

# the fairways







# Welcome Home the fairways

The Fairways is a unique rural residential development with over 20 years of history in the Lockyer Valley Region, located midway between Brisbane and Toowoomba. Launched in 2004, The Fairways originally covered 400 hectares of former grazing land in Hatton Vale. Since then, an additional 200 hectares of neighboring parcels have been incorporated in Kensington Grove and Brightview. The Lockyer Valley region is a hidden gem, perfectly balancing rural charm with modern conveniences, making it an ideal place to call home.



# a natural beauty

Extensive efforts have been made to ensure that The Fairways embraces the region's natural beauty. The elevated homesites offer stunning views of the surrounding mountain ranges and bushland. The streetscapes are designed to preserve existing biodiversity while providing residents with aesthetically pleasing green spaces. In the latest stages of development, two wildlife crossings have been incorporated under the roads to encourage safe fauna movement between protected nature reserves.

Surrounding the community are more than 60 parks and reserves scattered throughout the Lockyer Valley Region. With breathtaking national parks, hiking trails, and scenic lookouts, you can easily immerse yourself in nature. Known affectionately as "Australia's Salad Bowl," this region features some of the country's most fertile soil and an abundance of impressive locally grown produce.



# stay connected

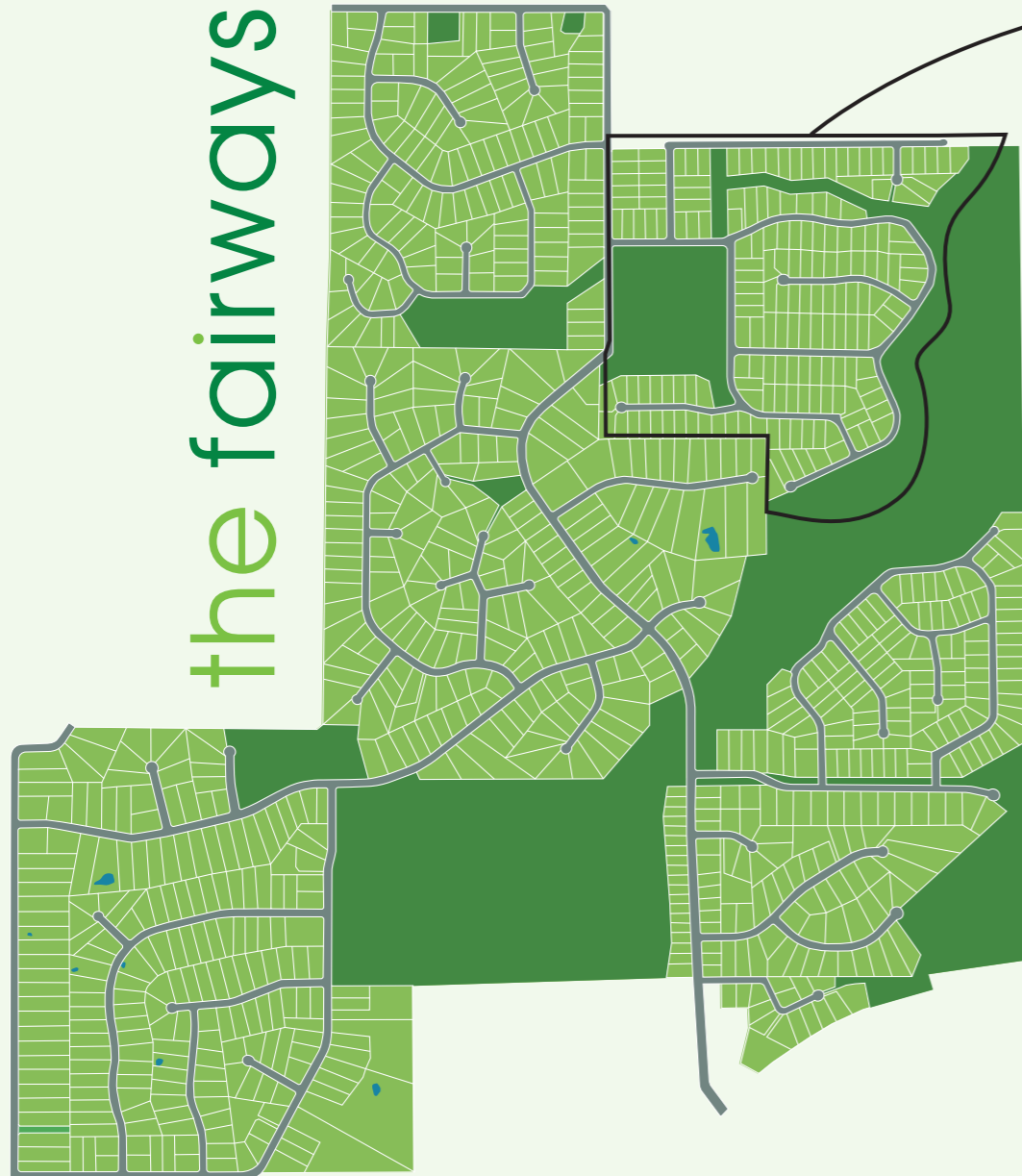
Despite its rural setting, The Fairways is just 60 minutes from Brisbane and 20 minutes from Ipswich. Residents benefit from access to essential amenities within the estate, including Hatton Vale State School, childcare centres, parks, and the IGA. Major retail outlets, Bunning and Woolworths, can be found just 10 minutes away in Plainland. The surrounding townships exude a friendly and welcoming atmosphere, featuring community events, local markets, and festivals that celebrate the region's rich heritage. This unique pocket of South-East Queensland is perfect for those seeking a slower pace of life and a strong sense of community.



