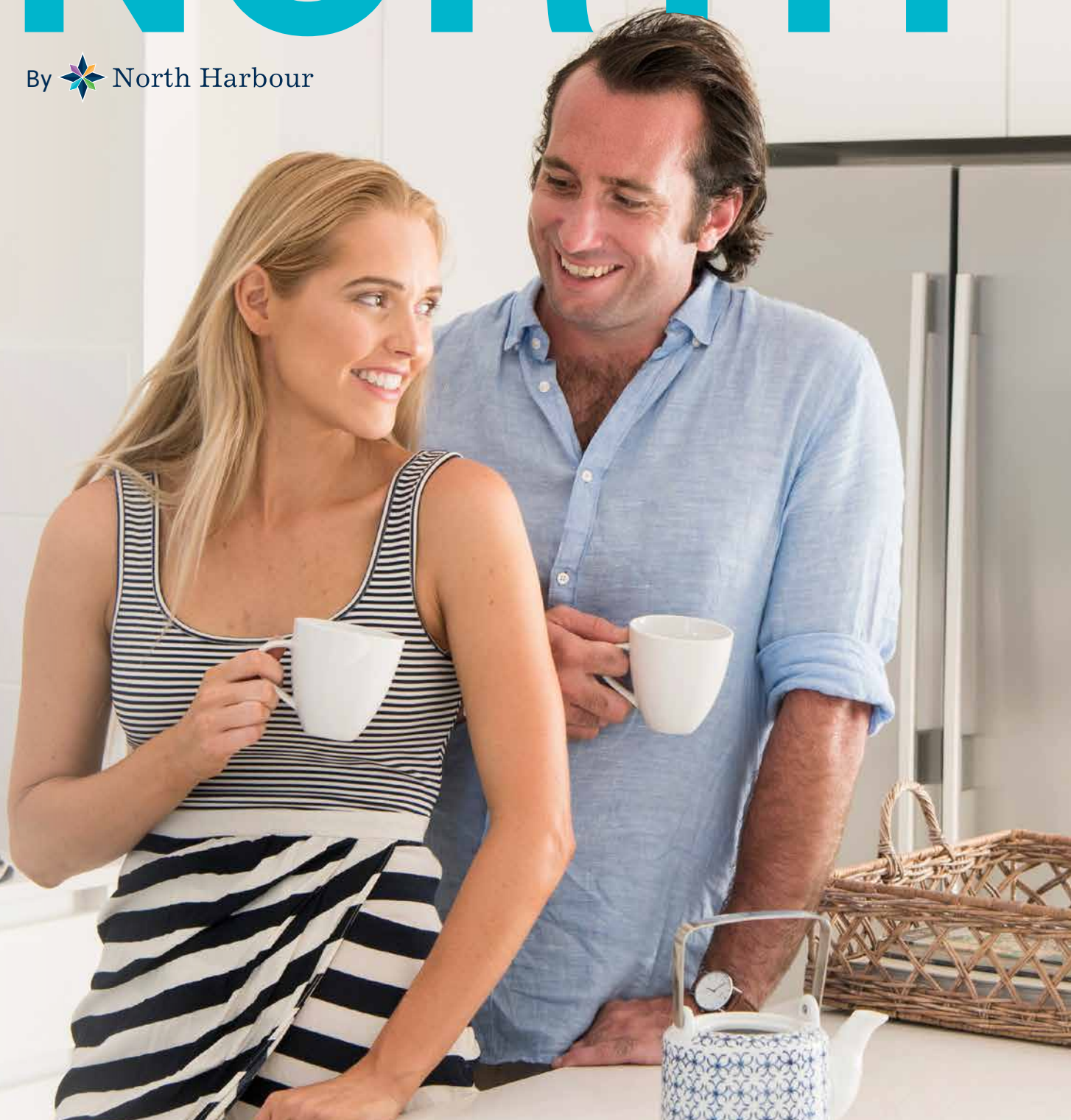


NORTH

By  North Harbour



Burpengary East

One of the fastest
growing and best suburbs
in the Moreton Bay region

Display Village

Be prepared
for your visit to
North Harbour

Find your Builder

Inspect the latest builders
offers and profiles at
North Harbour

Burpengary East a great place to call home

Located between Brisbane’s CBD and the Sunshine Coast, Burpengary East is one of the Moreton Bay region’s fastest growing neighbourhoods. The North Harbour development is contributing to that growth, with new residents calling it home every day.

