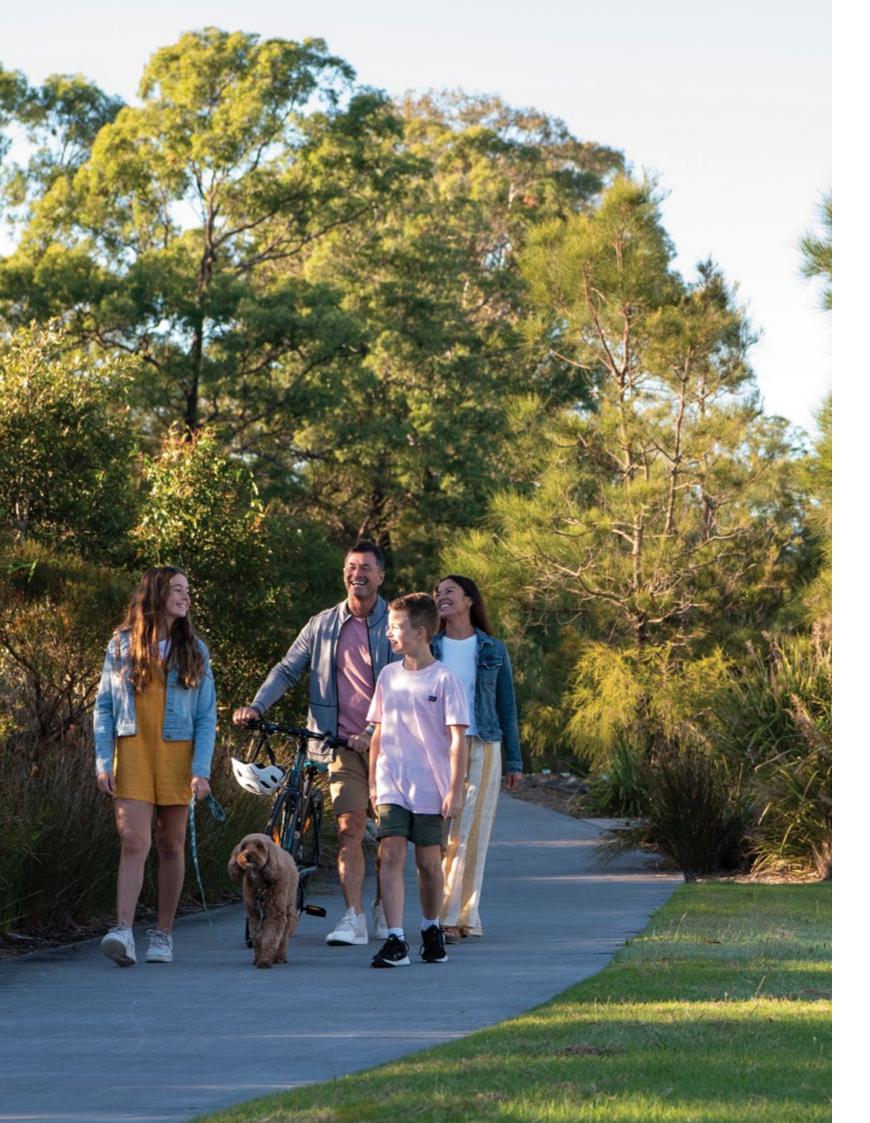
BOTANIC HIGHFIELDS RD



ENVELOPED BY NATURE







THE ULTIMATE FAMILY LOCATION





Make memories that will last a lifetime at Botanic.

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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BECOME PART OF A GROWING COMMUNITY





Botanic is set to become the centre of the community.

