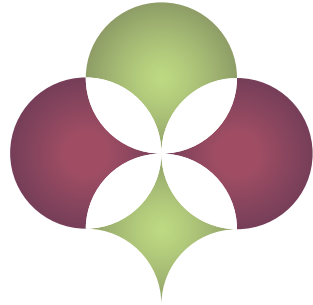


EDEN

...be tempted





EDEN

...be tempted

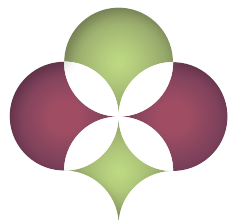




Discover the work-life balance you've been searching for at Eden, a brand new master-planned estate in Warwick

Nestled in the Darling Downs, a picturesque region in south-east Queensland, this Torrens title estate offers affordable rural living in a dream location just a couple of kilometres from the Warwick town centre. Eden's spacious blocks are ideal for growing families or singles and couples wanting more room than inner-city dwellings provide.

There are a limited number of residential house and land packages in this premier Thomas Paul Estate at Warwick.



EDEN

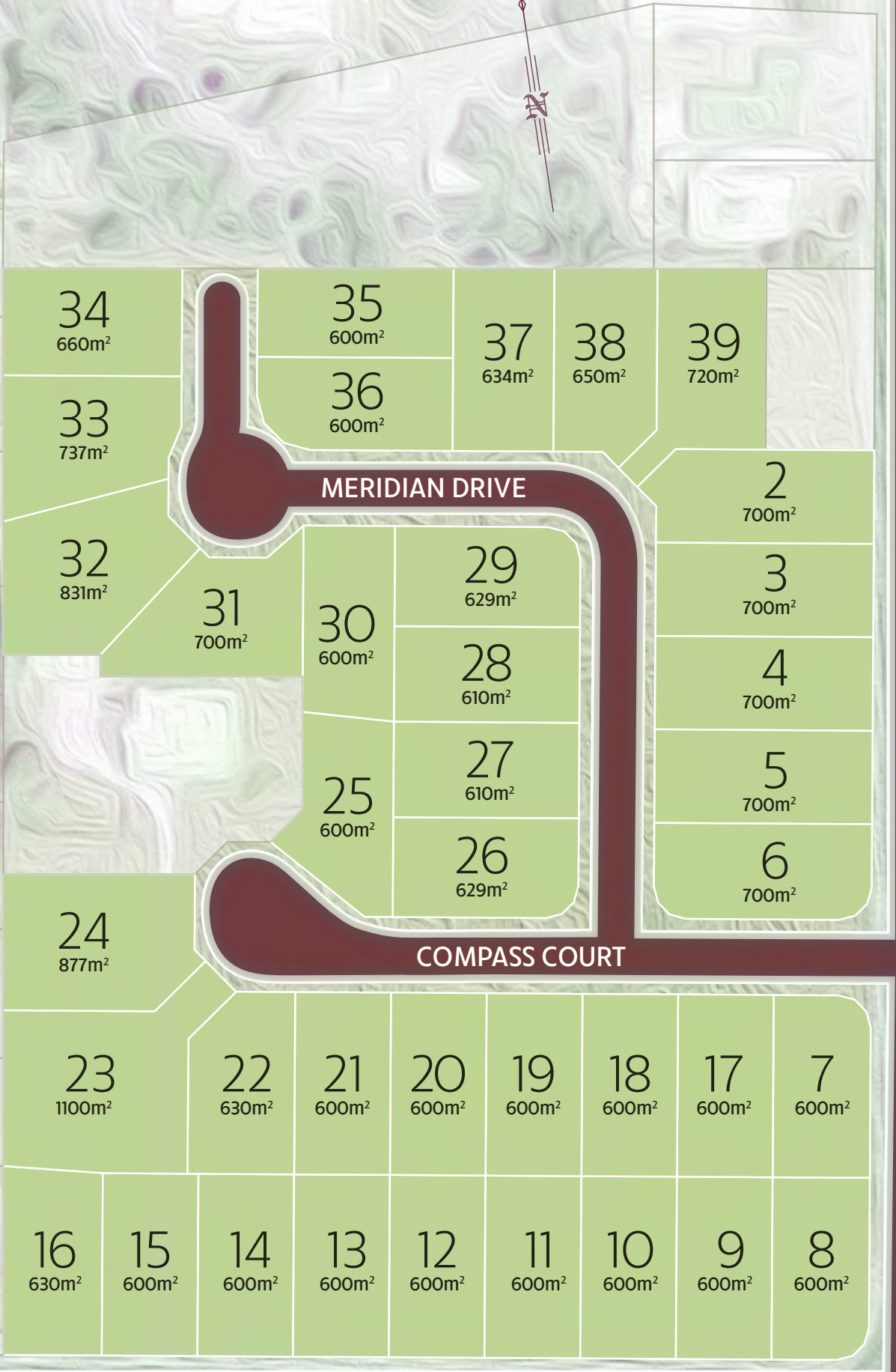
Warwick QLD 4370

An investment hot spot
strategically located on the
New England Highway
in a delightfully
picturesque setting.