# space to explore

Once completed, the estate will feature 965 allotments ranging from 3,000 sqm to 6,000 sqm. Homesites of this size offer ample room for spacious acreage homes, lush gardens, sheds, and pools, along with space for growing families and their hobbies. Lots in the latest stages are developed with NBN connectivity, trickle feed town water, and underground power. To help envision your future in this community, visit the expansive acreage Master Builders Queensland Display Village on Stirling Drive for inspiration.

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# community focused

At the heart of the community is the 14-hectare Council-funded Fairways Park, which features a learn-to-ride area, a dog park, barbecue and picnic spaces, as well as adventure and sensory play areas. Future stages are currently proposed to include sports fields and a clubhouse. Fairways Park is not only a popular destination for residents but also attracts schools, community members, and groups from outside the estate, bringing together people from across the region.





Laidley Town Centre

Plainland Town Centre

IGA Hatton Vale

Crayons Early Learning Centre  
Hatton Vale State School

Toowomba (35 min)  
University of QLD (15 min)

Warego Highway

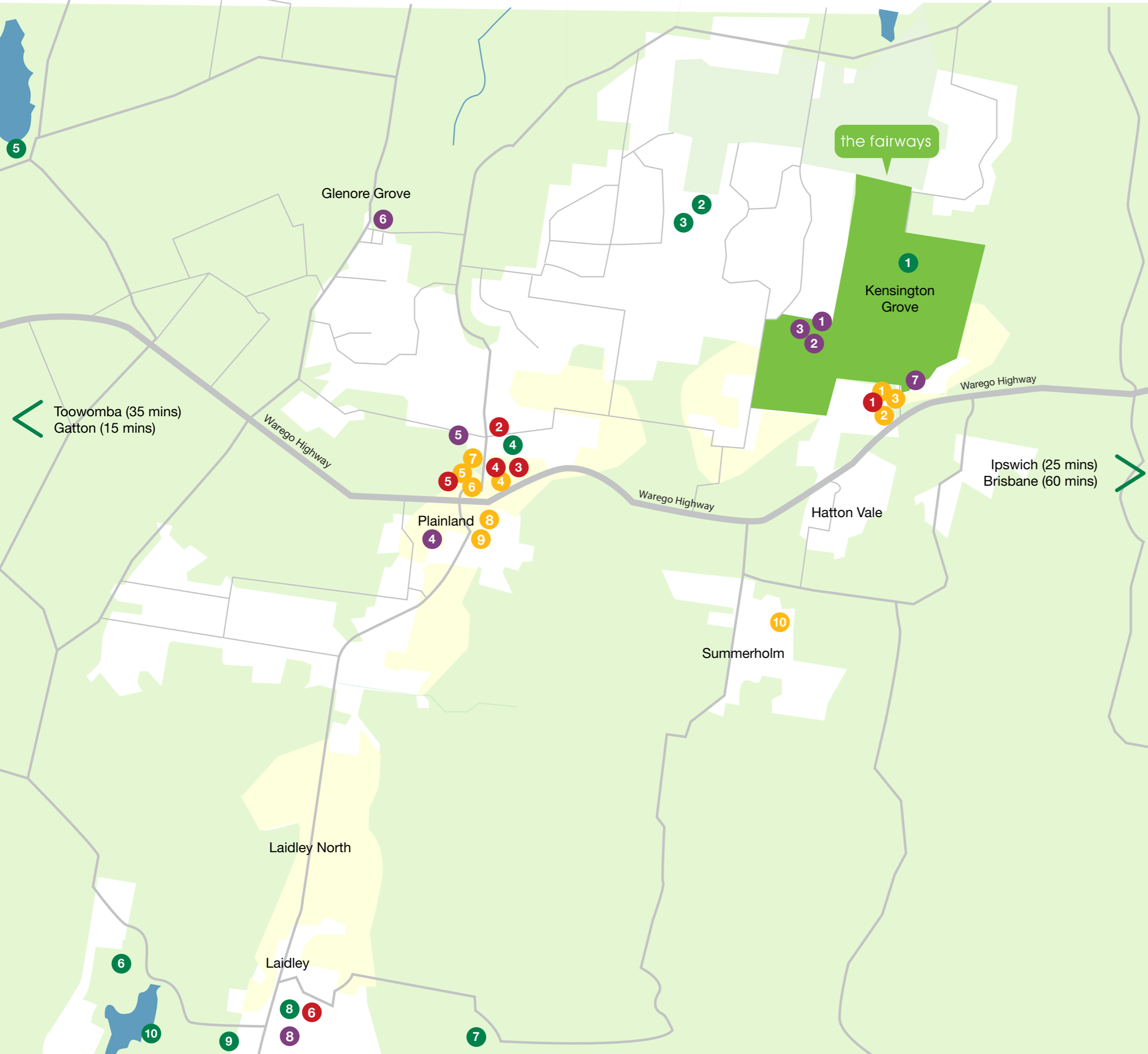
Warego Highway


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Brisbane (60 min)  
Ipswich (25 min)

Wivenhoe Dam (30 min)





 **SHOPPING & RESTAURANTS**

- 1 Fairways Tavern
- 2 IGA Hatton Vale
- 3 Dominos
- 4 Bunnings
- 5 Woolworths
- 6 Grumpy's Diner
- 7 ALDI
- 8 Porters Plainland Hotel
- 9 Plainland Country Markets
- 10 Naughty Goat Farm

 **EDUCATION & CHILDCARE**

- 1 Hatton Vale State School
- 2 Crayons Early Learning Centre
- 3 C&K Hatton Vale Community Kindy
- 4 Faith Lutheran College Plainland
- 5 Sophia College Plainland
- 6 Glenore Grove State School
- 7 Bright Horizons Australia Childcare
- 8 Laidley State High School

 **MEDICAL**

- 1 Hatton Vale Discount Pharmacy
- 2 Curtis Medical
- 3 Plainland Dental
- 4 The Lockyer Doctors Plainland
- 5 Exact Radiology Plainland
- 6 Laidley Hospital

 **RECREATION**

- 1 Fairways Park
- 2 Bertrand Avenue Park
- 3 Looker-Varley Skate Park
- 4 Koffal Park
