



Glenbrae

ESTATE





A BRIGHT INVESTMENT

Glenbrae



ESTATE

an exquisite collection of 20 modern luxury units nestled in the heart of Warwick, Queensland. Embrace the epitome of comfortable and convenient living in this charming new community.

PERFECTLY LOCATED

Situated on Bourke Street, our residential estate enjoys the best of both worlds – a peaceful suburban atmosphere 5 minutes walk from the banks of the Condamine with the convenience of also being just minutes away from Warwick's vibrant city center. You'll have easy access to schools, parks, shopping, and healthcare facilities, making it an ideal choice for families, professionals, and retirees alike.

MODERN LIVING, TIMELESS DESIGN

Our architecturally designed units blend seamlessly with the heritage charm of Warwick. Each residence has been carefully crafted to provide spacious living areas, ample natural light, and high-quality finishes. Whether you're looking for a cozy one-bedroom retreat or a spacious family home, Glenbrae Estate has a layout to suit your lifestyle.





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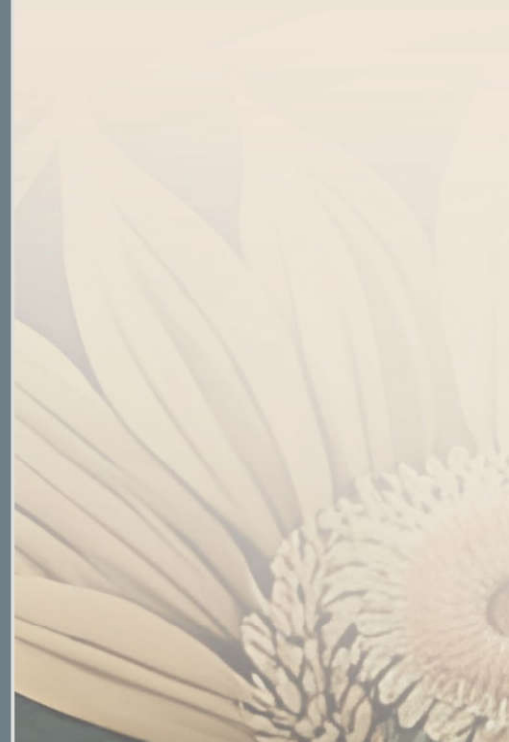
Whether you're a first-time buyer, an investor, or looking to downsize, Glenbrae Estate offer an outstanding opportunity. Warwick is a growing regional hub, and your home here is an investment in both lifestyle and financial security.

Glenbrae isn't just a place to live; It's about the community you'll become a part of. Our development boasts beautifully landscaped common areas, perfect for leisurely strolls or catching up with neighbors. It's a place where friendships flourish, and memories are made.

DON'T MISS OUT

With only 20 units available, homes in Glenbrae Estate are in high demand. Secure your place in this thriving community today.