Warwick is a bustling
township full of civic pride
and lifestyle advantages.

**Eden Estate in Warwick
has generous homes on
large lots available
from \$350,000**





EAST STREET

EAST STREET

MCDUGALL STREET

MERIDIAN DRIVE

COMPASS COURT



Estate Overview

✧ Paradise found

Making a tree change to Eden, Warwick in Queensland's Southern Downs region is about making a better life for you and your family. It means affordable living in a stunning natural setting, getting ahead financially and having more time to enjoy life. With exciting career opportunities, inexpensive housing options, impressive education facilities and plenty of inspiration for weekend exploring, Eden is the place to begin.

Safety and security is a feature of country living, with supportive neighbourhoods where residents tend to know each other well. Our locals enjoy the benefits of a rural lifestyle with the reassurance of high quality infrastructure, medical facilities, professional services, national brands and shopping centres, public transport and nbn.



Unemployment

4.7%

Well below the state average of 6.2%

Rental Vacancy

1.7%

Makes finding the right Tenants super easy



Microburbs Suburb Score



8/10

Overall Score



7/10

Hip



9/10

Tranquillity



8/10

Convenience



10/10

Safety



8/10

Lifestyle



8/10

Family



9/10

Community

Retail



Population

15,380

Southern Queensland
499,000 people

Median House

12 Month Growth

7.08%

3.36% average growth over 10 years



Regional Overview

Enjoy affordable living in a relaxed rural environment. Become part of this friendly Warwick community today.

✂ **Nestled in the Darling Downs
by the Condamine River**

✂ **Close to schools, public transport
and retail facilities**

Warwick is a large rural town situated 500 metres above sea level in the southern Darling Downs, a high-growth region in South East Queensland. It's surrounded by the natural beauty of fertile farmlands and the rolling hills of the Great Dividing Range to the east. Warwick lies 83 kilometres south of Toowoomba and 130 kilometres southwest of the Brisbane central business district.

Warwick offers an appealing mix of big city conveniences and country charm. Its crepe myrtle tree lined streets and historic sandstone buildings give the town centre real character.



Warwick's mild summers and clear, crisp winter days allow residents and travellers to soak up all the area has to offer. Warwick is a town which encourages its residents to reconnect with nature and enjoy the great outdoors. The town lies on the banks of the Condamine River. The Connolly Dam is south-east of Warwick, and the Leslie Dam nearby is a favourite spot for biting yellow-belly, silver perch and murray cod.

Hike the Goomburra section of the World Heritage-listed Main Range National Park north-east of Warwick, spotting koalas and bird life amongst cascading waterfalls and rainforest.

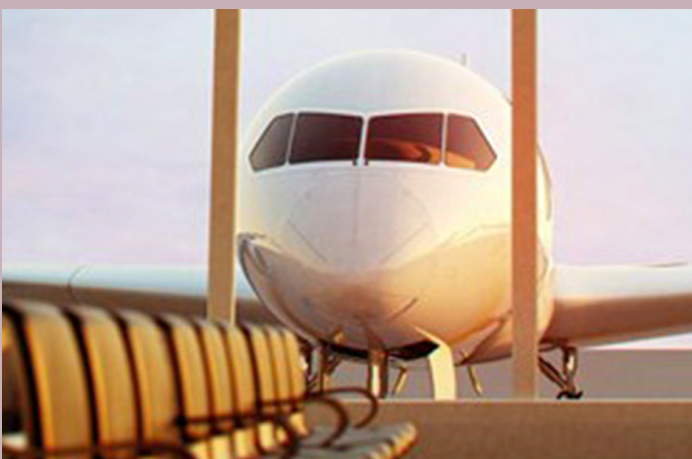
During Summer Sunflower fields are in full bloom across the southern down region, in particular around Warwick, and it's the perfect time to snap one of the region's most 'blooming' gorgeous sights.

Warwick also hosts a number of annual events. July is reserved for the Jumpers and Jazz festival and the town's deciduous trees are dressed with custom-knitted jumpers and live music fills the streets. Warwick is known as the "Rose and Rodeo Capital" hosting the annual October hoe-down of Australia's elite bull riders. These yearly celebrations bring locals together and attract tourists to this tight-knit Darling Downs community.