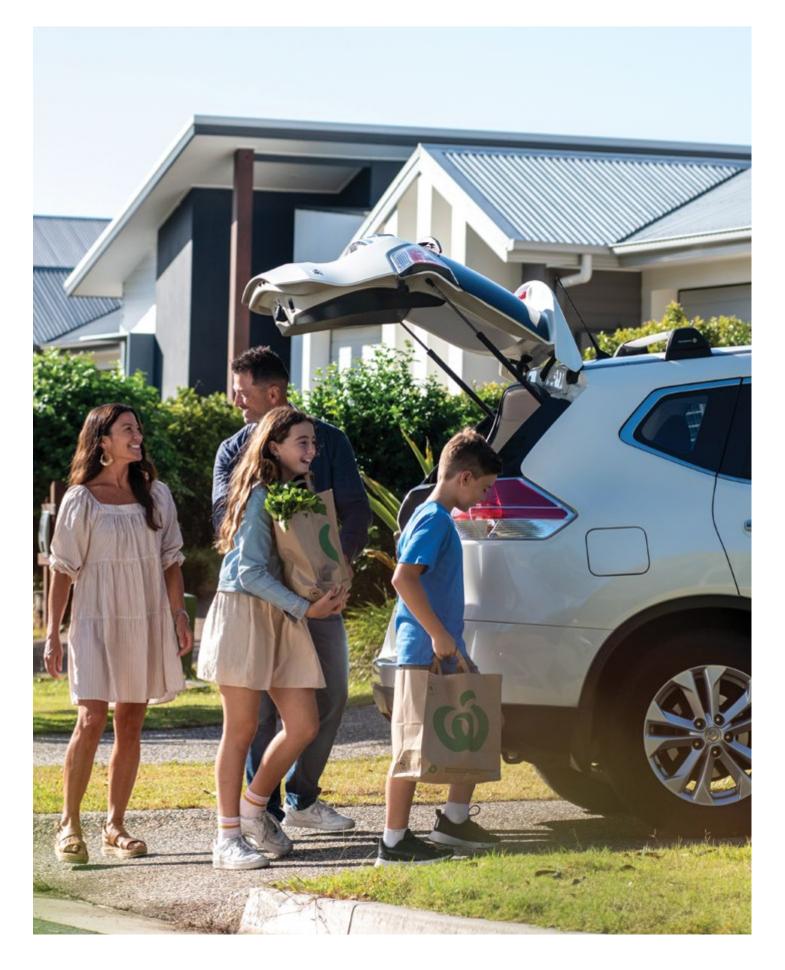
Located just five minutes from Botanic is the centre of Highfields, where residents have an array of amenities within close proximity.

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.





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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.

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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

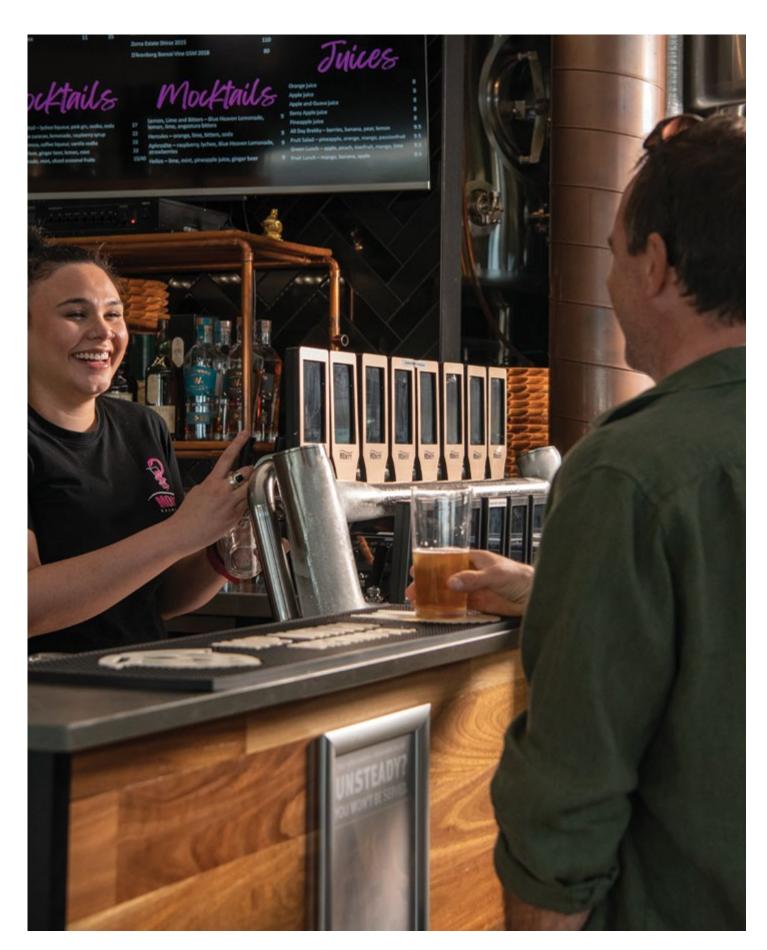
- 19. Mountain View Park
- 20. Highfields Falls
- 21. Peacehaven Botanic Park
- 22. Williams Park
- 23. Harris Park dog off leash area
- 24. Macqueen Park
- 25. Sandy Brennan Park
- 26. Charles and Motee Rogers
 Bushland Reserve