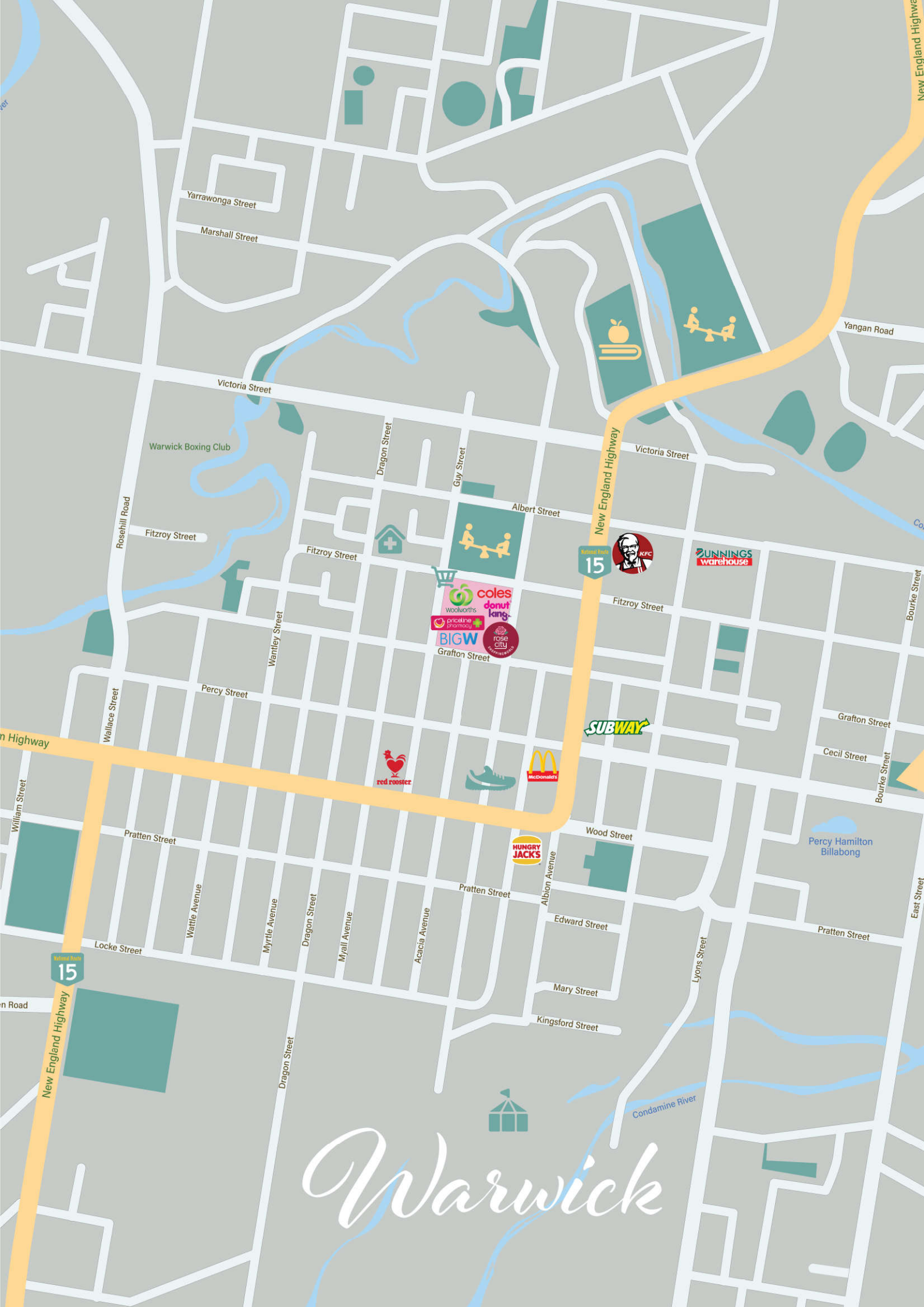
Bourke Street





FEATURING:

- > Spacious open-plan living areas
- > Modern kitchens with stainless steel appliances
- > Private outdoor alfresco areas for relaxation
- > Fully ducted air conditioning for year-round comfort
- > Secure parking for your peace of mind.



