
Ridge
view

EXECUTIVE SUMMARY

Project Name
Ridgeview

Project Location
Raynbird Road Narangba, QLD 4504

Transaction Requirement
10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange
Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project
Ridgeview Estate in Narangba is a boutique, masterplanned community offering a serene lifestyle with modern conveniences. Located about 33 km north of Brisbane, this estate features open spaces, calming creeks, and panoramic views of the Glasshouse Mountains. It's designed for families seeking a balance between nature and accessibility.

The estate provides easy access to essential amenities like schools, childcare centers, shopping hubs, and medical facilities. Ridgeview is also well-connected to major transport routes, including the Bruce Highway, allowing for quick trips to Brisbane, the Sunshine Coast, and Brisbane Airport.

For recreation, Ridgeview boasts parks, walking trails, and an outdoor gym, encouraging an active, outdoor lifestyle. Shopping, dining, and entertainment are just 15 minutes away at North Lakes, while nearby train stations offer additional commuting options.


NORTH LAKES
BRUCE HIGHWAY
BRISBANE AIRPORT
LAKE KURWONGBAH
BRISBANE CBD
MOUNT COOT-THA
OAKEY FLAT ROAD
RAYNBIRD ROAD
Ridge view
WITHIN 20 MINS
4 x SHOPPING CENTRES
6 x PRIMARY SCHOOLS
4 x SECONDARY SCHOOLS
1 x UNIVERSITY
2 x TRAIN STATIONS
N