Warwick





Retail

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
- ✂ Banking -CBA, NAB, ANZ, BOQ and Suncorp Bank Branches
- ✂ 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
- ✂ 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





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. 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



Transport

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

- ✂ Public transport bus and 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

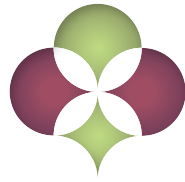


Employment Drivers

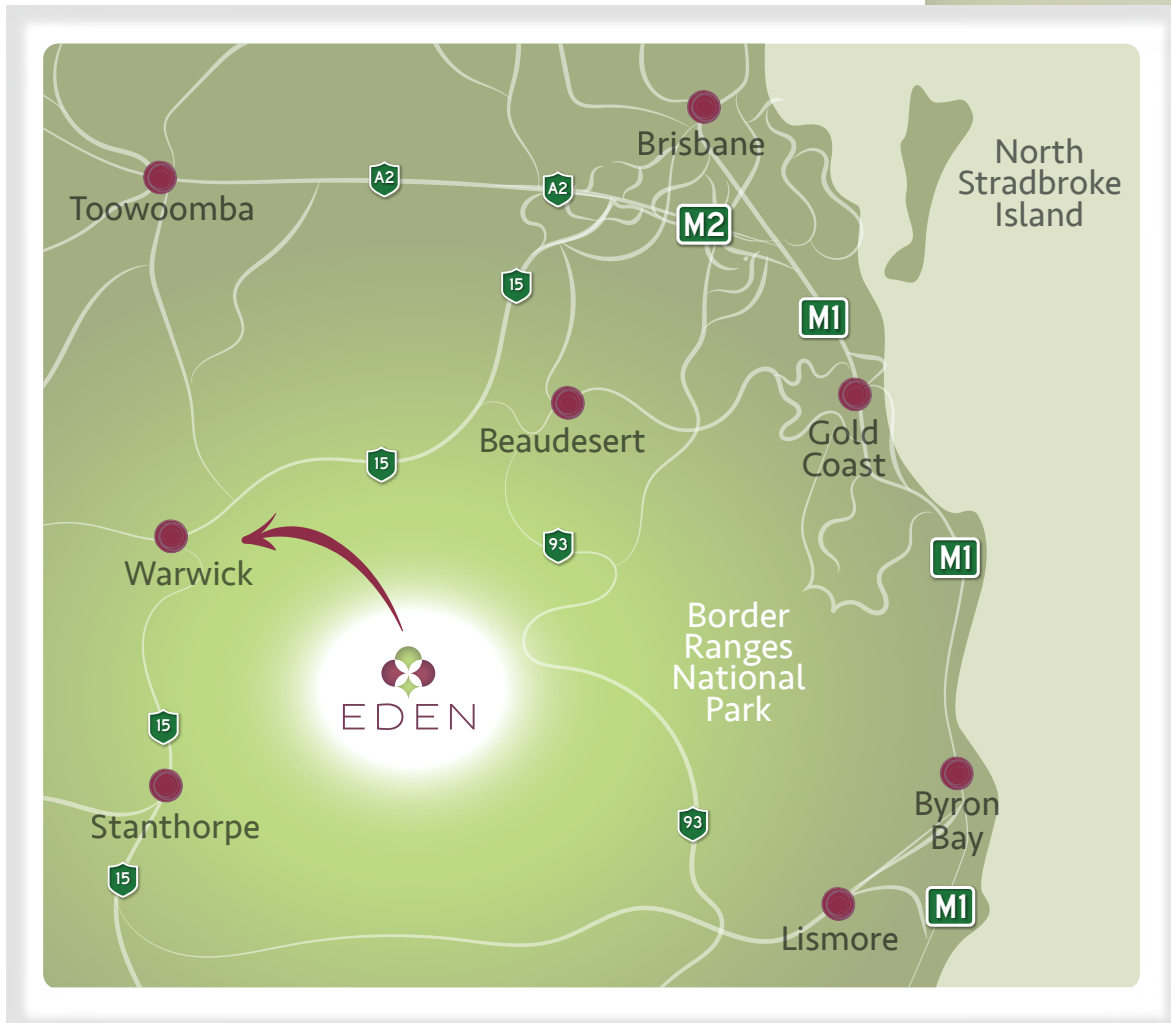
- ✂ Fruit and vegetable farms
- ✂ Big W distribution centre
- ✂ Retailers
- ✂ Abattoirs
- ✂ Road freight companies
- ✂ Southern Downs Regional Council
- ✂ APN (Australia Print Media)
- ✂ Hospitals and health care facilities
- ✂ Educational facilities and child care

Warwick

Discover...



EDEN



Thomas Paul Constructions

PO Box 6225, GCMC Bundall QLD 9726

P 07 5555 5757 | F 07 5574 1805

Thomas Paul Constructions reserves the right to alter designs, specification, colours and provide alternative products or materials of equal quality to those specified without notice.