



BOTANIC

HIGHFIELDS



ENVELOPED BY NATURE



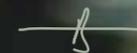
A woman with long dark hair, wearing a red, short-sleeved, button-down dress, is smiling and looking to her right. She is standing in a lush green garden with various plants and trees in the background. The lighting is soft and natural, suggesting an outdoor setting.

MADE BY NATURE TO BE LOVED BY YOU

Botanic offers a brand-new lifestyle opportunity in the growing suburb of Highfields, Toowoomba.

Comprising a wide range of large homesites, Botanic is enveloped by nature, with 42% of the site dedicated to native environmental reserve, open space and parklands.

Located within five minutes of Highfields town centre and 15 minutes from Toowoomba city centre, Botanic presents an opportunity for those looking to find a connection to nature, whilst maintaining the conveniences of city life.





THE ULTIMATE FAMILY LOCATION



Make memories that will last a lifetime at Botanic in Highfields.

Designed with Australian community values in mind, Botanic provides an environment that promotes active and healthy living and makes the most of the amazing Queensland climate.

Take a jog or bike ride along pathways meandering through native Australian bushland, waterways and wetlands. At the heart of Botanic, a community park will offer a playground and spaces for families to catch up while the kids play.

Enjoy 38 hectares of open green space including a protected environmental reserve and koala habitat, as well as seating areas, picnic shelters, wetlands and parks, offering an idyllic family environment.



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BOTANIC
HIGHFIELDS

Highfields Road

Highfields Shopping Centre

Environmental Reserve

< Browne Rd Turn Off

Future Community Park

Botanic Entrance

Future Development

This masterplan is an artist's impression intended for illustrative purposes only, and it is subject to change without notice. Whilst the details have been carefully prepared and are believed to be correct, no warranty is given or implied by the seller or their agents.

BECOME PART OF A GROWING COMMUNITY



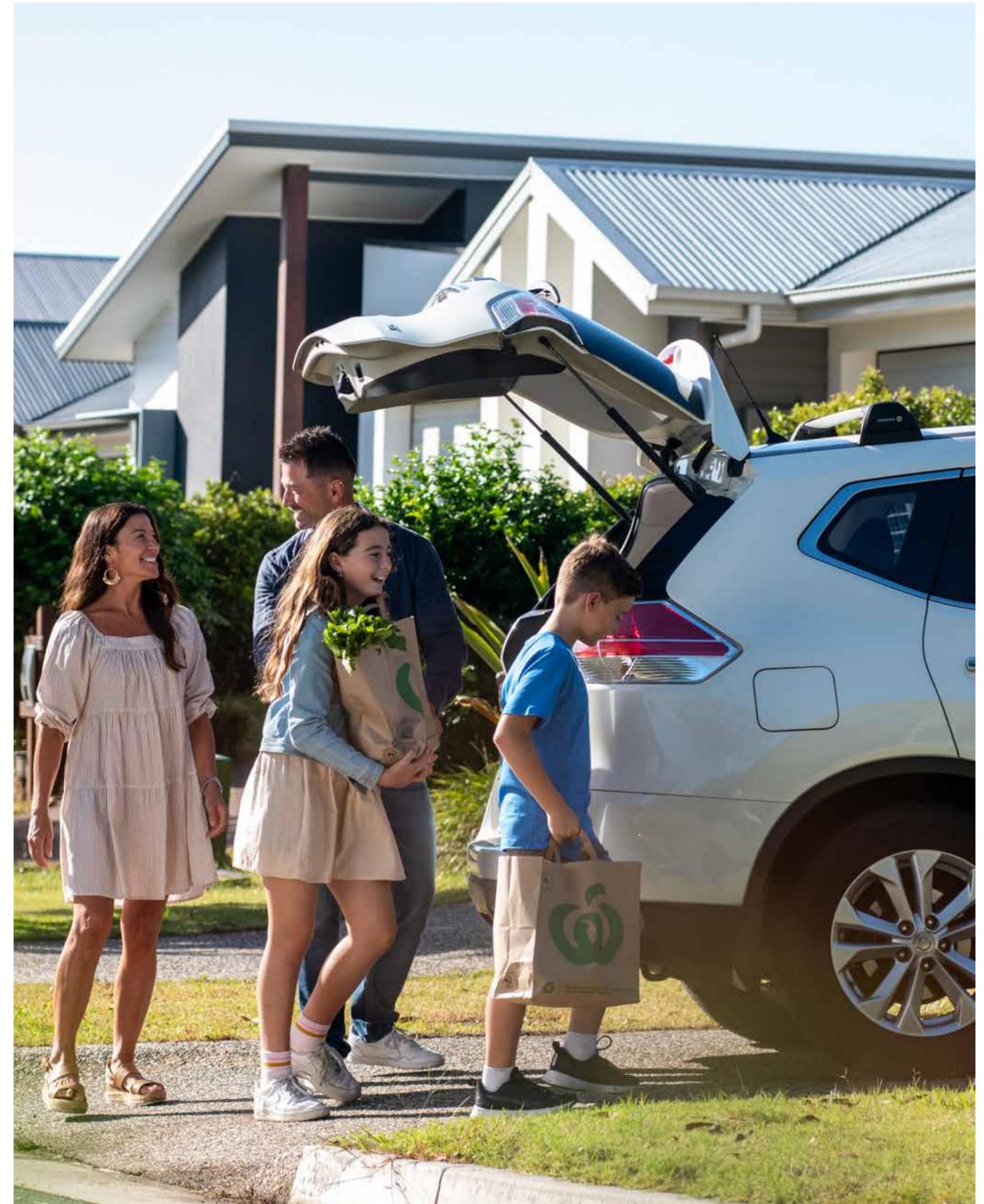
Botanic is set to become the centre of the community.