Yarrowonga Street

Marshall Street

Victoria Street

Warwick Boxing Club

Fitzroy Street

Fitzroy Street

Albert Street

Victoria Street

New England Highway

Route 15

SUNNING warehouse



rose city

SUBWAY

Grafton Street

Cecil Street

Bourke Street

Percy Hamilton Billabong



HUNGRY JACKS

Wood Street

Pratten Street

Pratten Street

Edward Street

Pratten Street

Route 15

New England Highway

Locke Street

Wattle Avenue

Myrtle Avenue

Dragon Street

Myrall Avenue

Acacia Avenue

Mary Street

Kingsford Street

Lyons Street

Condamine River

Warwick



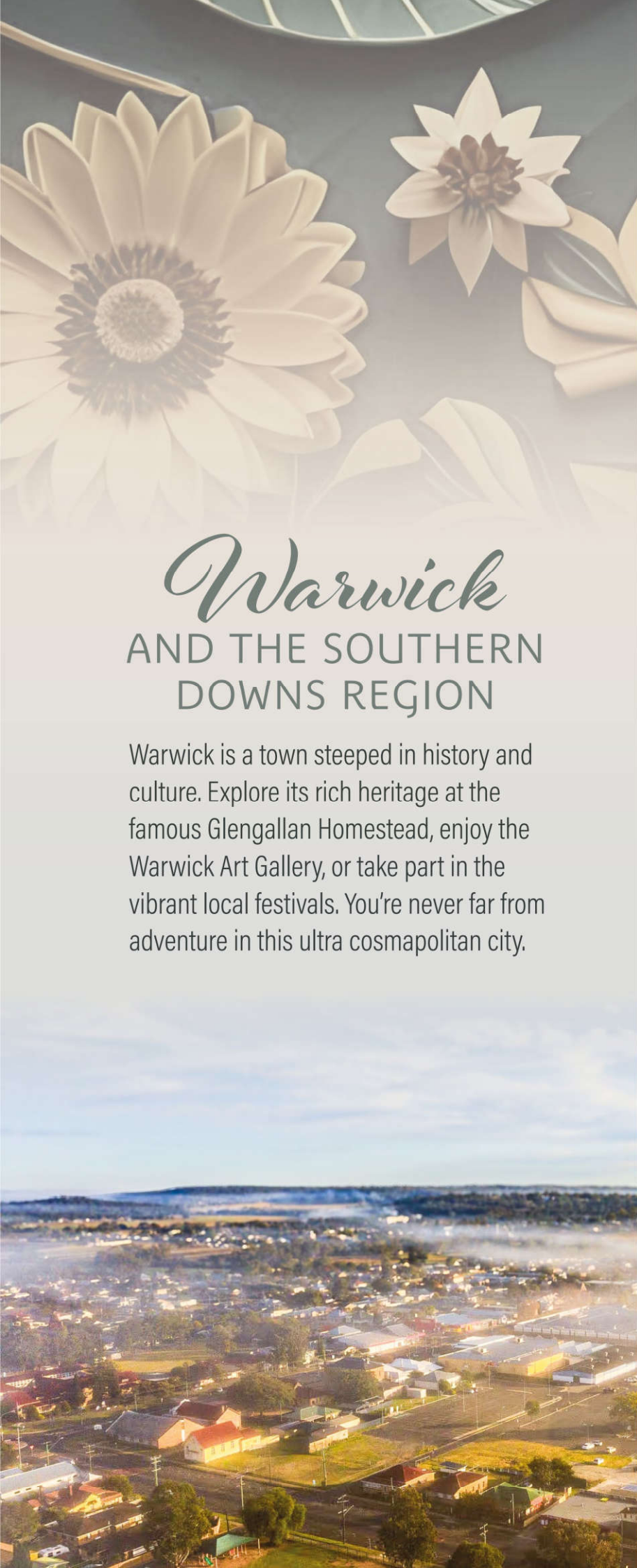
Glenbrae

ESTATE



 Hospital & Medical	 Venue/Showground
 Education	 Retail
 Sports	 Playgrounds
	 Golf Courses

Mount Tabor



Warwick

AND THE SOUTHERN DOWNS REGION

Warwick is a town steeped in history and culture. Explore its rich heritage at the famous Glengallan Homestead, enjoy the Warwick Art Gallery, or take part in the vibrant local festivals. You're never far from adventure in this ultra cosmopolitan city.



Community 9/10

Tranquility 9/10

Family 8/10

Lifestyle 8/10

Convenience 8/10

Overall Score 8/10



+1% P.A.

Warwick Shire
13,000 people



Total population growth more than 1% per annum

ECONOMIC DRIVERS

- > Road freight companies
- > Hospitals and health care facilities
- > Educational facilities and child care
- > Retailers
- > Abattoirs & Meat Processing
- > APN (Australia Print Media)
- > Southern Downs Regional Council
- > Big W Distribution Centre
- > Fruit and Vegetable farms

RENTAL VACANCY
0.62%



AMENITIES WITHIN 50KM...



Hospitals



Doctors & Health



Post Office



Bars & Eateries



Groceries



Warwick

A BLOOMING BOOMTOWN

During Summer Sunflower fields are in full bloom across the southern down region, in particular around Warwick, and it's the perfect time to snap one of the region's most 'blooming' gorgeous sights.

Famous for its roses and rodeo, Warwick features some of Queensland's finest original sandstone buildings. The town was settled over 150 years ago, quickly becoming the first important inland settlement in the state. Warwick is an impressive regional centre, with a growing population leading the regional property boom.



