

**MARYWOOD ESTATES**

FRASER COAST

## Information Memorandum

732, Kent Street, Maryborough  
Queensland 4650





Marywood Estate, the perfect blend of contemporary and luxury. Our estate features a variety of spacious lots, each carefully selected to provide the perfect backdrop for your new home.

In addition, we offer a range of expertly crafted house designs to choose from, ensuring that your new home perfectly suits your individual needs and tastes.

By choosing to purchase a lot in our estate, you have the freedom to create a home that is truly your own. Our expert team at Auspace, will work with you every step of the way to ensure that your vision is brought to life.

## SUMMATION

### **LAND SUBDIVISION :**

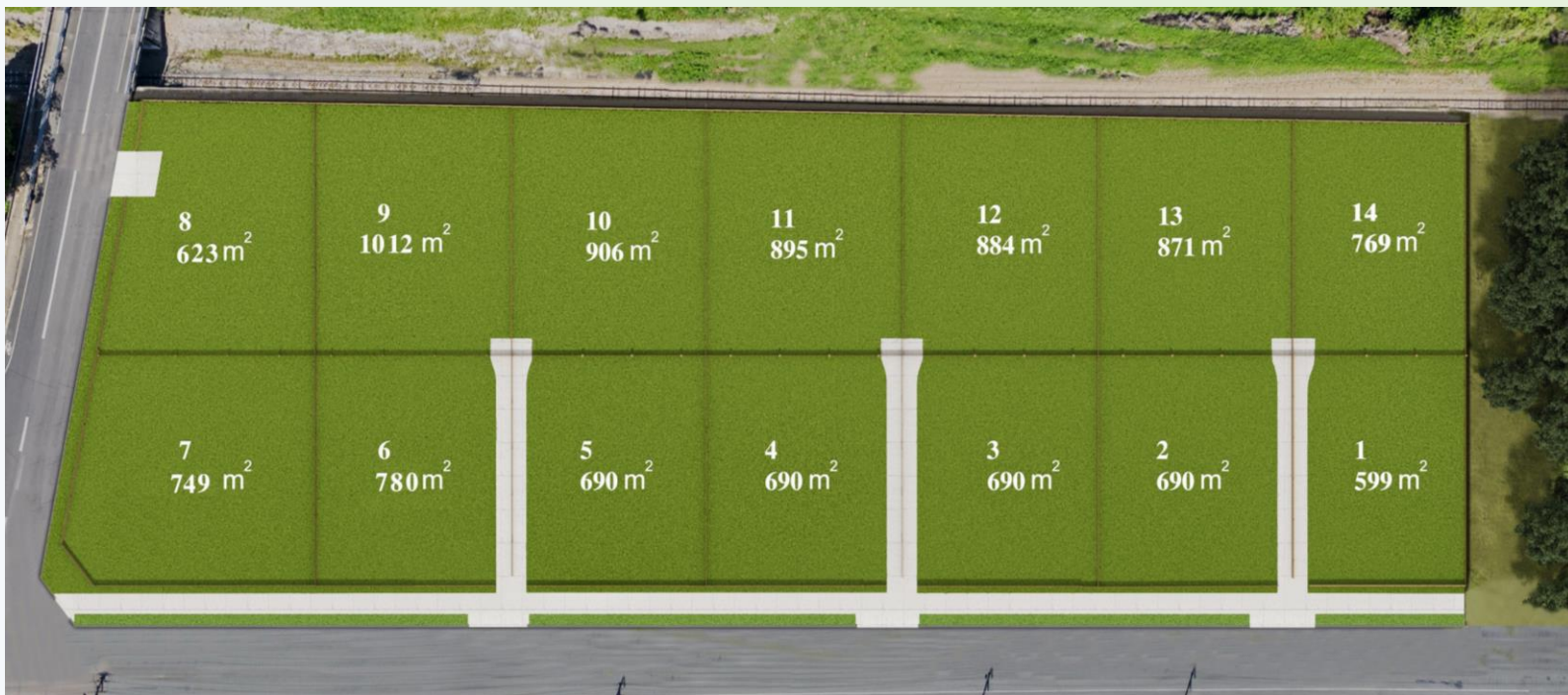
Marywood Estates, Maryborough, 4650

### **FEATURES :**

- Fully Serviced Lots
- In the heart of Maryborough CBD
- Modern house developed designs & 3D Models included
- Builder options available
- 2 mins drive to Educational Institutions
- 2 mins drive to Shopping Centers
- 2 mins drive to Maryborough hospital
- No Flood Zone







### 14 Fully Serviced Lots with;

- NBN, Electricity,
- Town Water, Drainage, Sewer
- Footpath & Driveway.
- Street Landscaping
- Developed Design and 3D models included