Located just five minutes from Botanic is the centre of Highfields, where residents have an array of amenities within close proximity.

Designed to make life easy yet stimulating, Highfields is a growing hub of activity, with a shopping centre, schools, library, and a culture and recreation centre.

Start the day with an early morning gym class or enjoy one of the many first-class parks, trails and sporting facilities in the area.

Pick up a coffee on the way home with a choice of restaurants and cafes close by and be at school or work within moments, all without the big city hustle and bustle.





LIVE LIFE AT YOUR OWN PACE AT BOTANIC

Highfields is a paradise for active and healthy lifestyles with a connection to nature.

Peacehaven Botanical Park is just one of more than 20 parks in the area, while Highfields Falls is a great location for hiking, bird watching or family picnics by the falls.

The kids have a variety of sports to choose from within the Highfields sport and recreation complex close by offering tennis, netball, basketball, all football codes and more. Highfields is also one of the many locations around the country where parkrun Australia operates.

If the water is where you most feel at home, the Highfields Aquatic and Fitness Centre offers a range of classes and squads.





KEEPING IT LOCAL

Whatever you want, whenever you want, without getting stuck in traffic or driving for miles.

The positioning of the Highfields Village shopping centre and the surrounding schools, library, medical centres, and culture and recreation centre makes everything easy. Support local business and enjoy a range of delicious and welcoming cafes and eateries with a unique community feel.

Cafes and Restaurants

1. Monty Brewing Co.
2. Highfields Tavern
3. Sugar Maple Japanese Restaurant and Café
4. The Cabinet
5. The Chocolate Cottage
6. Relish
7. Savour This Eatery

Education

8. Highfields State School
9. Toowoomba Christian College
10. Highfields State Secondary College
11. Mary MacKillop Catholic College
12. Highfields and District Kindergarten
13. Goodstart Early Learning
14. Freckles Kindy and Learning Centre
15. KDFC Business School
16. Kids Club Child Care Montessori Highfields

