



QM PROPERTIES
COUNTRY CLUB
ESTATE

COUNTRY CLUB ESTATE

OUR ESTATE

Formerly known to locals as the Tullamore Downs Estate, Country Club Estate is located only 5 minutes north of the flourishing town of Beaudesert on the way to Brisbane and is now one of Beaudesert's most prestigious and sought after residential addresses.

The Estate features blocks ranging from 1500m² to 2577m², which makes the blocks in other new estates within the Beaudesert area comparatively small at around 500m² to 700m². All new stages of Country Club Estate feature full kerb/channel and underground power and all blocks are fully serviced by constant flow town water and sewerage (CED).

Land at Country Club Estate is available from only \$139,900*. The **Southside Land Sales Centre** is located at Cnr Mt Lindesay Hwy & Tullamore Way, Gleneagle. For more information email our Sales Staff at southsidelandsales@qm.com.au or phone 07 5541 0120. UBD ref 331 R2



COUNTRY CLUB ESTATE

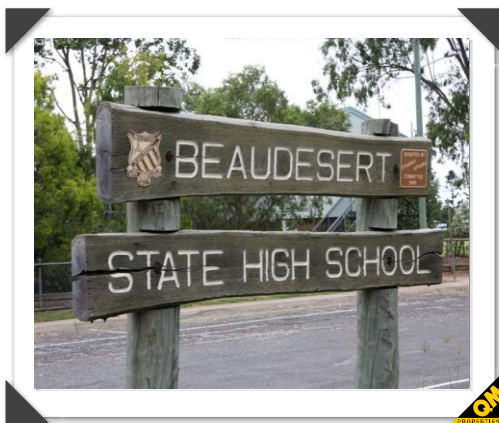
OUR LOCATION

Within 20km:

- 4km **Shopping Centres** including: Coles, Target, Post Office, McDonalds, RACQ
- 4km CBD Main Intersection
- 2.2km Beaudesert High School
- 4.2km Beaudesert Primary School
- 4.2km St Marys Catholic College
- 2km Gleneagle Primary School
- 6.6km Woodhill Primary School
- 3km Petrol Station
- 4.2km Library
- 4.4km Museum
- 3.8km Hospital
- 5km Golf Club
- 4.6km Race Club
- 4.4km Skate & Bowl

Surrounding Towns:

- 21km Jimboomba
- 34km Greenbank
- 38km Tamborine
- 41km Browns Plains
- 45km Beenleigh
- 64km Brisbane
- 78km Ipswich
- 87km Southport
- 72km Gold Coast



COUNTRY CLUB ESTATE OUR COVENANT

When buying into Country Club Estate, you can be assured of the long-term quality of the Estate, due to a 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

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

Wall Materials: The outside walls of any dwelling, garage or outbuilding may be constructed of rendered brick or face brickwork, rendered and painted blockwork or full fibre cement cladding is encouraged where such cladding is coated by an approved texture coating.

Garages: Every dwelling must have a minimum 2 car garage.

Driveway: To be constructed using minimum standard all weather gravel with edging

Fencing: A Complete Fence Plan must be submitted to the developer for approval before fencing is erected

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

Landscaping: A complete landscaping design for the front yard must be submitted for covenant approval within 14 days of completion of the dwelling.