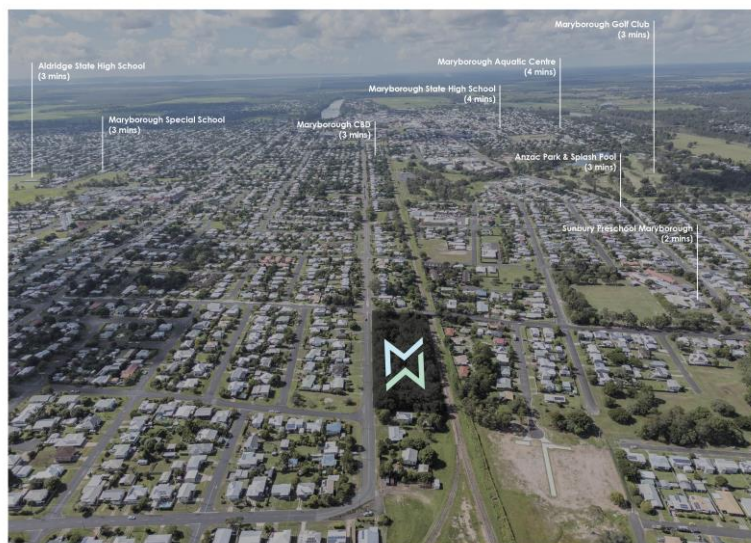
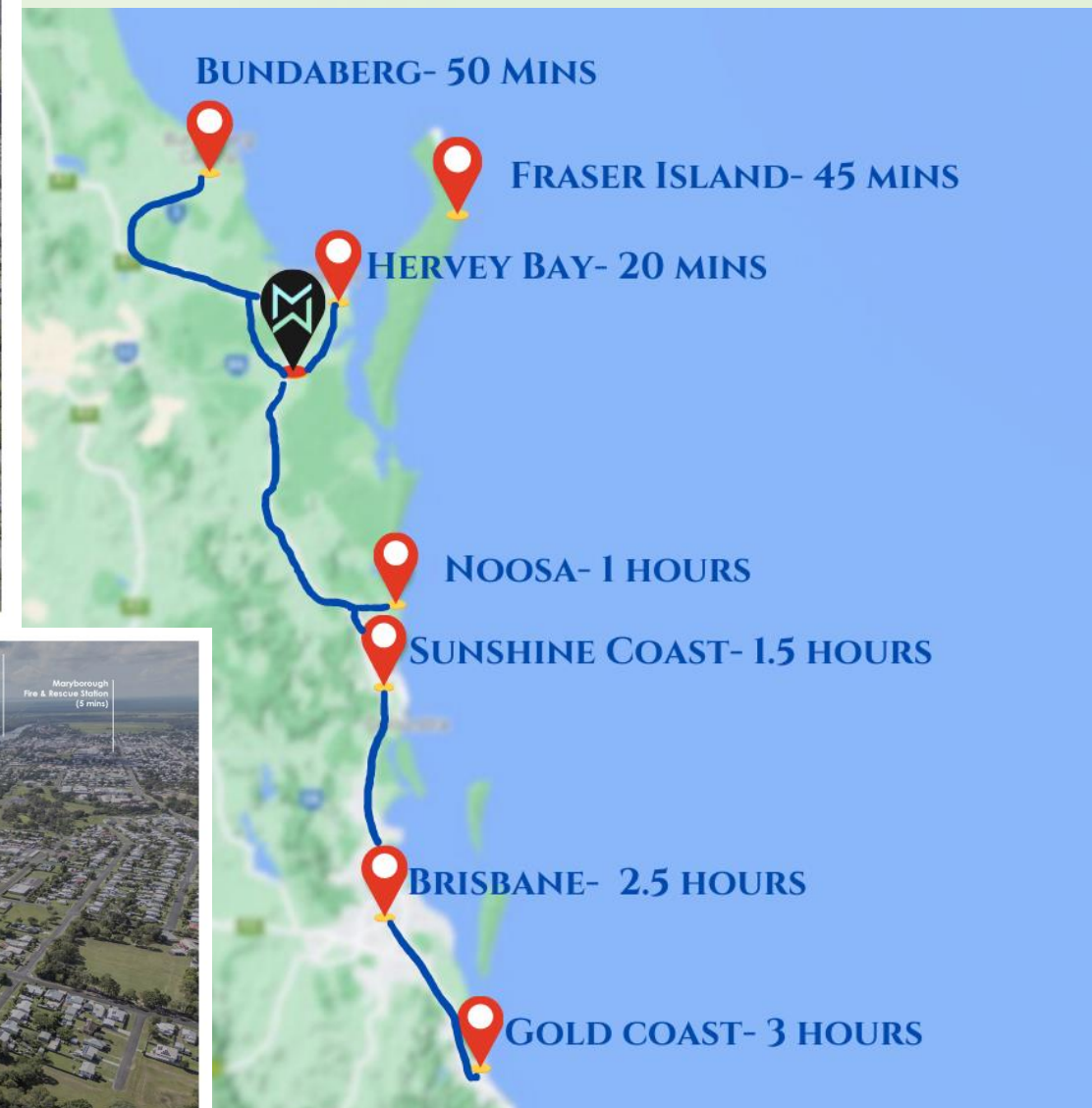