Already thriving, North Harbour offers a contemporary mix of residential living options to suit the aspirations and needs of people from all lifestyles, budgets and backgrounds.

North Harbour will also provide ‘whole-of-lifecycle’ opportunities that have never before been available within the region.

“The staged release of land at North Harbour has been carefully planned to complement the establishment of services and amenities,” says Aidan Winter, Sales consultant – North Harbour.

“There’s a huge variety of lot sizes available, with space for families, empty nesters, couples and singles to build their dream home.”

“With display homes open for inspection every day, I encourage people to visit and feel inspired by what they see. They can also meet local and national builders on site to discuss their plans for their future at North Harbour.”

Land only and house and land packages are both available at North Harbour.

The region’s growth and popularity is one very good reason to invest. So is its beauty, with its green open spaces, and the building covenants the developers have put in place to protect the future value of any investment for many years to come.

North Harbour boast many amenities, with its proximity to new local shops and established shopping centres including Burpengary Plaza, Morayfield Shopping Centre and Westfield North Lakes. There is a plethora of recreational facilities including the Moreton Bay Lions Australian Football Club, proposed soccer and sporting grounds and established Uhlmann Road boat ramp it’s easy to see why so many people are calling North Harbour home.

“Burpengary is one of the Moreton Bay region’s fastest growing residential areas.”



Investing in Burpengary East

Investment property data for all houses

Burpengary East
Realestate.com, November 2017



9 Kilometres of river frontage

North Harbour’s developers are utilising the development’s nine kilometres of river frontage to establish a waterfront community with a lifestyle unlike any other that’s on offer in the region.

“We’ve created an active way-of-life with a range of public amenities that connect residents to this meandering and picturesque reach of the Caboolture River,” says Aidan.

“Explore the many bends of the river and try to hook what is the locals’ favourite catch, a Mangrove Jack. They say there’s plenty of fish on offer but exactly where to catch them remains one of the region’s best kept secrets.”

North Harbour also features 1000 acres of public parks and spaces, providing plenty of room for families to kick a ball with the kids, play a friendly game of cricket, ride a bike and share a picnic.



Moreton Bay just 10 minutes away

North Harbour’s riverfront location and its direct access to magnificent Moreton Bay and its islands is drawing the attention of those who love to spend time on the water.

The Uhlmann Road boat ramp is nearby North Harbour and provides a great launching point for a range of watercraft.

“Moreton Bay is just 10 minutes away from North Harbour by boat,” says Aidan. “This puts Bribie Island, Moreton Island and North and South Stradbroke Islands, as well as the Pumicestone Passage, all within direct and easy reach.”

North Harbour give the recreational boatie or sailing enthusiast the opportunity to explore the many wonders of the region and share in the company of a magnificent range of marine life, including dugongs, turtles, dolphins and whales, as well as over 350 species of birds.

“North Harbour puts a magnificent marine playground within very easy reach.”





Fastest residential broadband in Australia

Living with high-speed internet

North Harbour is connected to a state-of-the-art fibre optic network, which delivers high-speed broadband services capable of speeds up to 100Mb per second from a broad range of internet service providers.

Each North Harbour home will have this high-speed broadband connection, which is great for the self-employed and for those who want to work from home.

Free WiFi is available within North Harbour's Village Park.

The Village Park

An open invitation to get active

North Harbour's Village Park has been thoughtfully designed and is the green centrepiece of the growing residential community.

With so much on offer, including free WiFi, The Village Park is an exciting green space that brings people outdoors to get active and to get together," says Aidan.

"There is something for everyone regardless of their age and interests."

The Village Park incorporates two levels of play equipment to suit older children and pre-schoolers. It's attractively landscaped with undulating grass mounds, ideal for independent play.

North Harbour also features Reflections Park, which is equally inviting, and helps make up the more than 1000 acres of green space at North Harbour.

"Together the parks' open spaces are perfect for getting active with the kids – kick a footy or throw the frisbee – there's space for them all," says Aidan. "Or if cricket is more your style, get the team together – they'll be bowled over by what The Village Park has to offer. "Reward them when the fun is done by firing up one of the BBQs!"

The Village Park's picnic facilities include shelters and tables.



Cleaner and greener

Underground reticulated gas

North Harbour features underground reticulated gas. It is available to all residents who choose the option to have gas connected to their new home. You can even have your BBQ connected – never run out of gas again!

At North Harbour, it's about making it easy for homeowners to benefit from this energy efficient option.