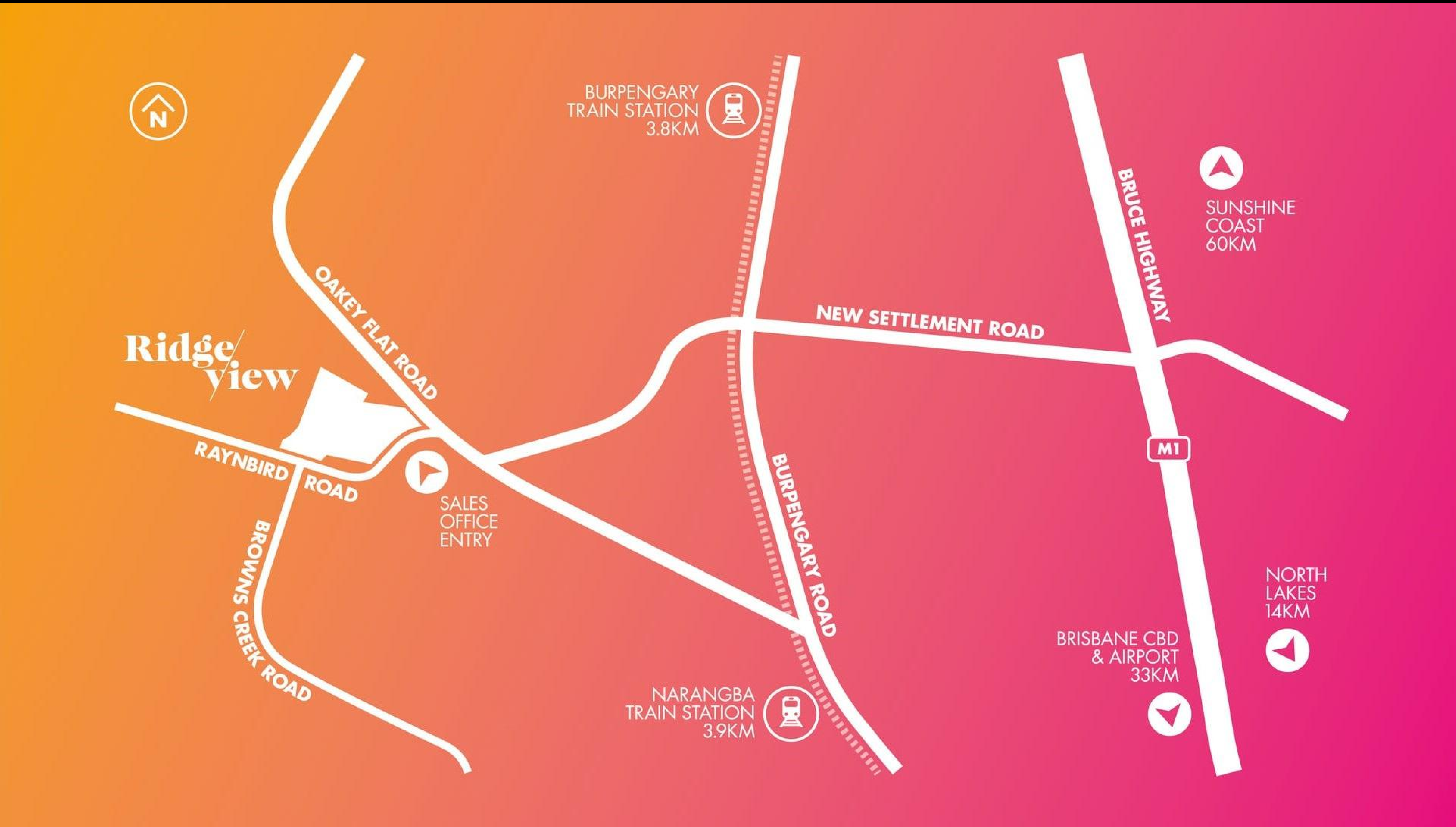

Ridge/view
Narangba Heights residential development
Narangba Heights
Narangba Lookout
Carmichael College
Burpengary Creek
Creekside Corner
Narangba Valley State School
Cockatoo Crest Park
Kookaburra Corner
Greenway
Highlands Drive Park
Duncombe Park
Browns Creek
OAKEY FLAT RD
YOUNG RD
MAIDENTAR DR
SOVEREIGN DR
SUPERB CR
ELITE CR
RAYNBIRD RD
BROWNS CREEK RD
SMITHS RD N
FOREST RIDGE DR
FRIARBIRD DR
CITRUS CT
MANGO CR
HOMEWORLD DR
NEW SETTLEMENT RD
RINGTAIL CT
RIFLE RANGE RD
JAMES MAC CT
HARRY MAC CT
ELIZA CT
PIONEER DR

DEVELOPMENT BY OTHERS
WALKING & CYCLING TRAILS
WALKING & CYCLING TRAILS
LOCAL PARK
FUTURE DISPLAY VILLAGE
WALKING & CYCLING TRAILS
SALES OFFICE
SALES OFFICE ENTRANCE
OAKEY FLAT ROAD
BROWNS CREEK ROAD
RAYNBIRD ROAD
Map not to scale and locations indicative only. Distances are "as the crow flies". Images, dimensions, sizes and areas, facilities, amenities, infrastructure, streets, number of land lots and the configuration may change depending on a range of variable factors including by not limited to council building approvals and planning consent, market conditions, finance and government and municipal requirements.

RIDGEVIEW SALES AND INFORMATION CENTRE

Raynbird Road (off Oakey Flat Road), Narangba, Queensland

Ridge/view


N
Ridge view
OAKEY FLAT ROAD
RAYNBIRD ROAD
BROWNS CREEK ROAD
SALES OFFICE ENTRY
BURPENGARY TRAIN STATION 3.8KM
NEW SETTLEMENT ROAD
BURPENGARY ROAD
NARANGBA TRAIN STATION 3.9KM
BRUCE HIGHWAY
M1
SUNSHINE COAST 60KM
NORTH LAKES 14KM
BRISBANE CBD & AIRPORT 33KM

Ridge/view

ESTATE OVERVIEW

Nestled among calming creeks and panoramic views of the Glasshouse Mountains, Ridgeview at Narangba is a special boutique community where you can see how good life can be.

Only 40km north of Brisbane and situated in an already thriving, established suburb where families live among nature, Ridgeview provides you with everything you need right at your doorstep. Shopping, dining and entertainment are just 15 minutes away at North Lakes and easy access to the Bruce Highway means travel to the city, airport or Sunshine Coast is a breeze.

Feel miles away, yet close to everything.

Boutique community

45 mins to Brisbane

Panoramic mountain views

Location

- 40km north of Brisbane CBD
- 11km northwest of North Lakes

Size

- 26 hectare masterplanned boutique community
- 682 homes upon completion

Parks & Playgrounds

- Ridgeview estate park *(5,000sqm central park with green spaces, play equipment, outdoor gym)*
- Ridgeview walking & cycling trails
- Duncombe Park / Football Club *(1km)*
- Greenway Central Park *(2km)*

Schools

- Carmichael College *(2km)*
- Narangba Valley State School *(2km)*
- Narangba Valley State High School *(2.5km)*
- Jinibara State School *(3km)*
- Burpengary Meadows State School *(5km)*
- Narangba State School *(5km)*

Childcare

- Your choice of many excellent childcare options nearby

Shopping

- Narangba Valley Shopping Centre *(2km)*
- Burpengary Plaza *(7km)*
- Morayfield Shopping Centre *(11km)*
- North Lakes shopping precinct *(15km - Westfield, supermarkets, Ikea, specialty stores)*