Medical

17. Highfields and District Medical Centre
18. Village Medical Centre

Parks

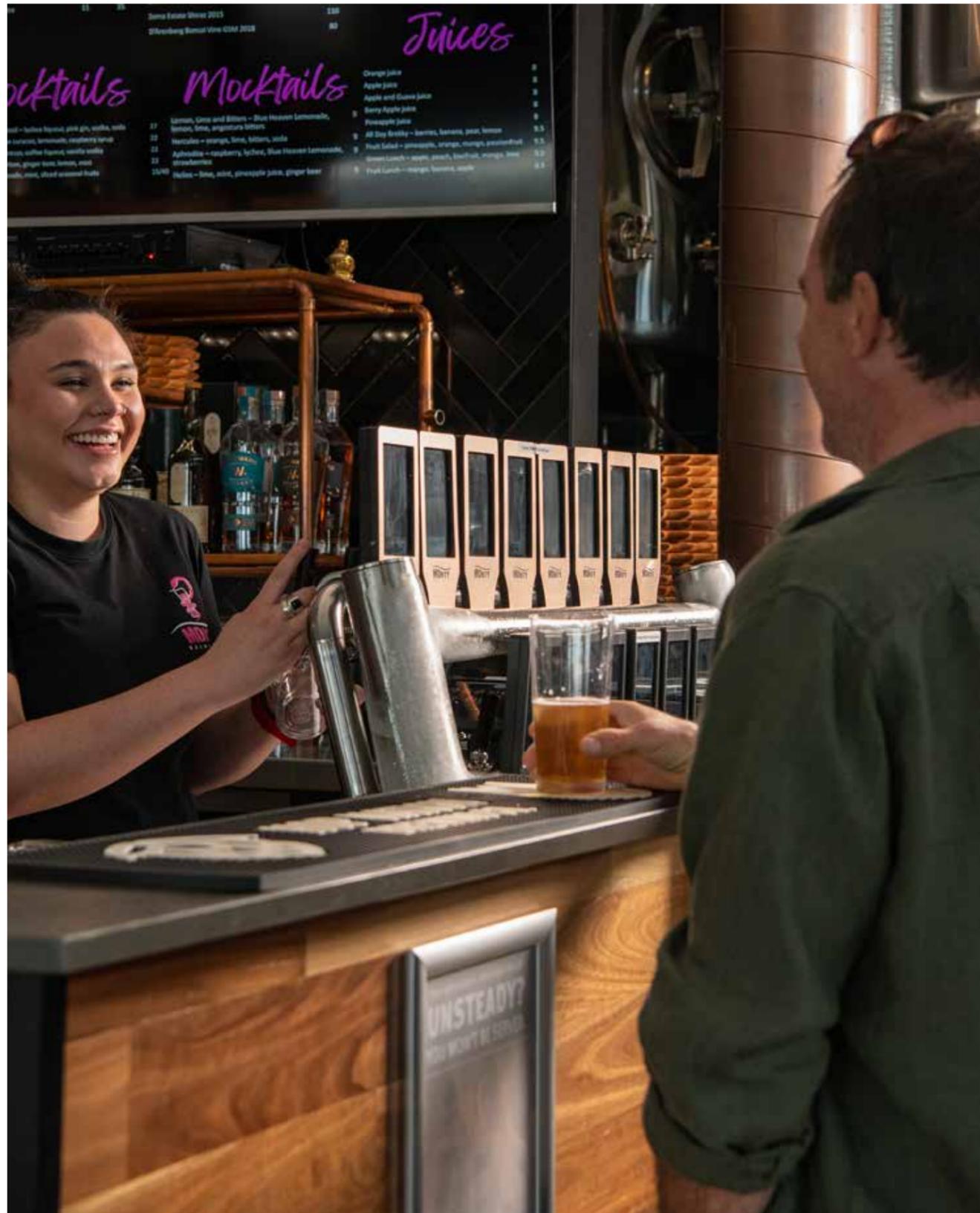
19. Mountain View Park
20. Highfields Falls
21. Peacehaven Botanic Park
22. Williams Park
23. Harris Park – dog off leash area
24. Macqueen Park
25. Sandy Brennan Park
26. Charles and Motee Rogers Bushland Reserve

