

**Project Developments
Seagrass, Moreton Bay**

GALLERY | SEAGRASS
Developments | MORETON BAY

ABOUT
Seagrass, Moreton Bay

SEAGRASS

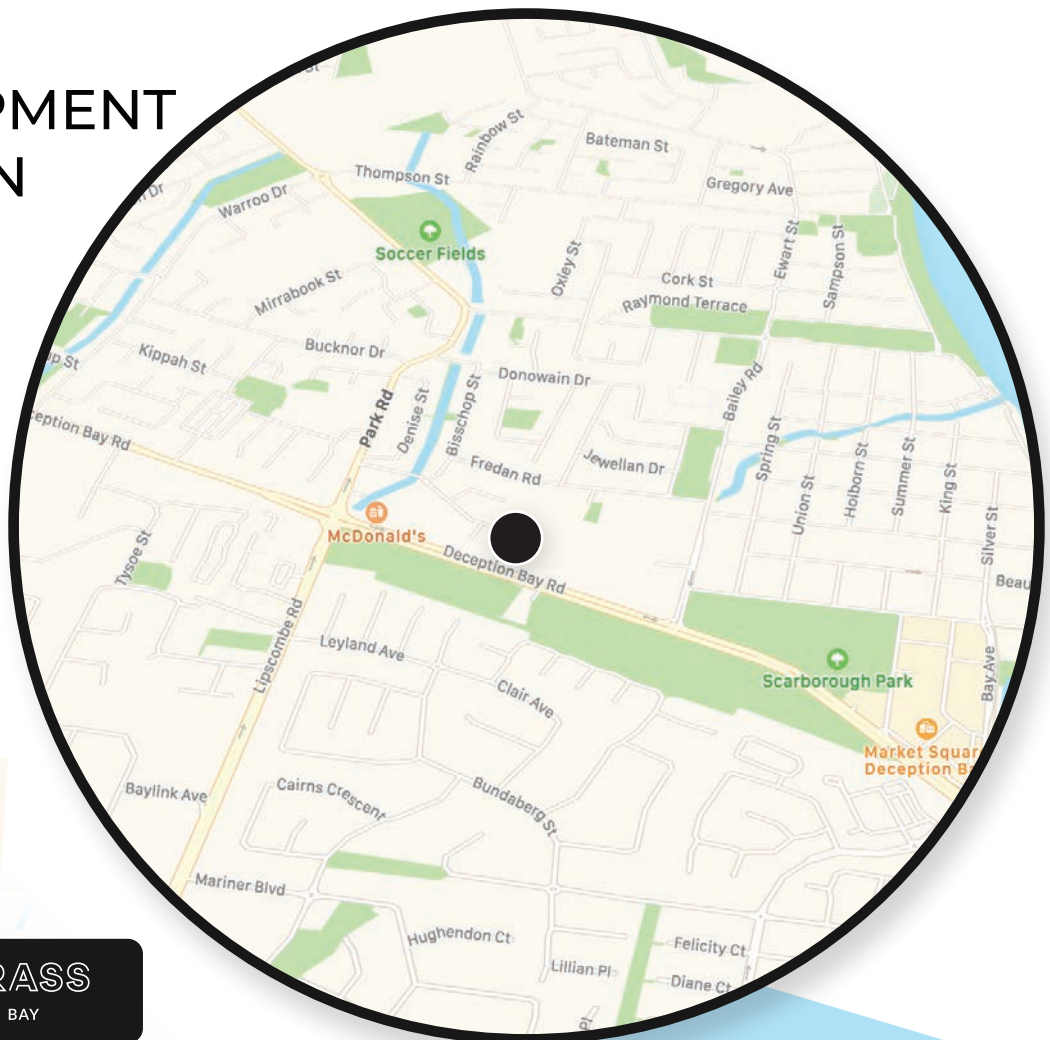
MORETON BAY

Situated in the coastal suburb of Deception Bay, Seagrass offers a unique lifestyle for all. Comprising of **42 residential lots** with exceptional standard inclusions sure to suit your lifestyle and budget. Your new home at Seagrass awaits for you.

