



QM PROPERTIES
THE AVENUES ON FIFTH

THE AVENUES ON FIFTH OUR ESTATE

The Avenues on Fifth is an affordable new estate located in the growing suburb of Marsden and is perfect for the first home buyer or investor.

The Estate contains 80 blocks, ranging in size from 524m² to 1535m². Entry into the Estate begins at a low \$185,000* for Land and House and Land packages are available from \$399,950*.

Situated less than 30 minutes to Brisbane CBD the estate is close to rail links and has quick access to the M1 and the Logan Motorway. The Berrinba Wetlands Park is only a stones throw away, which features seven kilometres of walking tracks, five bridges for walkers and cyclists, remnant bushland and meeting facilities overlooking the wetlands.

For more information on The Avenues on Fifth, contact our professional Sales Staff on 07 1800 007 500 or email durackadmin@qm.com.au.



*Prices correct as at March 2011.

THE AVENUES ON FIFTH

OUR LOCATION

Within Walking Distance:

Berrinba Wetlands – includes walking tracks, bbq areas, play equipment, lakes

Within 10 minutes:

Shopping Centres:

Marsden Park: Coles, Bottle Shop, Banks, Chemist, Doctor, Aldi and numerous specialty stores

Logan Central: Coles, Kmart, Woolworths, Banks, Chemist, Doctor, Medicare, Super A-Mart, Aldi

Grand Plaza: Coles, Target, Woolworths, Kmart, Aldi, Harvey Norman, Bunnings, Post Office Business Centre

Schools :

Berrinba East Primary School

Woodridge High School

Logan City Special School

Woodridge Primary School

Maryfields Catholic Primary

Kingston Primary

Groves Christian Primary

Marsden Primary

Marsden High School

Logan Institute of Tafe (12 mins)

Griffith University Logan Campus (14 mins)

Surrounding Towns:

6min Loganlea

15min Loganholme

25min Brisbane CBD

30min Gold Coast

35min Ipswich



THE AVENUES ON FIFTH OUR COVENANT

When buying into The Avenues on Fifth, you can be assured of the long-term quality of the Estate, due to our quality building Covenant. The high standard of housing within the estate will ensure that all resident's property values are maximized in the future.

Major features of the Covenant include*:

Plans: To be approved by the developer

Dwelling: Construction of the dwelling must commence within 24 months of the date of the settlement.

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

Driveway: Every home must have a constructed driveway

Fencing: In order to ensure a predominance of landscaping in front of homes and hence more attractive streetscapes, front fencing is not permitted

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

Landscaping: Landscaping is an important visual and environmental feature of this Estate. All buyers are to design and implement their landscaping to the highest possible standard.

Regular monitoring of the Estate is undertaken to ensure Covenant compliance.



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

* Based on Stage 1

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