\$3m heritage precinct under construction

A region steeped in history

North Harbour Heritage Precinct will grow to become a prominent historical attraction over the next two to three years. This Precinct is centered on the heritage-listed archaeological remains of the 'Moray Fields' settlement.

From 1861...Once a cotton farm and then a sugar cane plantation and mill with a 'commodious wharf', in a region that was then known as 'Moray Fields', North Harbour has many fascinating stories to tell.

"Its history will be preserved and the remaining features from the Moray Fields development will be publically accessible for the first time since European settlement," says Peter Lightbody, Project Director – North Harbour.

The facility is proposed to present historic photographs, sketched and display objects, along with interpretative signage, which will allow visitors to appreciate the stories and significant developments from the past up to the present day.

A canoe landing will also be established on the site, offering direct access to the river.





1000 acres of open space and parkland just over the back fence

North Harbour will feature the most green space of any residential development within the northern Brisbane corridor.

"Extensive bike and walking tracks will give residents options for exercise and fun activities," says Aidan. "BBQ and picnic facilities will bring people outside to enjoy the beauty of North Harbour and the magnificent south-east Queensland climate."

There are plans in place for local sporting fields to be established too.

North Harbour's 1000 acres of green space will be larger than Central Park New York and will provide great lifestyle benefits and enjoyment for residents.



parkrun at North Harbour

The team behind parkrun has organised free, weekly, 5km timed runs around the world, and now they happen at North Harbour too.

"The runs are open to everyone, and they're free, safe and easy to take part in," says Connie.

As the name implies, parkrun events happen in pleasant parkland surroundings and the group encourages people of every ability to take part; from walkers or those taking their first steps in running to Olympians; from juniors to those with more experience.

"North Harbour parkruns are held on Saturday mornings at 7am, and the route begins at the heritage precinct site and runs, in part, beside the Caboolture River," says Connie.

"It's a great way to experience the river's beauty; it's actually the first time this part of the river has been open to the public in many years."

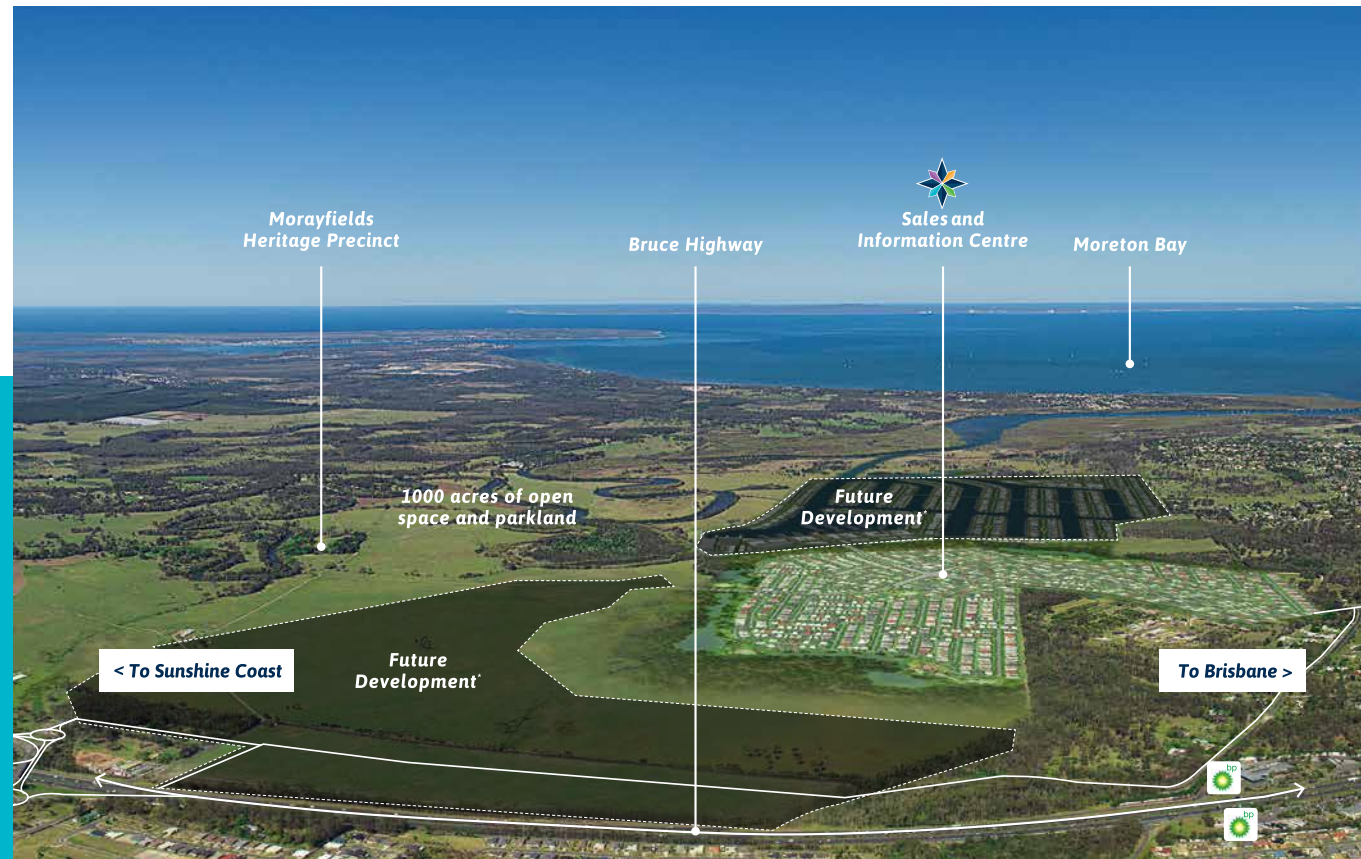
For more information and to sign up please head to the North Harbour Parkrun Facebook page
[facebook.com/northharbourparkrun](https://www.facebook.com/northharbourparkrun).