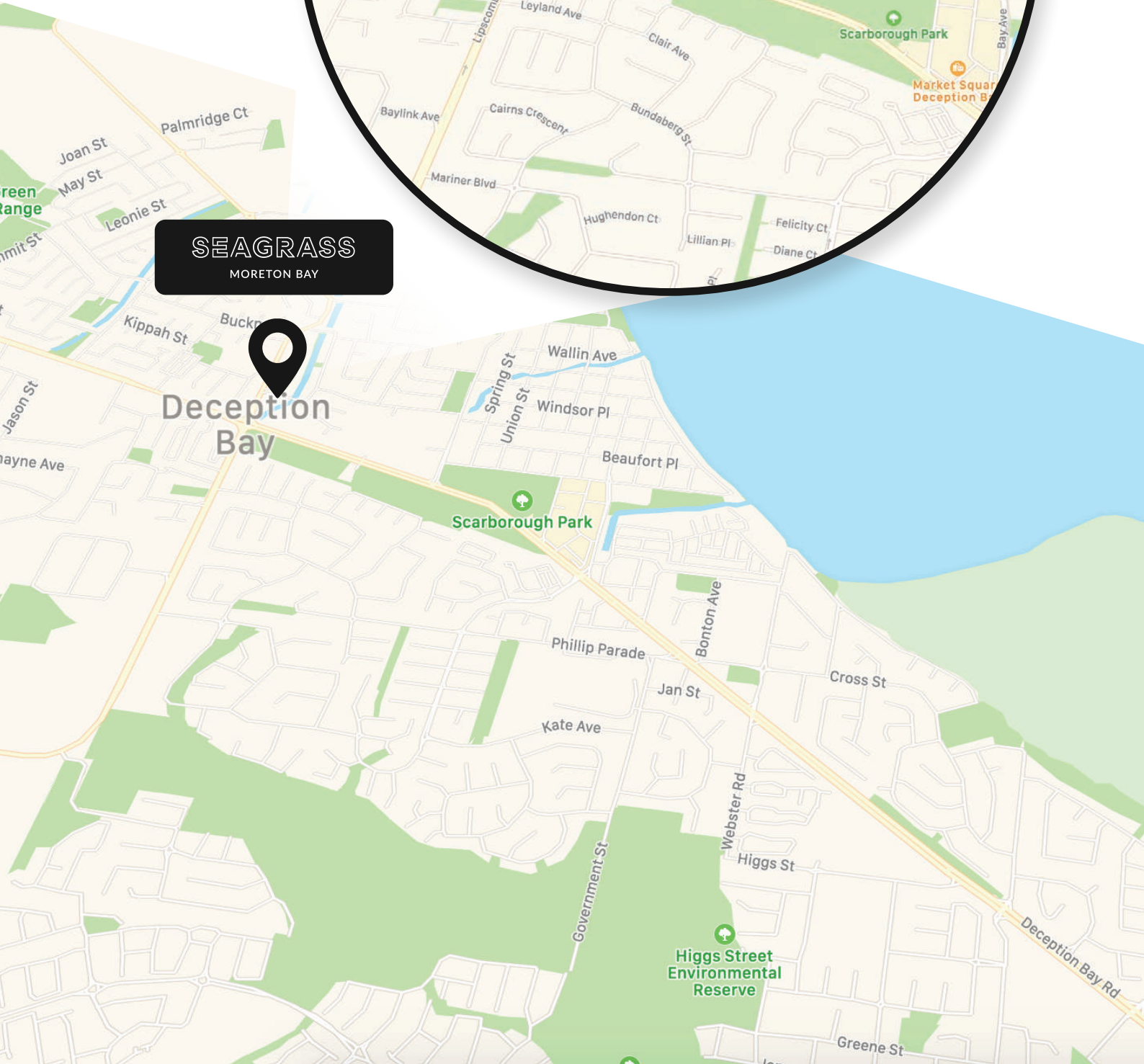
LIFE AT DECEPTION BAY

People describe living in Deception Bay as being located in a hidden gem. The area is surrounded by broad water on one side and a contemporary lifestyle on the other. Deception Bay is known for its quick and easy access to amenities and infrastructure in Narangba and North Lakes. Finding a home in Deception Bay allows residents to enjoy a beautiful breeze all year long with a spectacular view of the Moreton Bay. Its proximity to top destinations in SEQ include Brisbane CBD, The Mill and Sunshine Coast gives. This ideal location provides a hub for employment, education, leisure, healthcare and amenities.

