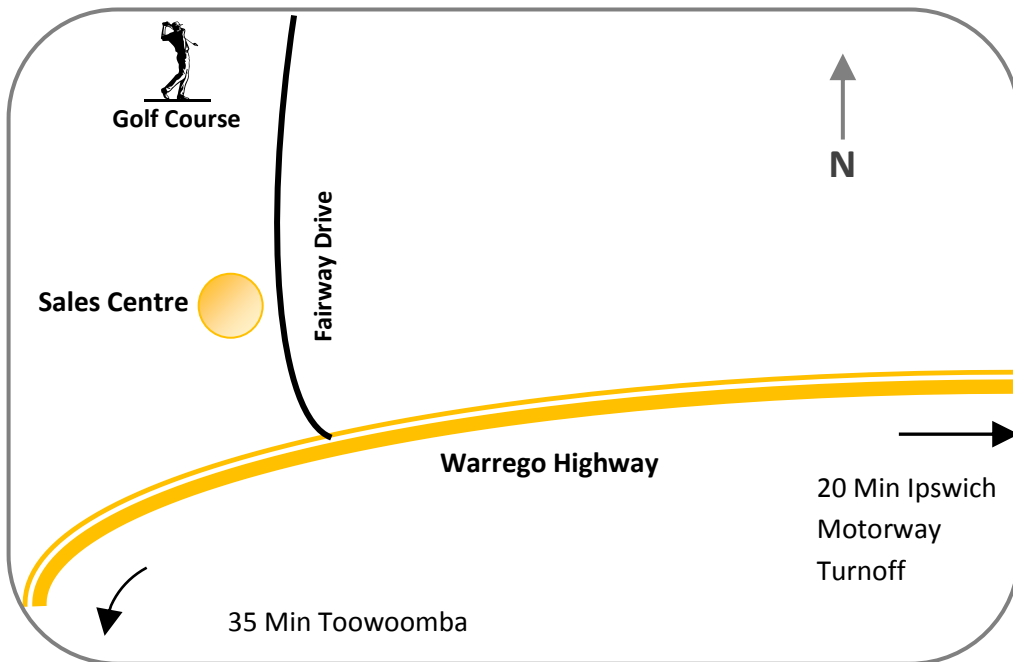
QM Properties, together with its associated companies and joint venture partners, has a portfolio of over 30 waterfront, residential, acreage, marina, commercial, retail and industrial projects across Queensland and New South Wales.

The QM flagship developments include the high profile prestige waterfront communities of Pacific Harbour at Bribie Island and the fully completed Noosa Waters on the Sunshine Coast. QM additionally has interests in several Brisbane CBD properties and residential apartment developments. [www.qm.com.au](http://www.qm.com.au)



THE FAIRWAYS

HOW TO FIND THE FAIRWAYS?



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# THE FAIRWAYS ESTATE LAYOUT

● SOLD