Community events and family fun

North Harbour's schedule of community events has something to interest everyone.

From the Spring Fair with its music, street activities with food and drink stalls, family games, mini funfair and fireworks, to local Halloween and movies in the park and more.



Yoga in the Park

Sunday Sunrise Yoga in the Park at North Harbour is a weekly free event open to the community and is held every Sunday at 7am in Reflections Park.

Our teacher is the lovely Dionne from "Body Rhythm" who has been teaching for many years and lives locally in Burpengary East.

Come along on your own or bring a friend with you. Either way, before long you'll have made new friends with your neighbours as you spend time improving your wellbeing.



North Harbour Display Village



Leading builders and great designs now on display



- | | | | |
|---------------------------------------|----------------|-------------------|----------------|
| North Harbour Sales Centre & Car Park | Integra Homes | Pantha Homes | Simonds Homes |
| Metricon Homes | CMA Homes | McDonald Jones | Coral Homes |
| G.J. Gardner Homes | Sunvista Homes | Stylemaster Homes | Hallmark Homes |
| Bold Properties | Valeco | McLachlan Homes | |

"The best place to live in Queensland! If you want a perfect atmosphere, wonderful neighbours and clean parks this is the place for you."

Cameron Smith (Village Park Bootcamp Instructor)



35 Display Homes by 14 different builders

The North Harbour display village features 35 display homes from leading national and local builders, making it the northside's biggest and best display village.

Visit and be inspired! You'll find a mix of one and two storey homes, smart small-block designs and large family homes. Something to suit every taste and budget. There's even entry-level designs for first home buyers.

The designs themselves feature study nooks, media rooms, kids play spaces, parents' retreats, walk-in robes, gourmet kitchens with butler's pantries, integrated alfresco living – you'll find it all. The homes also showcase a great range of traditional and new and innovative fixtures and fittings, including energy and water efficient options and solar power solutions.

Choose to build a home that's on display, or customise a plan to suit your lifestyle needs.





Create your dream

Bold Living builds beautiful homes that bring your dreams to life, creating a place you and your family will love.

Every Bold Living home makes a unique statement, thanks to contemporary design, attention to detail, flexibility and quality in construction.

The art of living well is to enjoy a life that fulfils all dreams and desires. You and your family will be delighted to call a Bold Living home your own. From the moment you move in, and for years of happy living to come.



On Display at North Harbour



The Athena



The Vienna



The Aquila



"Bold Living builds beautiful homes that bring your dreams to life."



"Providing each and every one of our clients with a stress free and rewarding building experience."

27 years of home building

Coral Homes is one of the largest, most respected home builders in Australia, with a vast building area and display home network spanning from Hervey Bay to Sydney and west to Toowoomba.

Each home constructed by Coral Homes showcases the highest standard of quality and workmanship with the best materials sourced from leading suppliers. Every member of the Coral Homes team, from our trained sales consultants to our Head Office staff and qualified tradespeople, is committed to making the process of constructing your new home a stress free, pleasurable and rewarding experience.