DEVELOPMENT LOCATION

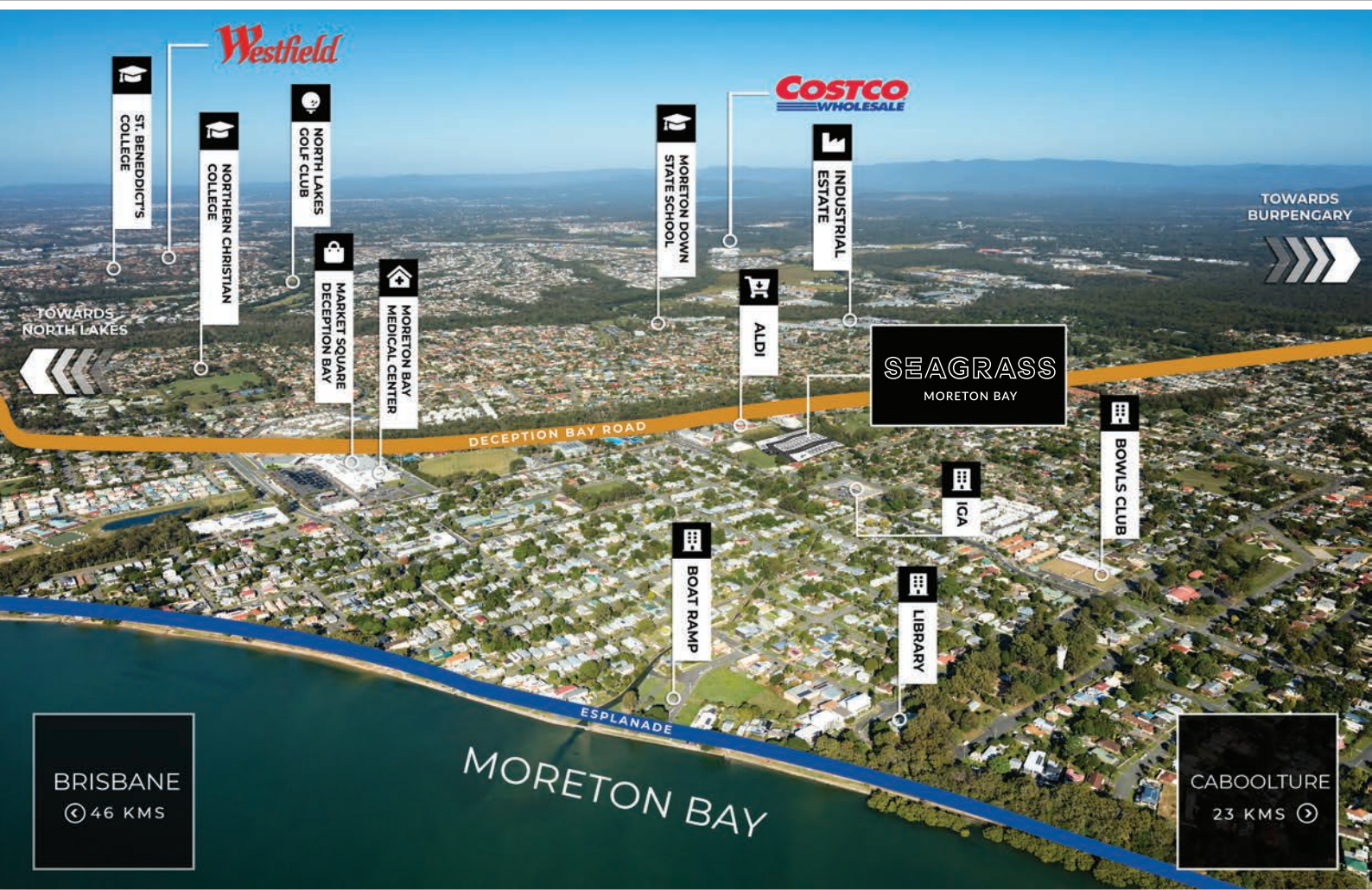


SEAGRASS
MORETON BAY



AERIAL OVERVIEW

Living in Seagrass means having local amenities and conveniences at your fingertips. The area provides great medical and healthcare facilities with a number of exciting recreational and leisure activities.



