



**LAND &
HOMES**
for Sale in South
East Qld



Ellendale Woods



THE PERFECT PLACE TO CALL HOME

Best of Both Worlds

Ellendale Woods is an exclusive, peaceful community where relaxed bushland lifestyle meets all the convenience of the city.

Ellendale Woods is the perfect place to call home. It's rare to find a boutique community where you and your family can enjoy the best of both worlds. Surrounded by nature in a quiet and tranquil setting, Ellendale Woods combines exclusive access to bushlands, future parklands and walking tracks, while still only minutes away from every amenity.

Located in the highly desirable suburb of Ellen Grove in South East Queensland, this special community of just 20 homes is positioned right next to Ellen Grove's

stunning bushland reserve and is only minutes away from Forest Lake Shopping Centre and Springfield Lake's parklands. When it's time for work, residents are connected to Brisbane City, Ipswich and Logan City via easily accessible motorways and close public transport.

Ellendale Woods offers an ideal opportunity to relax, unwind and take in every precious moment.

So why not start calling Ellendale Woods your new home today?



Brisbane CBD

Richlands Train Station

Ellendale Woods



146 Bagnall St
Ellen Grove

Wildlife Corridor & Future Council Park

< Ipswich CBD
< Springfield Lakes
< University of Southern Qld
< Orion Shopping Complex
< Brookwater Golf Club

Forest Lake >
St John's Anglican College >
Forest lake Shopping Centre >
Forest Lake Esplanade >
Grand Avenue State School >



Location

- ✓ Located within the highly desirable suburb of Ellen Grove.
- ✓ Just minutes to Forest Lake and Springfield Lakes.
- ✓ Close to parks and recreational hubs in Springfield Lakes and the Greg Norman designed Brookwater Golf Course.
- ✓ A short drive to Forest Lake and Orion Shopping Complexes where you can explore the many shops, restaurants, cinemas and entertainment precincts and public lagoon.



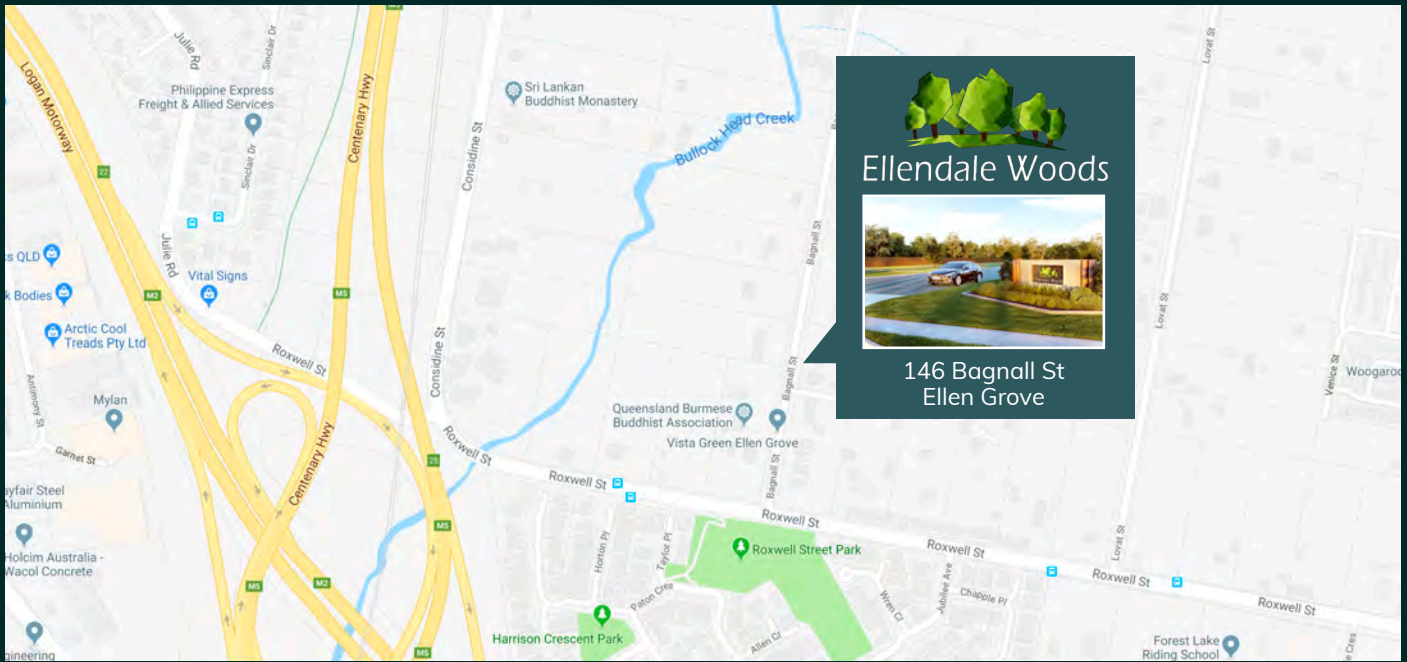
Education Transport

- ✓ Several primary and high schools close by including: Grand Avenue State School, Forest Lake State School and High School, St John's Anglican College, and St Peters Lutheran College
- ✓ The University of Southern Queensland Springfield Campus is just minutes away
- ✓ Connected to Brisbane, Ipswich and Logan via the Centenary Highway, Logan Motorway and Ipswich Motorway.
- ✓ 5 mins from your new home is Richlands Train Station.



Environment

- This boutique development will give residents a sense of exclusivity and connection with the surrounding natural landscape.
- ✓ Some lots directly connect to conservation areas and native wildlife corridor.
 - ✓ All residents will have direct access to the reserved bushland and future parkland.
 - ✓ Further benefits include style storm water collection and filtering to keep the local community clean and green for generations to come.



Estate Information

Total Number of Lots	20
Lots outside estate Body Corporate	2
Lots inside estate Body Corporate	18
Lot Sizes	303m ² to 551m ²
Dedicated Wildlife Corridor	2,183m ²



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Disclaimer: While every reasonable care has been taken in the preparation of this brochure and all particulars contained herein are believed to be correct at the time of printing, interested parties must rely upon their own inspections and inquiries. These materials do not and will not form any part of the Contract of Sale. Illustrations, photography, furniture and fixtures depicted are for presentation purposes only and should be regarded as indicative representations only. All sizes, prices and details are subject to change. Brochure design by AdThirty.

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