With an emphasis on flexibility, value for money and out of this world quality, it's no wonder Coral Homes has made thousands of Australian families so happy - many of whom have built with us in the past!

On Display at North Harbour



The Kingscliff



The Noosa



The Daydream



G.J. Gardner.



A home with your lifestyle

G.J. Gardner Homes are a very proud Queensland grown and family owned business starting way back in 1983. Since then they have established a reputation for being one of the finest custom home builders in the country, so you can rest assured that you are dealing with a new home builder you can trust.

Using only quality materials and experienced local trades' people, homes built by G.J. Gardner Homes Brisbane North & Bayside are built to last. The extensive range of new home designs cover a wide range of lot types and lifestyle requirements, and being a local builder in the northern and bay side of Brisbane area they are accustomed to the demands of local councils and land developers. For a home that will stand the test of time, visit the team today.

On Display at North Harbour



"GJ Gardner Homes a builder you can trust."



Hallmark Homes



Over 60 years combined building industry experience

Hallmark Homes are proud to have earned an enviable standing within the industry for building exceptional quality homes to superior specifications. With over 60 years combined building industry experience, Hallmark are recognised as one of Queensland's most dependable and quality-driven project home builders.

Hallmark Homes has become the 'go to' builder for people looking for a home that offers excellent quality at a great value price.

Hallmark Homes are a debt-free, family owned business based in South East Queensland, with a proud history of stability, quality and growth. With around 400 homes built every year for all kinds of customers, from young families who need room to grow, to empty nesters wanting to downsize. Hallmark love what they do and take pride in their work, so you can be confident when you build with Hallmark, they're doing it for the right reasons.

On Display at North Harbour



"Hallmark is recognised as one of Queensland's most dependable and quality-driven project home builders."





Dare to compare

At Homes by CMA, they aim to create modern yet affordable places where you can enjoy life and love where you live.

Homes by CMA are a local family owned business committed to delivering a high quality standard of excellence in every home that they design and build. From small cottage inspired designs to villas, luxurious single and two storey designs and acreage homes, they are confident that they can cater for your every need.

Since Homes by CMA were established in 2009, their primary goal has been to provide a superior product at an affordable price, in the shortest possible build times. Their smart design, established relationships with the best builders, manufacturers and suppliers in the building industry and their highly skilled and motivated team, means they can build most of their single storey designs within a 14 week period (from council approval).

So, if time is of the essence, Homes by CMA can make your dream home a reality sooner. They also offer custom design, which enables them to create homes that suit every individual taste and lifestyle.

To see the designs for yourself, visit the North Harbour Display Village, where you will get a sense of the high quality inclusions, colours and finishes that will help to create your new dream home.

On Display at North Harbour



“With Homes by CMA, choosing a new home has never been easier.”



“Integra Homes is a leading supplier of fixed price house and land packages”