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 7

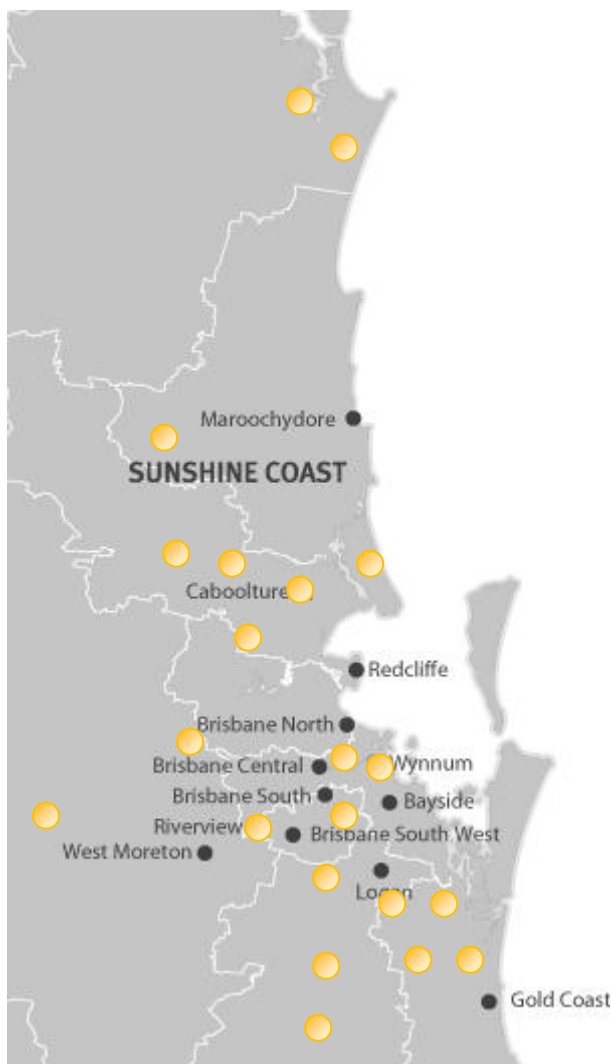
COUNTRY CLUB ESTATE

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.

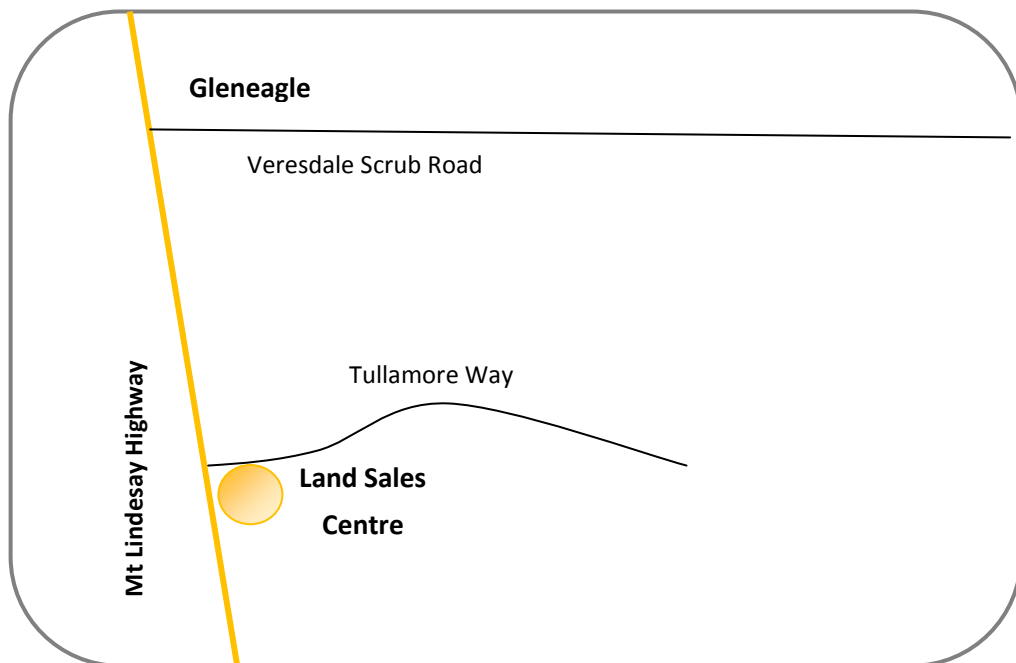
QM Properties, together with its associated companies and joint venture partners, has a portfolio of over 30 waterfront, residential, acreage, marina, commercial, retail and industrial projects across Queensland and New South Wales.

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



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HOW TO FIND COUNTRY CLUB ESTATE?



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