MAIN STREET





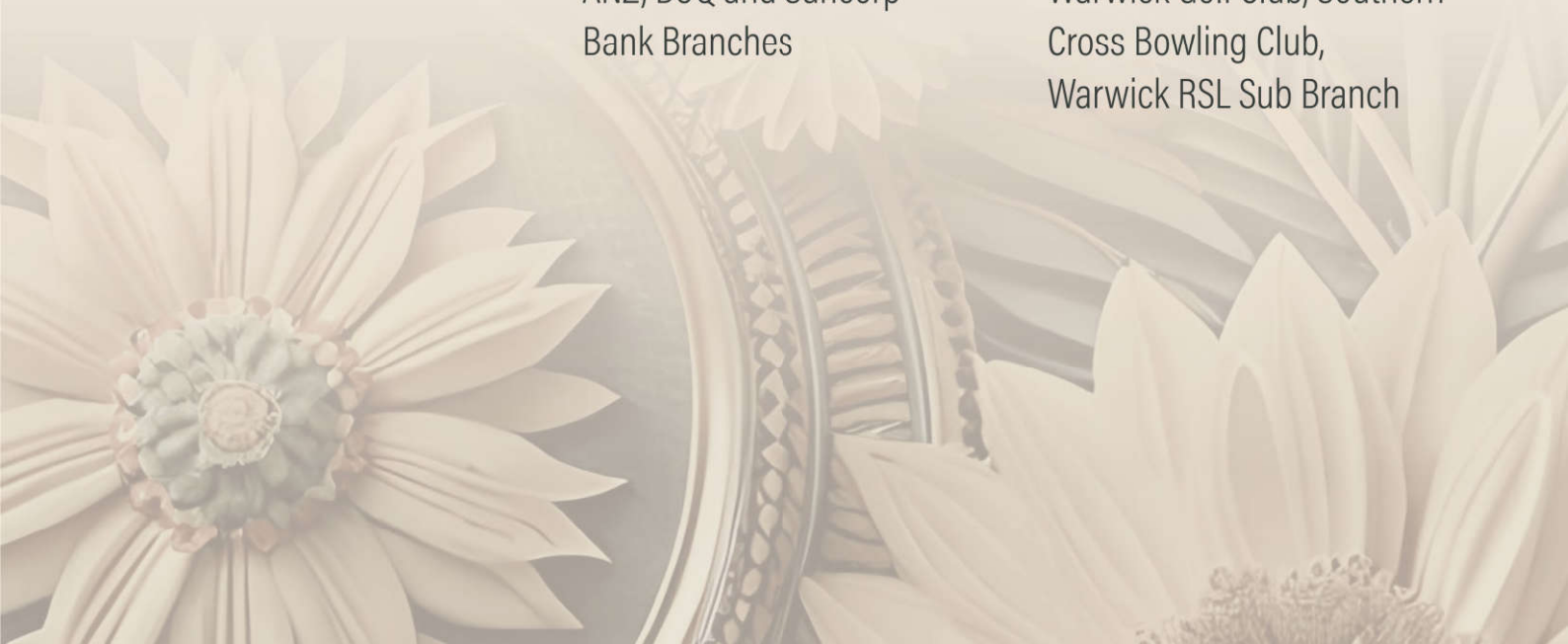
ROSE CITY SHOPPING CENTRE



RETAIL & DINING

Warwick's historic town centre is home to a range of boutique stores and larger national chains. Rose City Shopping world is the town's main shopping hub, a \$40 million complex. In addition to Rose City's stores, locals can shop for essentials at Palmerin Street, a vibrant shopping strip with a post office, discount and convenience stores, fashion boutiques, specialty outlets, and cafés.

- > **Groceries** -Aldi, Foodworks, Coles, IGA and Supa IGA, Woolworths and Bi-Lo
- > **Department Stores** -Big W, Target, and Harvey Norman
- > **Hardware** -Bunnings, Home Timber & Hardware, Stihl Shop and Warwick Industrial Supplies
- > **Fast Food** -McDonalds, Subway, Hungry Jacks, KFC, Eagle Boys, Red Rooster, Zaraffas Coffee, The Coffee Club, Dominoes Pizza, Sammy's Kebabs, Warwick Westside Snack Bar, Wen's In Warwick
- > **Banking** -CBA, NAB, ANZ, BOQ and Suncorp Bank Branches
- > **Fine Dining** -Soban House, Mussel's Restaurant, Rose's Chinese Restaurant, The Cherry Tree Coffee & Dining Chung Hing Licensed Chinese Restaurant.
- > **Clubs** -Condamine Sports Club, Warwick RSL Services & Citizens Memorial Club, Warwick Golf Club, Southern Cross Bowling Club, Warwick RSL Sub Branch