Sport and Recreation

27. Highfields Sport and Recreation Park
28. Highfields Sport and Recreation Complex
29. Kratzke Road Recreational Reserve
30. Kuhls Road Recreational Reserve

Shopping

31. Highfields Plaza
32. Highfields Village Shopping Centre



The Monty Brewing Co. is great for locally sourced cuisine and freshly brewed beer on tap.



Highfields Village Shopping Centre features a range of large and specialty retailers.



Highfields Library and Cultural Centre Precinct.



Botanic is perfectly positioned close to all the amenities that Highfields has to offer.



Enjoy the many locally owned restaurants and charming cafes in Highfields.



Peacehaven Botanic Park

Toowoomba Hospital is less than 30 minutes drive from Botanic.



Grand Central Shopping Centre provides a large range of retailers.



The University of Southern Queensland offers a range of courses and degrees.



THE CITY AT YOUR DOORSTEP

Just a short 15 minutes from Botanic, Toowoomba offers a city lifestyle at your doorstep.

Social occasions with friends and family are catered for in abundance with great restaurants, cafes, breweries, culture and shopping.

Known as the Garden City, there is a huge choice of parks and gardens to enjoy, while the CBD offers a range of first-class essential amenities, services and facilities including:

- | | |
|----------------------------------|---|
| 1. Toowoomba Hospital | 11. Picnic Point Lookout and Parklands |
| 2. Uni SQ | 12. Toowoomba City Street Art Trail |
| 3. Grand Central Shopping Centre | 13. The Empire Theatres |
| 4. Airport | 14. Cobb+Co Museum |
| 5. Oakey Army Aviation Centre | 15. Downstream Railway Museum |
| 6. Queens Park Botanic Gardens | 16. Toowoomba Dining and Entertainment area - Ruthven and Margaret street |
| 7. Laurel Bank Park | |
| 8. Japanese Garden | |
| 9. Jubilee Park Mountain Biking | |
| 10. Tabletop Mountain | |

BUILD YOUR DREAM HOME

Comprising 90 hectares of land, Botanic will offer family sized lots from 500sqm to over 800sqm, with house and land packages available.

Build your dream home and relax with space to unwind.

Centred around a 10,000m² park, the community includes 38 hectares of open green space including the community park, wetlands and a protected environmental reserve with a Koala habitat area and native Australian flora and fauna.

A selection of premium lots will front the environmental reserve, providing privacy with an authentic Australian native backdrop.





COME HOME TO BOTANIC



Botanic presents an opportunity for buyers to create a relaxed lifestyle surrounded by nature and parks, whilst remaining close to the amenities and conveniences of the town centre.

Become part of a growing community and make memories at one of the fastest growing regions in the Darling Downs.

Come home to Botanic.