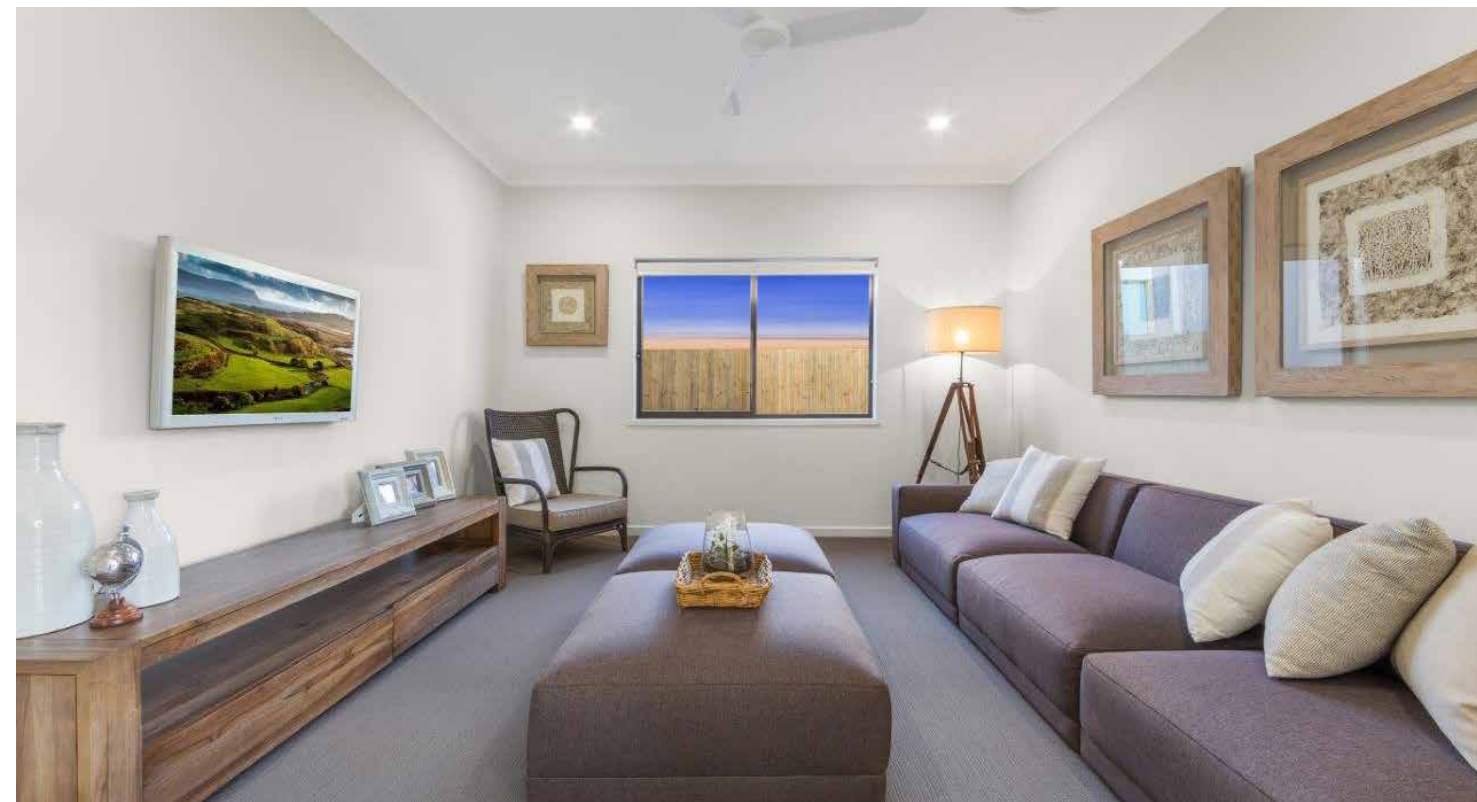
IntegraHomes
It's all about you

Quality homes, affordable prices

Integra Homes is a service-oriented builder of quality homes at affordable prices. With every new home they build, they draw on over two decades of solid relationships and building experience. Integra Homes currently supplying residential homes and home and land packages to Queensland and Victoria.

The Integra Homes vision is to provide a refreshing commitment to their customers – offering an exceptional service and a quality product at a reasonable price. They believe in one on one old fashioned customer service and can help expertly guide their customers every step of the way through their home buying journey. Building a home should be an exciting and an enjoyable time and Integra Homes do their very best to make it so.

On Display at North Harbour





One of Australia's leading new home builders

When Bill McDonald set out in 1987 to build a business that built people's homes, he had no inkling that one day the company he had founded would become one of the most trusted and successful home builders in the country.

But he would recognise the spirit that infuses every one of his company's employees to this day. That passion for helping people realise their dreams. An unswerving commitment to guiding others on a journey that generates a lifetime of memories.

We want you to enjoy the journey of building your home as much as we do. We don't just put bricks on top of each other, hammer in a few nails

and tighten a few bolts. We're in the business of creating the most important thing in people's lives. Homes are more than functional. They become places where families laugh, grow, dream and sometimes shed a tear.

People have always been at the centre of our business. Building is just one small part of what we do. We partner with you throughout the entire building process, from the day you pick your block of land until we hand over the keys. Building a brand new home is sometimes a bumpy road, but McDonald Jones will be there through every step. Our reason for being is to make the home building journey as enjoyable as possible.

"From humble beginnings in a fluctuating market we've grown to become the largest builder in NSW."

On Display at North Harbour



Local, Personal, Real.

Established in 1997, McLachlan's have not compromised on their initial focus to be the leading family owned building company in South East Queensland. McLachlan's exceptional attention to detail, high quality finishes and passion to provide clients with exceptional service truly sets them apart.

This professional team of over 25 permanent staff pride themselves on winning numerous HIA & QMBA awards and successfully completing in excess of 2100 homes in locations from the Sunshine Coast to South Brisbane.

McLachlan's exceptional attention to detail, high quality finishes and passion to provide clients with exceptional service truly sets them apart.