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.



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



Highfields Library and Cultural Centre Precinct.



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







Peacehaven Botanic Park

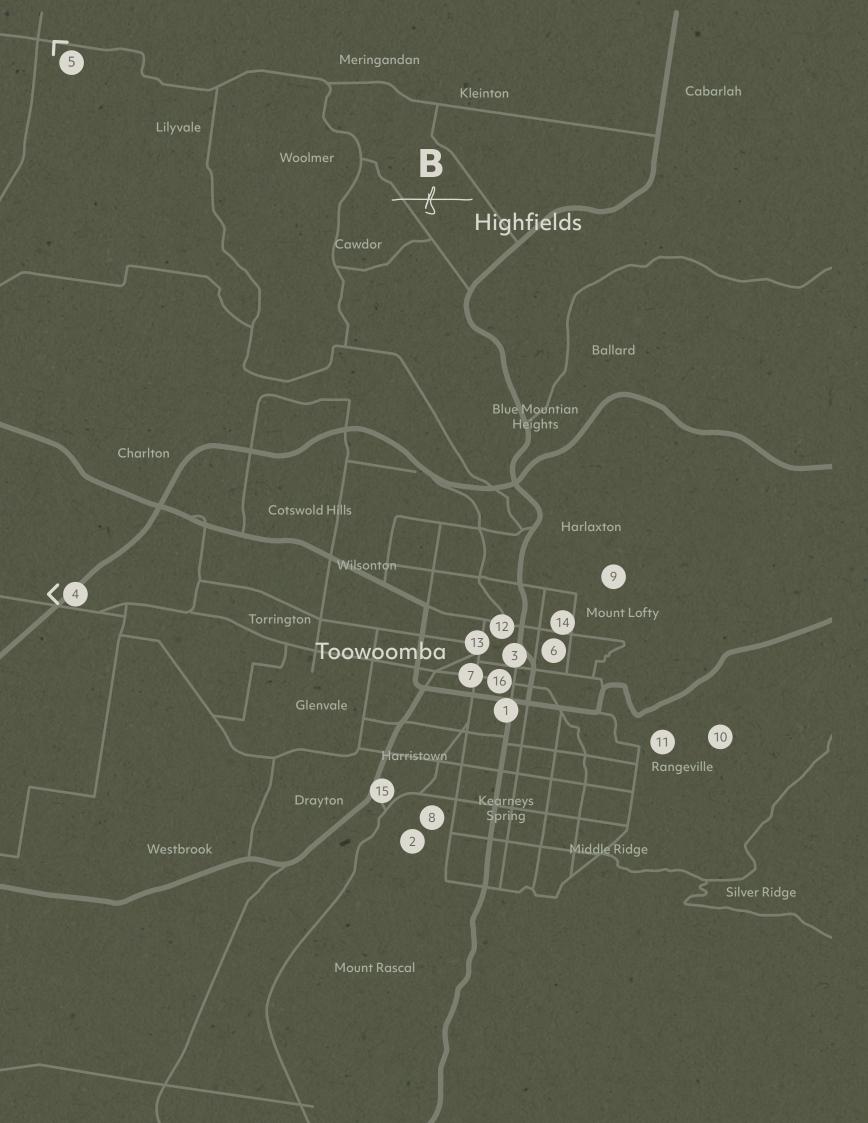


Grand Central Shopping Centre provides a large range of retailers.