GALLERY | SEAGRASS

Developments | MORETON BAY

AERIAL OVERLAY



GALLERY | SEAGRASS
Developments | MORETON BAY

MASTERPLAN

SEAGRASS

MORETON BAY



POINTS OF INTEREST



BENEFITS TO SEAGRASS

**BUSINESS
IN BRISBANE AND
LEISURE AT
SUNSHINE COAST**

ABUNDANCE of
**COMMUNITY
HUBS**

SEAGRASS
LIFESTYLE

WORLD CLASS
EDUCATION

VIBRANT
COMMUNITY

STRONG
**EMPLOYMENT
MARKET**

BENEFITS OF SEAGRASS

LOCAL CONVENIENCES

Seagrass is near shopping centres and community hubs around the of Deception Bay area. Rothwell Central is only 8 minutes away and Westfield North Lakes is 10 minutes away.

SEAGRASS LIFESTYLE

Seagrass is just a couple of minutes away from the vibrant Moreton Bay. There are a number of activities you can do with your family and friends to enrich your lifestyle and to keep you in touch with nature. A cup of coffee at the Mermaids by the Bay café is a great place to socialize with water views.

HIGH STANDARD EDUCATION

Queensland's top universities are no more than an hour away from Seagrass. The University of the Sunshine Coast's new campus in Moreton Bay is only 19 minutes away from Seagrass. State schools and colleges are only a couple of minutes away.

VIBRANT COMMUNITY

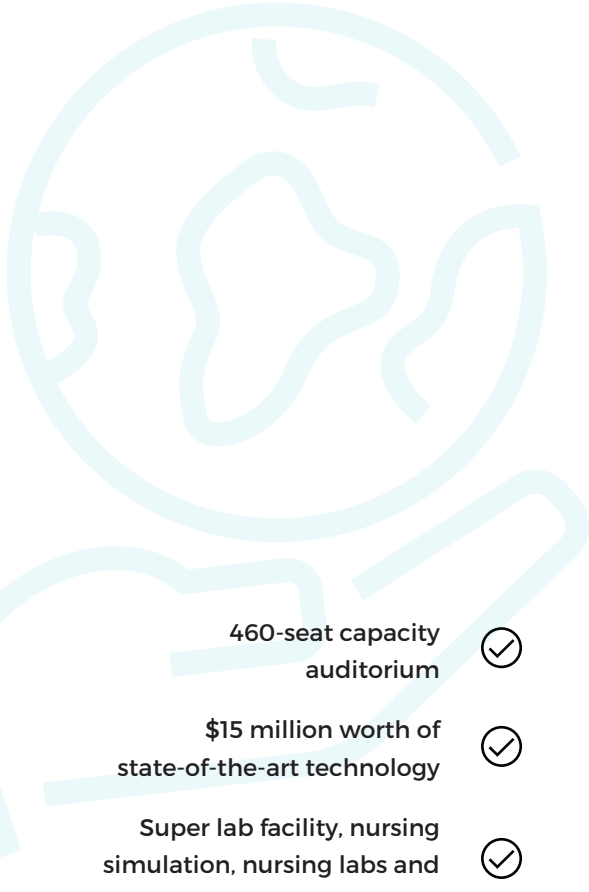
Deception Bay is a community built by families for families. People in the suburb are compassionate and considerate towards each other providing a harmonious community. It is one of the most sought out areas in the region amongst families and property investors.

STRONG EMPLOYMENT MARKET

Similarly with education, Deception Bay's proximity to Moreton Bay, Brisbane and Sunshine Coast gives the suburb access to job opportunities driven by high-value industries and ongoing infrastructure projects.

INSIGHT INTO SEAGRASS

Deception Bay's Promising Future



460-seat capacity auditorium ✓

\$15 million worth of state-of-the-art technology ✓

Super lab facility, nursing simulation, nursing labs and engineering labs ✓

Student services and support facilities ✓

Cafés and retail shops ✓

GROWTH

Deception Bay has one of the largest populations in the Moreton Bay region with nearly 20,000 people. The Moreton Bay Regional Council is working with the Queensland Government to adapt with the fast growing population. In an effort to do so, the plan for Bruce Highway Upgrade – Deception Bay Road Interchange is expected to be finalised early this year with construction to start mid-2020.