"McLachlan's are truly inspiring in every sense."

Contemporary, open and flowing in design, McLachlan's are ideally suited to Queensland's indoor/outdoor lifestyle and are experienced in constructing homes on many different lot types. If you can't find what you're looking for, our talented team of designers are able to work with you to design a home that perfectly suits your personal lifestyle, budget and tastes.

On Display at North Harbour





Love where you live

There are plenty of reasons why you should build your brand new home with Metricon. We have enjoyed a proud history of building quality homes for Australians since 1976. Our commitment to excellence continues to this very day and this is why we have helped thousands of Australians into their very own home. Thanks to our large display network across many regions of Australia, you will have an opportunity to see and enjoy our beautiful home designs and stunning interior styles for yourself.

We want to sell you a home for the right reasons. Because the home suits your needs perfectly, without compromise, without breaking your budget. Because you simply fall in love with the design, and what it will mean for your lifestyle and those you love.

“Creating homes that reflect your family and your lifestyle.”



On Display at North Harbour



“Passionate about building quality and affordable homes that our customers will truly love!”

Building a House, Creating a Home

Pantha Homes is a Brisbane-based building company, established by its current Director, Troy Lukritz in 2005. Pantha Homes offers innovative and contemporary home designs with true and complete turn-key inclusions.

As a family business we know that everyone’s lifestyle and budget is unique. Whether a first home buyer, upgrader or investor, we have a home to suit you. With over 70 narrow lot, single or double storey and acreage home designs created to suit a range of popular block sizes, we are sure that we have a design that will suit your requirements.

However, if you can’t find exactly what you are looking for in our standard designs that is not a problem at all, at Pantha Homes we can also undertake full custom home design and builds for you, but unlike many other builders, we also allow modifications to be made to our standard designs. Our talented team are able to work with you to create or modify a design to suit your individual requirements.

As mentioned, we offer turnkey inclusions that provide our customers with everything they need to make a house their home and take great pride in being completely open and honest about what is and what’s not included. We do this to provide our customers with peace of mind in that there are no hidden extras and no unexpected surprises.

On Display at North Harbour





65 years of the great Australian Builder

For more than 65 years, we've been building a better life for Australians. As times change and builders come and go, our proud heritage of quality workmanship and award winning design has seen us cement our place as one of Australia's leading home builders.

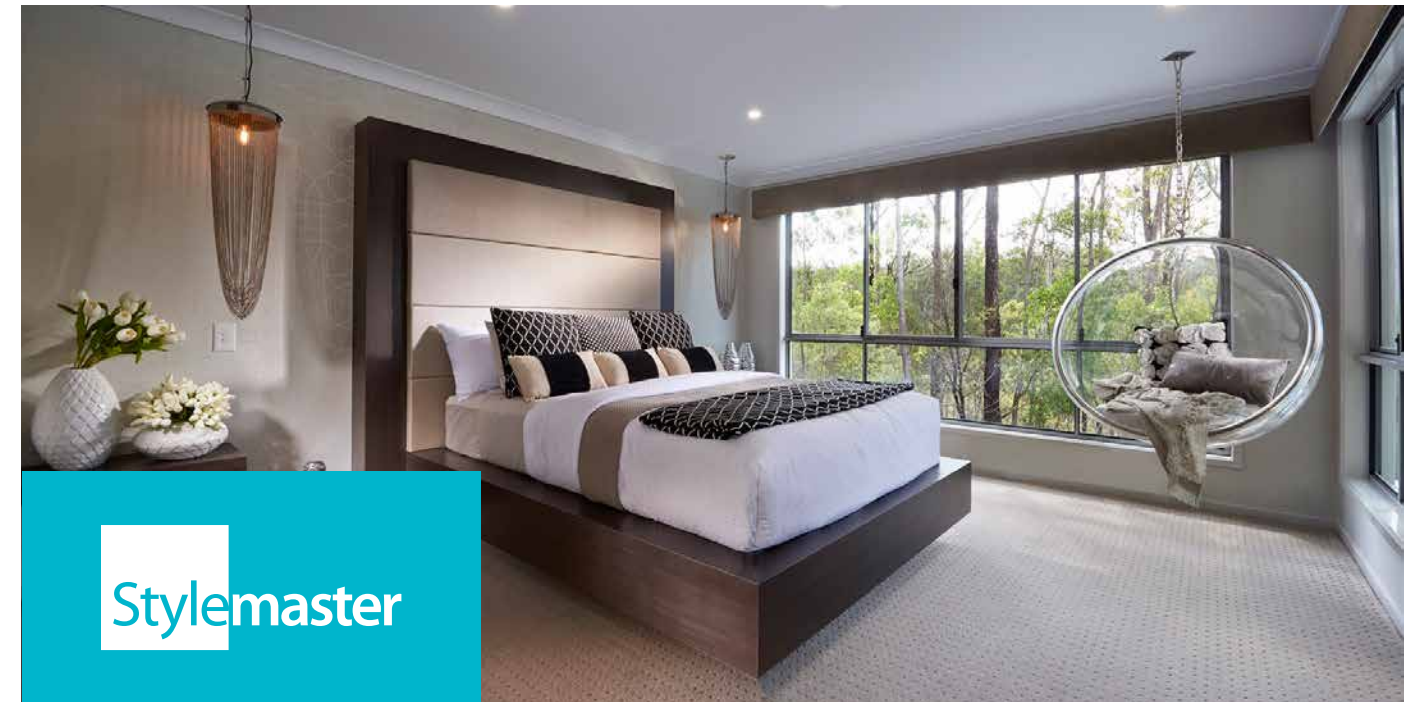
Building the quality into every Simonds home is a highly experienced and skilled team, comprising engineers, architects, design consultants and a construction force all specially trained to meet our meticulous standards.