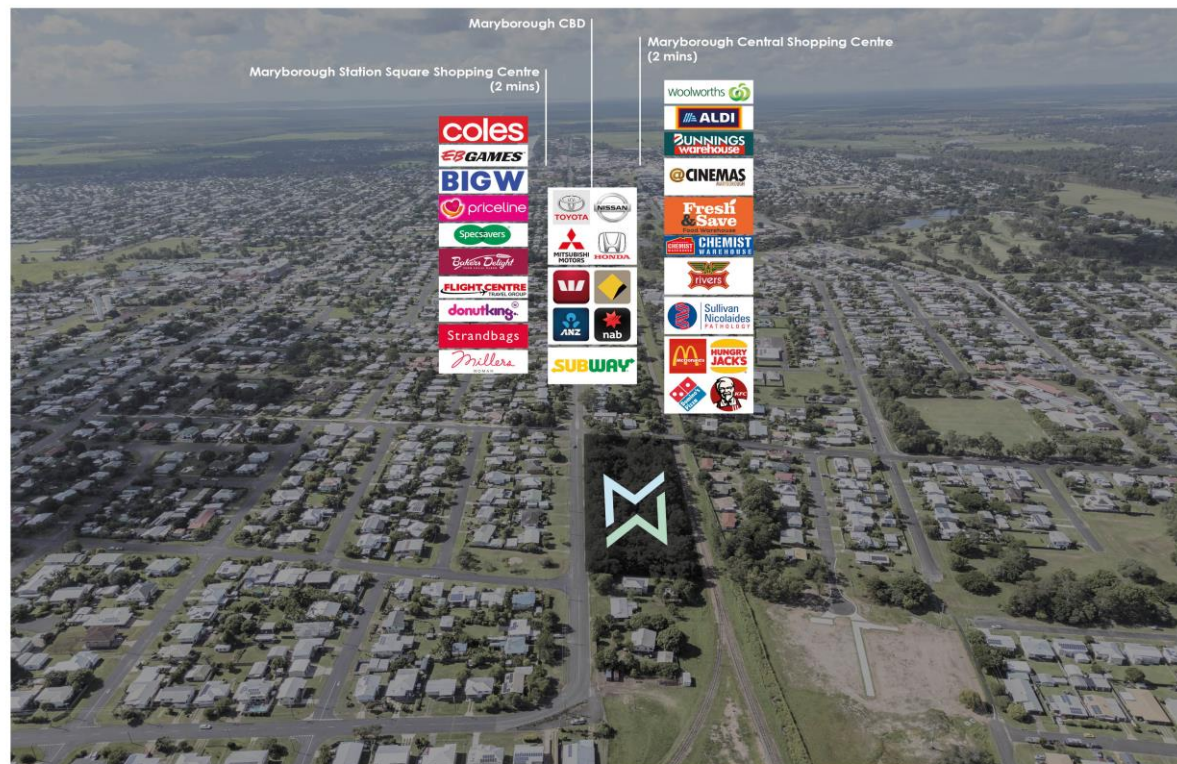