- 5 Lake Clarendon
- 6 Laidley Golf Course
- 7 Cunninghams Crest Lookout
- 8 Laidley Recreation Reserve
- 9 Laidley Showground
- 10 Lake Dyer



# Community Development Standards

As one of the largest residential developers in South-East Queensland, QM Properties employs quality guidelines (covenants) for each of our communities to enhance streetscapes and protect property values for years to come. The high quality of streetscapes, home designs, and beautifully landscaped gardens in our estates is largely the result of our Community Development Standards.

Covenants have become an invaluable component of modern, high-quality developments. These estate covenants are designed to maintain the standards of our communities while protecting buyers' investments. QM's highly qualified Covenant Team provides invaluable post-sale services, drawing on nearly four decades of industry experience to offer expert advice on home plans, landscaping, pools, sheds, and fencing.

The Covenant Team carefully considers all planned construction and landscaping. The Covenant Team also regularly review each estate to ensure that the quality and safety of our communities are upheld, providing buyers with peace of mind when joining a QM community.







## The Developer

QM Properties, established in 1976, is one of the largest and most successful privately owned property development companies in Queensland. Alongside its associated companies and joint venture partners, QM boasts a portfolio of over 100 projects throughout South-East Queensland, with a realized value exceeding \$5 billion. This diverse portfolio includes lakeside residential, canal, marina, medium-density, commercial, industrial, retail, and leisure developments.

QM Properties is committed to delivering unmatched quality and value in every development, whether large or small, while respecting and enhancing the environment through cutting-edge sustainable practices. In summary, QM Properties has thrived for over 40 years in the property development industry.



## **QM Properties Head Office**

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**Visit our website for information about all our estates:  
[www.qm.com.au](http://www.qm.com.au)**