TRANSPORT AND INFRASTRUCTURE

Making your way around the Southern Downs region is made easy with access to the following facilities:

- > Public transport bus & taxi services
- > Daily bus network to Toowoomba & Brisbane
- > Regional airport equipped to accommodate twin engine jet aircraft

Well maintained highways pass through the Southern Downs providing easy access in and out of the region by car with Toowoomba a short 83 kilometres, and Queensland's capital Brisbane is only 154 kilometres from the heart of the Southern Downs

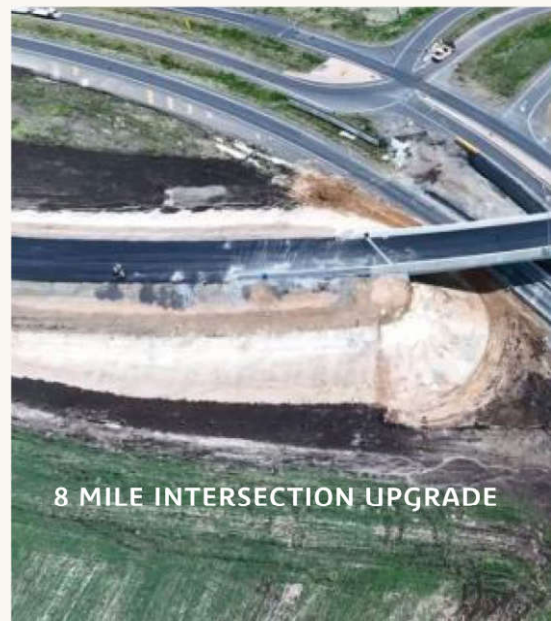
A \$125 million solar farm has been built at the University of Queensland's Site in Warwick supporting up to 100 local jobs.

THE largest wind farm to ever be built in Australia is officially under construction, 60kms west of Warwick on Queensland's Southern Downs.

The \$2 billion MacIntyre Wind Precinct will have 180 turbines, capable of producing 1,026MW of clean energy and generating enough electricity to power the equivalent of 700,000 homes annually.



WARWICKS WIND FARM



8 MILE INTERSECTION UPGRADE



WARWICK \$125 SOLAR FARM



EDUCATION

Warwick is home to 24 different educational facilities, including state and private primary and secondary institutions, and tertiary and training colleges. The following schools ensure students of all ages are just a short drive away from a quality education:

- > Warwick Central State School
- > Warwick East State School
- > Warwick West State School
- > St Mary's Catholic Primary School Warwick
- > The Scots PGC College Warwick
- > The School of Total Education Warwick
- > Satellite College Warwick
- > Southern QLD Institute of TAFE Warwick
- > Assumption College Warwick

MEDICAL

The Sovereign Downs region is fully equipped with modern medical facilities to keep up with population demand. Darling Downs Health provides a comprehensive range of hospital services, as well as community and primary health services to approximately 300,000 people from 28 locations.

The region is home to:

- > 324 bed hospital with full access to specialist facilities
- > 13 GP and specialist medical centres
- > Natural medicine practices
- > 4 Aged care facilities



LIFESTYLE

Located just northeast of Warwick is the World Heritage-listed Main Range National Park. Take a hike through the Goomburra section to spot koalas and birdlife amongst cascading waterfalls and rainforests.

Morgan Park Raceway is a five layout race circuit located at Old Stanthorpe Road near Warwick, in Queensland, Australia. The circuit is owned and operated by the Warwick District Sporting Car Club Inc.

The initial 730m race circuit was built in 1968. Events at the circuit include WDSCC Southern Downs Challenge and the Queensland Super Sprint Championships, and it's the home of the Queensland State Championships for motor racing. Join us each year for Queensland's biggest Historic Motor Racing festival, hosted by the Historic Racing Car Club of Queensland.



QUEENS PARK HORSE SCULPTURE



WARWICK HOSPITAL



MORGAN PARK RACEWAY



AUSTRALIANA PARK WARWICK

QUEEN MARY FALLS NEAR WARWICK



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ENJOY THE BEST OF BOTH WORLDS



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