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

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THE CITY AT YOUR DOORSTEP

Just a short 20 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
- 2. Uni SQ
- 5. Grand Central Shopping Centre
- 4. Airport
- 5. Oakey Army Aviation Centre
- 6. Queens Park Botanic Gardens
- 7. Laurel Bank Park
- 8. Japanese Garden
- 9. Jubilee Park Mountain Biking
- 10. Tabletop Mountain

- 11. Picnic Point Lookout and Parklands
- 12. Toowoomba City Street Art Trail
- 13. The Empire Theatres
- 14. Cobb+Co Museum
- 15. Downsteam Railway Museum
- Toowoomba Dining and
 Entertainment area Ruthven and
 Margaret street

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.

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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.

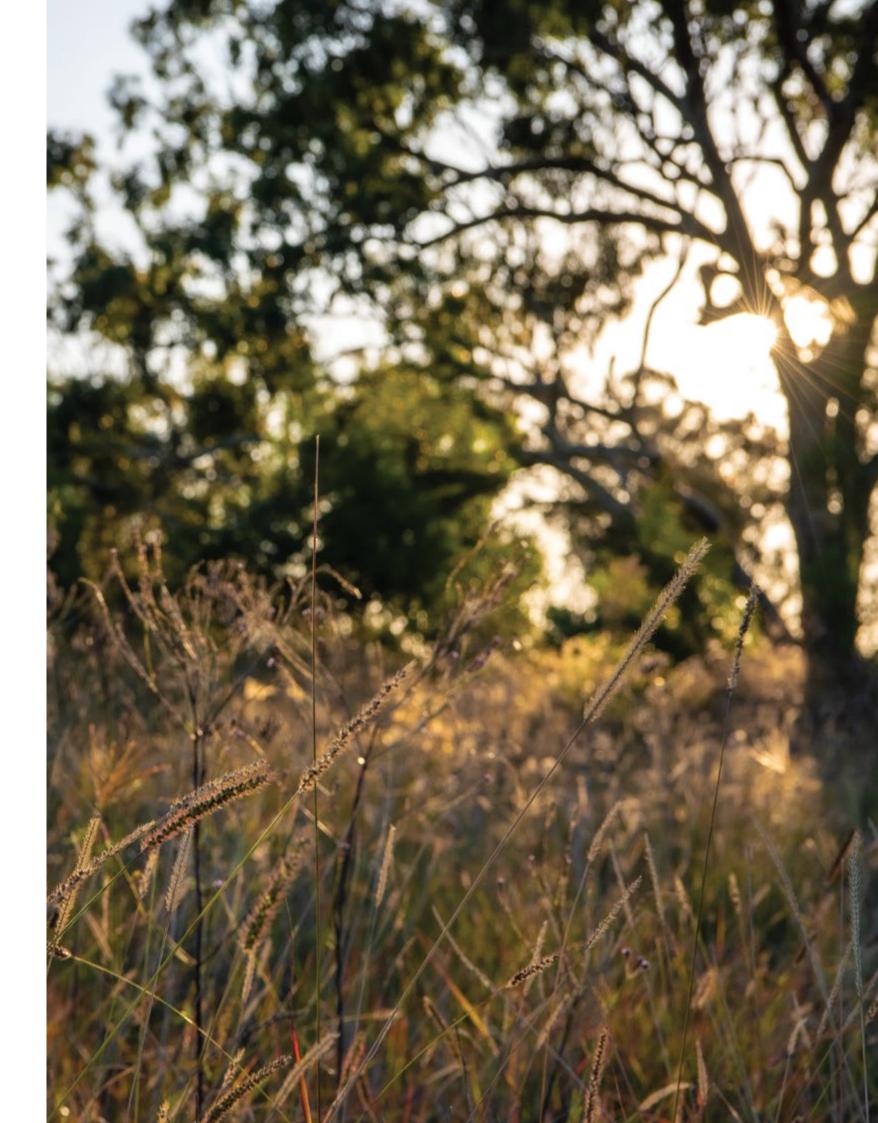
Our business is family driven and built on strong values, which carry through everything we do as individuals, as a team and how we work with our clients and partners.

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.







HIGHFIELDS RD

Phone: 0473 733 234

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.