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A U S P A C E



# INFRASTRUCTURE PROFILE

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## INDUSTRIES & ECONOMY

### (10 -20 MINS DRIVE FROM MARYWOOD)

- Maryborough Artillery & Munitions Facility
- Queensland Train Manufacturing Factory
- Astro Aero Aircraft Manufacturing Facility
- Susan River Solar Power Farm
- Munna Creek Solar Power Farm
- Bruce Highway Redevelopment Brisbane Connect
- Analytica Medical Device Manufacturing
- Hervey Bay Airport Redevelopment
- Hyne Timber Glue Laminated Timber Plant

## EDUCATION

### (2 MINS DRIVE FROM MARYWOOD)

- University of Sunshine coast – Fraser Coast
- Maryborough State high School
- TAFE Queensland Maryborough
- St Mary's College
- Aldridge State High School
- Maryborough Special School
- Sunbury Preschool Maryborough

## HEALTH

### (2 MINS DRIVE FROM MARYWOOD)

- Maryborough Hospital
- Maryborough Medical Center
- Maryborough Ambulance Station
- Maryborough Fire & Rescue Station

## SPORTS & RECREATION

### (2 MINS DRIVE FROM MARYWOOD)

- Maryborough Aquatic Centre
- Maryborough Golf Club
- Maryborough Tennis Centre
- Maryborough Cricket Club
- Maryborough Rugby League Club
- Maryborough BMX Club
- Maryborough Netball Association
- Maryborough Football Club



# LIFESTYLE & AMENITIES



A U S P A C E

1. Anzac Park & Splash pool
2. Aquatic Center
3. Queens park
4. Mary River Cruise
5. Showgrounds and Equestrian Park
6. Maryborough Gold Club
7. Brolga Theatre and Convention Centre
8. Shopping Centers
9. Whale Watching Hervey Bay
10. Mary Ann Steam Train





# ARCHITECT DESIGN



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## IVY - GRANDEUR, COMFORT & CONTEMPORARY

Bedroom: 4. Bathroom: 2. Carpark: 2



Complete Development Design & 3D Model Available



# ARCHITECT DESIGN



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## EDEN- HARMONY, OPULENCE & TRANQUILLITY

Bedroom: 4. Bathroom: 2. Carpark: 2



Complete Development Design & 3D Model Available



# ARCHITECT DESIGN



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## WILLOW- LUXURY, SERENE & FLUIDITY

Bedroom: 4. Bathroom: 2. Carpark: 2



Complete Development Design & 3D Model Available





# MARYWOOD ESTATES

F R A S E R C O A S T

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**INSTAGRAM**



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