

From all of us at Edenvale we would like to wish you and your family a Merry Christmas and safe and prosperous New Year.

With the RBA announcing another interest rate drop, it was a welcome early Christmas present for home owners Australia wide. With these interest rate cuts, the \$10,000 Queensland Government Building Boost, First Home Buyers Grant and generous developers incentive – approved purchasers at Edenvale can save up \$22,000 on selective house and land packages.

Comparing buying vacant land and building a new home and buying an already established house there are massive savings and incentives that most purchasers are not aware of. Buyers can save thousands just on stamp duty alone by buying at Edenvale.

There is a dedicated page called “How to Buy” on the new look Edenvale website www.edenvaleestate.com.au/how-to-buy/

With Construction estimated to commence early in the new year and the \$10,000 building boost ending 31st January now is the best time to secure your dream home at Edenvale.

A Message from The Developers

The Edenvale Open day in October was an outstanding success. It was a pleasure to meet the new buyers, builders and locals of Edenvale Estate. It was great to see the local kids enjoy the pony rides and bounce around on the jumping castle. They even cooled off later with a cold soft drink!

As a result of the Open Day, four lots were secured within Stage 2. With these presales we are working

hard to get started as soon as possible with construction.



One of the local kids enjoying a Pony Ride at the Open Day

We want to give a special warm welcome to all the new purchasers from last month, and also to our civil engineering contractors Steve and Peter from WGR Civil Pty Ltd, who will be constructing the road and services throughout Edenvale.

Edenvale is steadily moving its way to completion: Heavy earthmoving equipment and machinery will soon be on site and we look forward to seeing construction in full swing! With the commencement of Stage 2 construction, plans are already in place for Stages 3 & 4. Electrical, water and telecommunications services are set to be installed during road construction.

Now is the time to secure your place in Edenvale. These 2.5 acre home sites are very rare in South East Queensland and could quite possibly be the last of their kind. All of the lots have the largest building entitlements in the region and the choices for ideal home locations are endless.



ABOUT OUR BUILDERS

A warm welcome to all our builders working with the new owners and purchasers at Edenvale. There are a number of excellent builders working with us in Edenvale now. Our sales team has worked with them to create some great home packages and very competitive deals.

Fantastic 'Home and Land' packages are available with Black Rhino Homes, Stroud Homes, Dixon Homes, SunCrest Homes, NewStart Homes and Queensland One Homes. Contact Tim Heffernan for more information about any of these options. Tim will be happy to meet with you and help you turn your dreams into reality.

With Stage 1 sold, the Stage 2 release is selling quickly. At the time of writing, 6 blocks out of 14 have been secured. The 2.5 acre blocks in Stage 2 have outstanding mountain and valley views. Our (biased) buyers say they are the 'best blocks in the whole estate'.

BUYER TESTIMONIAL

After living in our previous suburban home for almost 23 years, my husband and I decided we needed a tree change. Whilst searching online, we came across plans for the Edenvale Estate being built in cedar Grove. We immediately fell in love with the area and beautiful mountain backdrop. Away from busy main roads, yet still close to all amenities, made it the perfect place to pursue a horse riding hobby and still have room for growing our own veggies and keeping chooks.

After contacting Tim Heffernan from modus we soon had chosen our block and paid a small deposit to secure it whilst we sold our current home. Tim was also able to help us with selling, and we could not have been happier with the outcome which well exceeded our expectations. Their photography and marketing presented our house beautifully and we sold at the listed price, which is something that rarely happens, especially in the current market.

We are now entering the exciting stage of buying the land we love and planning our new home.

Making the move to the country has definitely been the right choice for us, and Tim has made the process as easy and stress free as possible, guiding and helping us every step of the way.

Before finding edenvale, and also since, we have done extensive searching of the area, but have not been able to find better land for the price; it ticks all the boxes for us.

Mark & Sue K.

QUEENSLAND STATE GOVERNMENT BUILDING BOOST IS ENDING SOON!

The Queensland Building Boost is a 6 month, \$140 million initiative that provides a \$10,000 grant for all Queenslanders constructing a new home in Edenvale Estate. First home buyers are eligible for this boost on top of their \$7,000 First Home Buyers Grant, as well as stamp duty concessions for homes up to the value of \$600,000. This grant ends on the 31st January 2012, so make sure to secure your dream at Edenvale and take advantage of this incentive. See www.edenvaleestate.com.au/how-to-buy/ for more details.

EDITORIAL FEATURE IN JIMBOOMBA TIMES

BUILDING BOOST

SPECIAL
FEATURE

Jimboomba
Times

\$10,000 BUILDING BOOST

\$17,000 1ST HOME OWNERS

\$10,000 NEW INVESTMENT

Escape suburbia at Edenvale

HAVE you ever dreamt of living on your own acreage with room for a pony? Longed to gaze at panoramic valley and mountain views? Looking to escape suburbia?

Edenvale Estate could be exactly what you're looking for.

Offering 2.5 acre blocks, the largest building entitlements in the area, flat useable land and views that last forever, Edenvale Estate is a rare offering and the last of its kind in the region.