Entertainment

- Wild Bean Cafe *(1km)*
- Pine Rivers Golf Club *(8km)*
- Deception Bay Driving Range & Mini Golf *(9.5km)*
- North Lakes precinct *(15km - gyms, restaurants, cinema, cafes, library, accommodation, tavern, fast food)*

Transport

- Narangba Train Station *(5km)*
- Burpengary Train Station *(5km)*
- Access to Bruce Highway *(6km)*

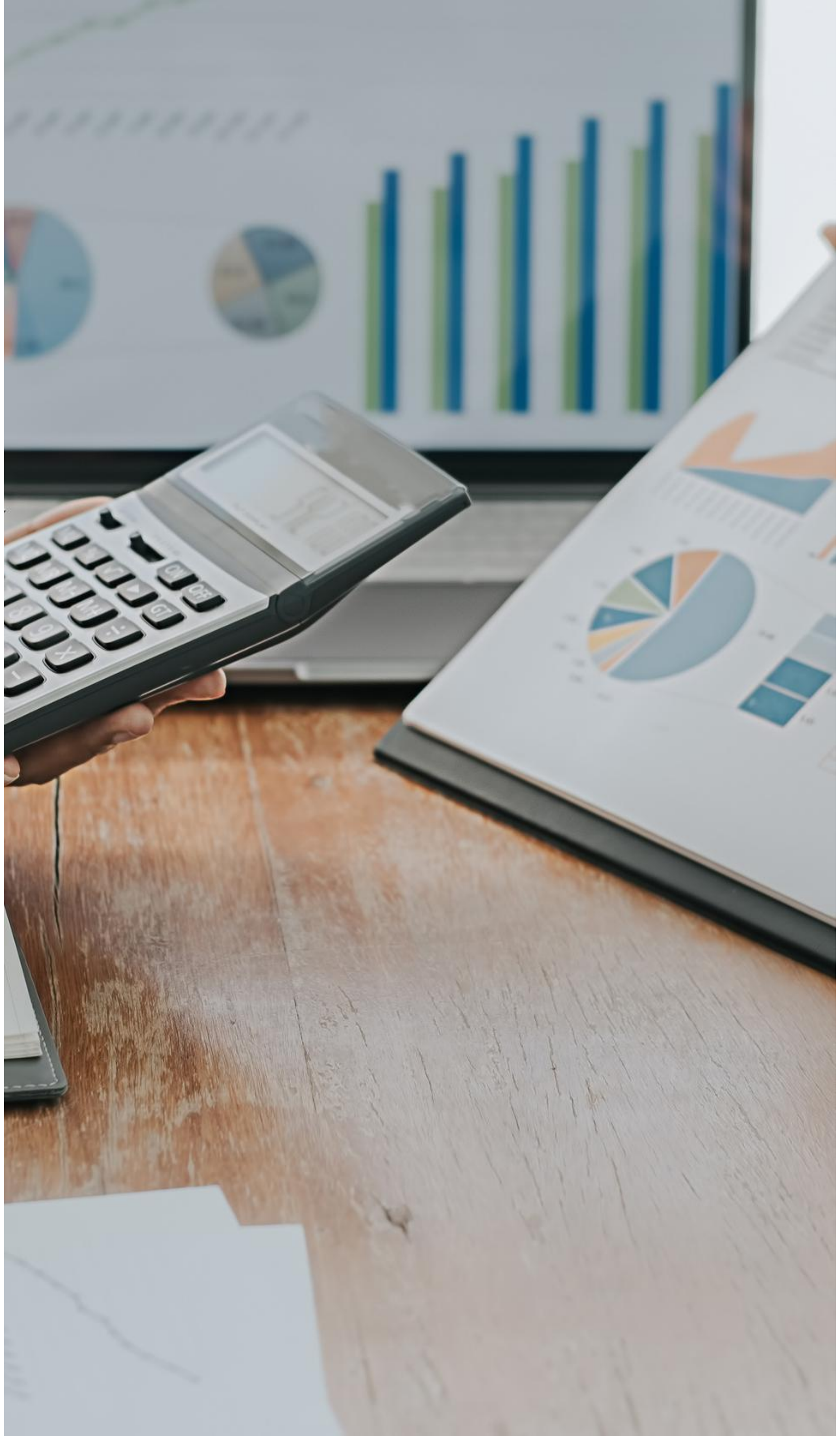
Nearby Adventures

- Situated just 30 mins north of Ridgeview estate are the breathtaking Glasshouse Mountains. With 11 peaks to explore, the area is loaded full of walking tracks and amazing lookouts.
- If walking is not your thing, why not spend a day exploring some of the delightful local townships or go a little further north and visit Australia Zoo or one of the Sunshine Coast's famous beaches.

INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.