MEET THE DEVELOPER

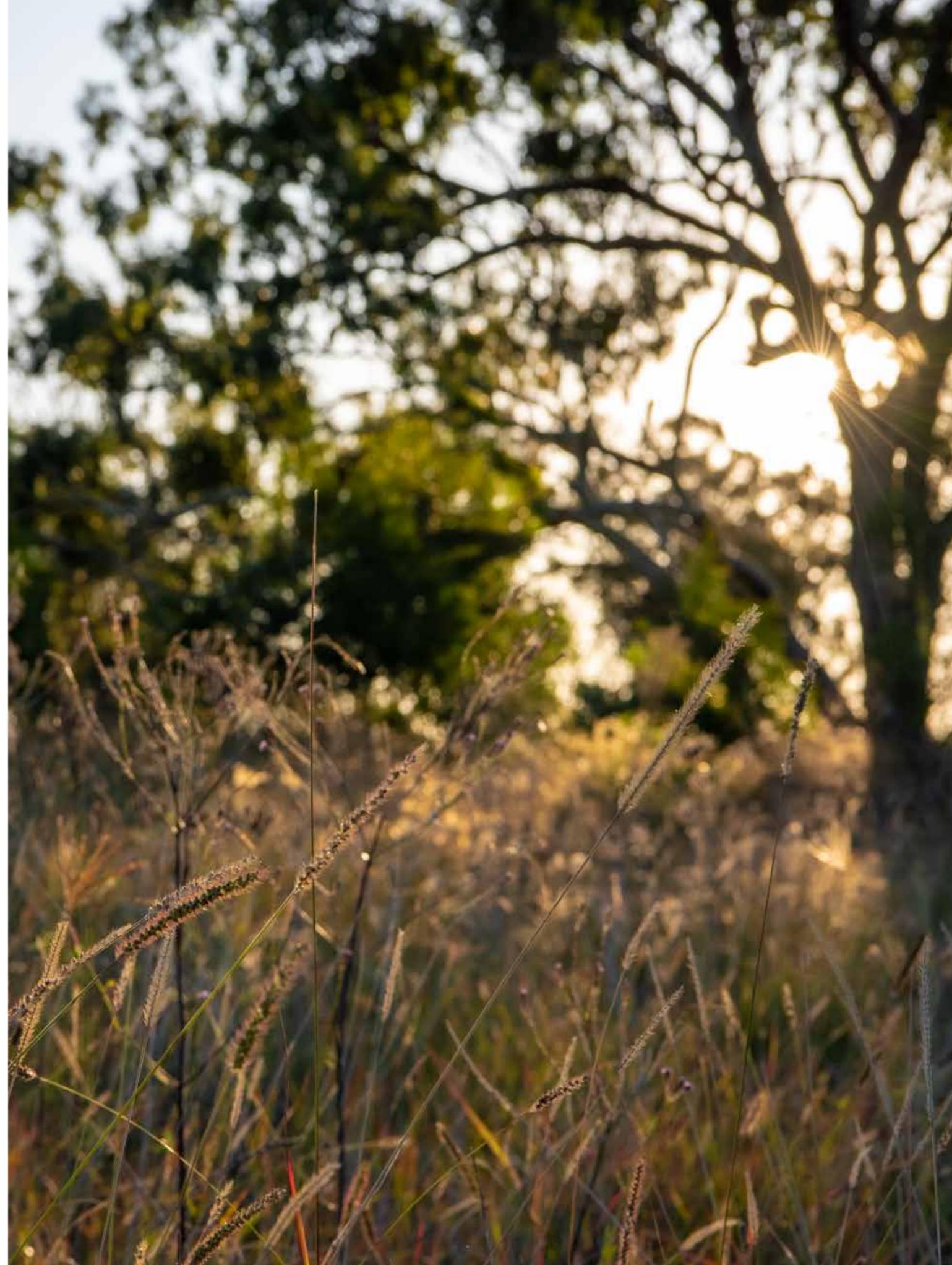
CW Group is a family-owned business created by Damien Gwynne and his father in 2010. CW stands for Certainty Wealth.

Our business is family driven and built on strong values, which carry through everything we do as individuals, as a team and how we work with our clients and partners.

We have built a successful model by creating beautiful communities in well-known townships through a combination of thoughtful planning, design, and community engagement.

We are passionate about sustainability and the natural environment and try to integrate much of the original flora into our planning, as well as incorporating open and green community spaces into our designs.

Our goal is to create communities that people would be proud to live in and want to come home to.





BOTANIC
HIGHFIELDS

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Address: Corner of Highfields Road and Browne Road

www.botanichighfields.com.au

Disclaimer: Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. Purchasers should make their own enquiries and refer to the contract of sale when making any decisions.