Located five minutes drive from Jimboomba, and 40 minutes from Brisbane, buyers can have space to live the life they dream without sacrificing the convenience of a nearby major town centre.

Agent for Edenvale Estate, Tim Heffernan, said the devel-

opment offered the best of both worlds.

"You've got the feel of rural acreage and you can still have town water, underground power and phone and be very close to town," he said.

Stage Two of the estate has just been released, comprising 14 x 1 hectare (2.5 acre) blocks - with six lots already secured. Stage three includes blocks up to 2.5 hectares (6.25 acres), while Stage four will offer 24 x one hectare (2.5 acre) sites to the market.

Prices start at \$219,000 for 2.5 acres, with an average of \$265,00 for the same area.

And with combined grants offering up to \$22,000 in incentives, now is the perfect time to fulfil your dreams.

To arrange an inspection, phone Tim Heffernan at Coronis Realty on 1300 859 058.

GJ Gardner can make dreams come true

IF you are looking to achieve the dream of building your very own home then look no further than G.J Gardner Homes Lockyer/Brisbane Valley.

With over 25 years experience in the building industry, the team is focussed on giving locals a brand new home to suit specific needs and lifestyles.

Whether you have your own grand plans or are looking to be guided, owner Brad Hyde said his team's goal was to always deliver his customers a quality home for a competitive price.

"We can cater to anybody looking to build a home. Any size, any style, our plans or yours. We have a wealth of product knowledge in new home sales and construction," he said.

Mr Hyde said his business'

one on one approach with customers set them apart from other companies.

"We give the clients the facts up front with no hidden extras and with the flexibility to suit their own personal requirements," he said.

"Our customers will always be able to deal with me, being the builder and not just supervisors like the larger companies"

And there is no better time than now to take the plunge and start your new life with all new customers going into the draw to win their home for free.

"We have a special offer until January where if you buy a home with us you will go into the draw to win \$250,000 cash back!" Mr Hyde said.

For more information visit www.gjgardner.com.au or phone Lucky Singh on 0433 317 957.



Edenvale ESTATE

STAGE 1 SOLD OUT

Last Large Acreage

1ha (2.5 acres) to 2.5 ha (6.25 acres)
Land from \$219,000
House & Land from \$419,000

Special bonus for next 2 buyers only!

- Flat useable land
- Largest building envelopes in the region
- Views that last forever
- Horse friendly homesites with town water & underground power

STAGE 2 SELLING NOW

Phone 1300 859 058

Irwin Road, Cedar Grove QLD 4285 www.edenvaleestate.com.au

Make the most of the \$10k QLD building grant!



NOW BUILDING

- Logan • Jimboomba • Boonah
- Tamborine Mountain • Greenbank
- Forest Lake • Sunnybank • Oxley
- West End • Ipswich • Laidley

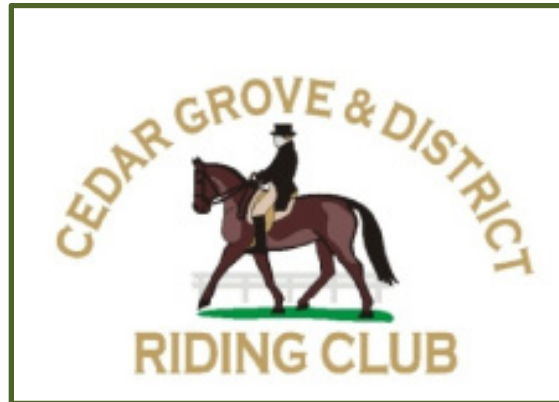


DESIGN CENTRE: Shop 4/18 Village Square, Commerce Drive, Browns Plains
Lucky - 0433 317 957

G.J. Gardner. HOMES

3809 2500
visit gjgardnerlogan.com.au

INTRODUCING THE CEDAR GROVE RIDING CLUB



“The management and members of Cedar Grove and District Riding Club are very happy to welcome Edenvale Estate and FARM Developments to the club. We look forward to involving them in our club planning and events and to welcoming Edenvale residents to our membership”.

“The riding club is located at 30 Irwin Road, Cedar Grove. Since being founded in 1994, the club has grown to over 100 members, catering for the disciplines of dressage, show jumping and hacking. We host internal member and open competition events and training clinics, providing a safe, relaxed and fun competition and learning environment for riders of all skill levels from beginners to advanced levels. There are two events each month of the club calendar, alternating between dressage and show jumping with training and open competitions in each discipline. Additionally, there are two hack shows per year in summer and winter. Please see the web site for the full event calendar”.

There are several membership options to choose from including full riding Adult, junior, social, family and half yearly membership. Please see the membership form on the web site for details on pricing and how to become a member of the club, or for membership enquiries, please contact Sharon Ashwood on 5543 3126 or email sharon57@aapt.net.au”.

“Please visit our club web site at www.cgdrcl.org.au. The site is updated regularly and input from members and sponsors are always welcome. We hope you will join us when you move into your new home at Edenvale Estate”.