Importantly, we also never lose sight of the fact that building your own home is one of life's greatest achievements reflecting your own style and individuality.

"Creating the quality behind each and every Simonds home is the highly experienced and skilled Simonds team."

Always moving with the times, we understand that with a growing population our range of homes and services must constantly evolve. As a result, we now offer homes designed specifically for particular market segments from early starters and growing families through to retirees and investment builders. All of our homes feature the flagship qualities you've come to expect from Simonds.

On Display at North Harbour



"Stylemaster Homes is Queensland's most awarded Home Builder from 2009 through to 2016."

You will be building with a company you can trust.

We have achieved these accolades by focusing on and delivering a range of well priced, high quality single and double storey homes to South East Queensland.

Our talented and dedicated team love to work with you to ensure that your home is perfect for your lifestyle in every way.

This is achieved by offering a range of exterior design options (façades), choice of floor plans and vast array of quality inclusions through our numerous design and specification options. We are with you every step of the way on your new home building journey.

We guarantee that every Stylemaster home is carefully designed, planned and explained so that you fully understand your investment. Our experienced team at our Display Homes, Milton Skyline Design Studio and onsite team will treat you with both respect and understanding during every stage of your project.

Stylemaster Homes has been widely recognised and awarded for delivering outstanding design, quality and service.

On Display at North Harbour





Leading home builders

Sunvista Homes have been building quality Brisbane homes for more than 25 years. Whether you are a first time home buyer, investor or planning on building your dream home, we can build a house for you with QBCC peace of mind. At Sunvista Homes we can build house and land packages, build your design on our land or you can choose one of our existing designs for your block of land.

We pride ourselves on building quality homes on time and to schedule! All of our homes are built to a fixed price contract, ensuring there are no hidden costs.

On Display at North Harbour



"We're here to make your dream home a reality!"



"You can relax knowing all the hard work is being done for you."

Valeco
HOMES

Great homes great values is our promise

The designs of our homes cater to everyone from families to inner-city small lots, investors and first home buyers on a budget. For a professional finish, our building designers and interior design team rely on a combination of experience and industry training to create a modern, yet family-oriented finish. We pride ourselves on being a true complete turn-key builder.

We'll work with you to make sure you get exactly the look you're after. Our experienced team will then make your dream home a reality. We manage the design process, land acquisition (including soil testing, engineering and energy efficiency) and building process.

Most importantly, Valeco Homes was founded on offering value for money. Low prices are offered everyday. We have a limited number of genuine specials throughout the year and offer incredible upgrades on quality products. You can relax knowing all the hard work is being done for you.

On Display at North Harbour



Builders on display at North Harbour:



P 1800 462 653



P 07 5585 2555

G.J. Gardner.

P 07 3881 0311



P 1300 326 515



P 07 3188 9324



P 1300 959 461



P 07 3188 5590



P 07 5498 9866



P 07 5501 7200



P 07 3889 7007



P 1300 746 663



P 07 3368 9700



P 07 3205 3325



P 07 3490 3888



Sales Office Open 7 Days

Buckley Road, Burpengary East, Qld 4505

P 07 5433 1111

northharbour.com.au