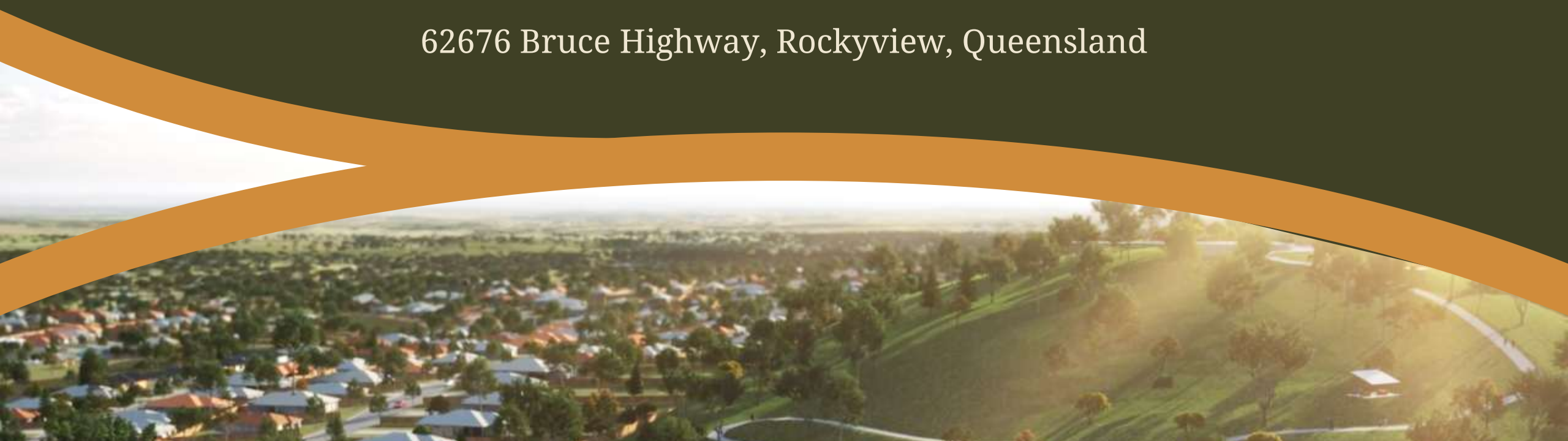




MILDURA RISE

SUSTAINABLE LIVING COMMUNITY

62676 Bruce Highway, Rockyview, Queensland





At Mildura Rise, a home is more than four walls - it's the foundation for a thriving lifestyle. Designed with families, professionals, and future generations in mind, our community blends rural beauty with modern convenience.





Mildura Rise Estate is being planned as a complete community, with everyday essentials all close to home.

The completed estate will include a neighbourhood shopping centre, fuel station and convenience stores, state-of-the-art childcare facilities to accommodate 125 children and a healthcare precinct with space for a substantial general practice, pathology, radiology, pharmacy and range of allied health services.

We are creating a vibrant local hub where your essential services are on the doorstep and daily errands and coffee catch-ups can be just minutes from home.

Excellent connections to Rockhampton via Bruce Highway mean more time at home and less time on the road.

With community facilities, services and businesses growing alongside the growth of the estate, Mildura Rise offers life as it was meant to be lived.





**Close to community
Connected to nature**



Every part of Mildura Rise Estate will be thoughtfully shaped to celebrate the Rockyview landscape - from tree-lined streets linking homes and parks, to walking trails that lead you up to sweeping westerly views across the estate and back towards Rockhampton and the Capricorn Coast.

A waterway corridor and bushland reserves will protect natural habitat. You'll be able to head for the hills or unwind in neighbourhood parks while the kids explore nature-inspired play spaces.

With so many ways to get outside and get moving, you're set for outdoor adventure at Mildura Rise.



Mildura Rise gives you more room to live.

Think wide open spaces and a variety of generously sized blocks to suit every stage of life - all at an affordable price.

Whether you're dreaming of easy, open-plan family living with a big backyard or a low-maintenance home close to parkland and walking trails, Mildura Rise has a block that's right for you.





Sustainable living community



At Mildura Rise, we're planning to integrate SolaPave technology across selected road surfaces combined with rooftop solar systems to generate renewable energy to power the estate.

Our reticulated wastewater treatment system will provide recycled water for parks and open spaces, as well as producing biochar for further environmental benefit within the estate.

To make the most of every drop of precious water, each block will be required to install water storage with a minimum equivalent capacity of 50,000 litres.

For residents, it means a more reliable and affordable power supply and reticulated water and wastewater to every block.

By choosing Mildura Rise, you're choosing to live in a smart, sustainable community designed for today, and for generations to come.



Room to grow

Wide open spaces, big backyards and a diverse choice of blocks at affordable prices.

Connected

5G tower installed on the estate will provide superior digital connectivity for residents and businesses

Prime location

15km from Rockhampton and just 37km from Yeppoon and the stunning Capricornia coastline

Flood immune

The entire development is flood-immune giving peace of mind for residents and investors.



Masterplan



Staging Plan



Stage 1: now selling

**NOW
SELLING**

112 blocks
1,000 – 3,500m²
\$253,000 - \$396,000



Stage 1: contour map





BARNHILL
AUSTRALIA

SALES ENQUIRIES

Ian Barnabas
T +61 0418 464 177

Adam Hill
T +61 0427 657 660

sales@barnhillaustralia.com.au

Sales Office
(by appointment only)
62676 Bruce Highway
Rockyview, QLD, 4701

DISCLAIMER: The photographs, plans, pictures and representations (together, plans) in this presentation are (and are intended to be) indicative only, and may not accurately or fully depict the actual or final development at present or in the future. The plans are not, and may not be treated as being, a representation in any respect by Satterley Property Group Pty Ltd, any seller or landowner and or any of their respective officers, employees, agents or advisers (together, developer) or anybody else. The developer may, at any time, amend or replace any plan without notice. All dimensions and areas are subject to survey. Authorities should be consulted when services are, or are likely to be, contained within lot boundaries as building restrictions may apply. The existence and location of any landscaping features or other amenities are indicative only. Other services and amenities that may be shown on the plan may be in progress, due for completion in future, or may be indicative only, and are, in any event, subject to change, at any time. Potential buyers are invited to inspect the development described and ask the sales agents and developer about any of these matters