UNIVERSITY OF SUNSHINE COAST (MORETON BAY)

USC Moreton Bay, the core of The Mill major project is now open for enrollment. The campus itself will generate a number of opportunities for local higher education and future employment. The campus is projected to house more than 10,000 students in its first decade.

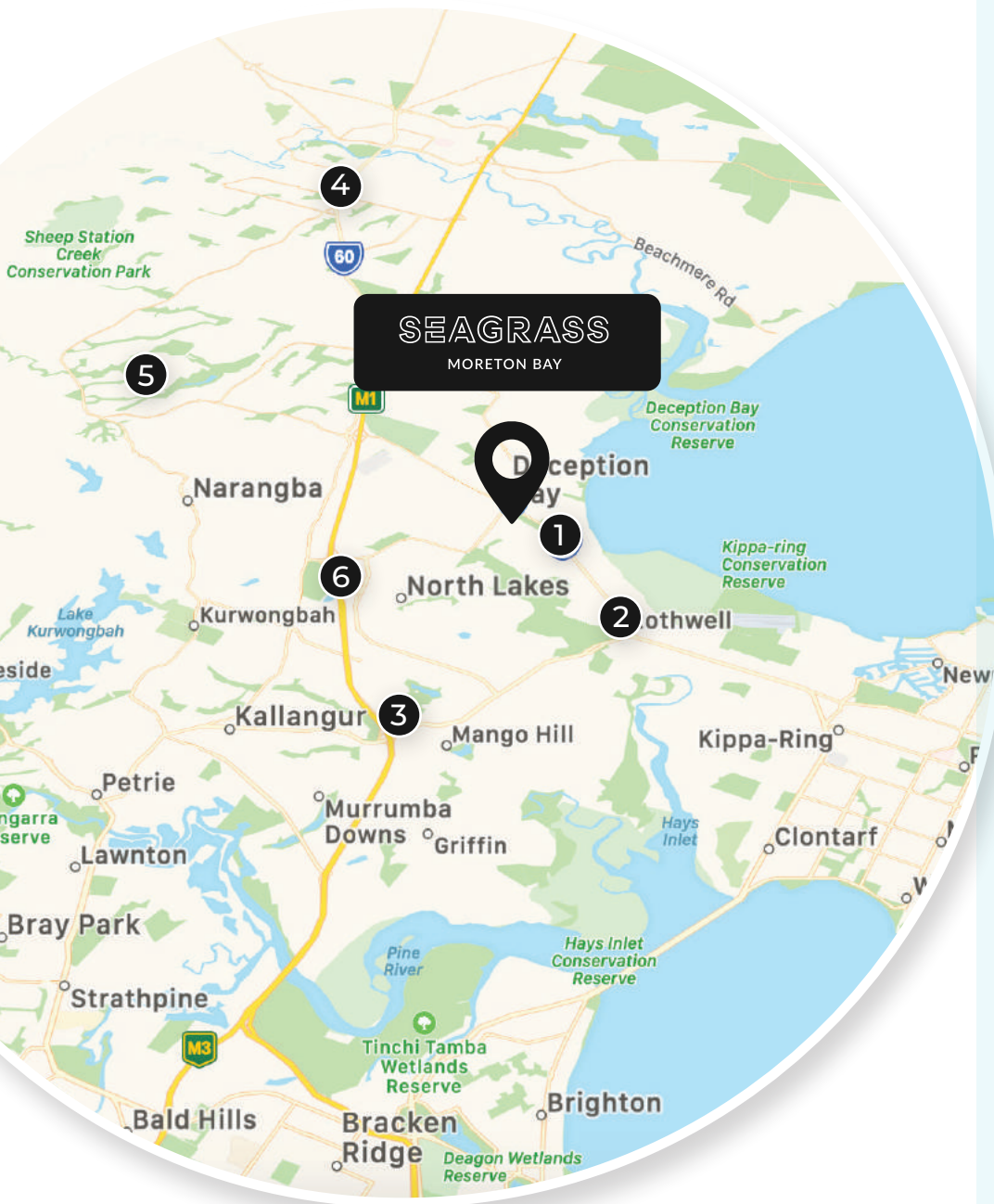
THE MILL

Moreton Bay is close to becoming one of Australia's top education destinations with The Mill nearing completion. In February 2020, the University of the Sunshine Coast campus in Moreton Bay welcomed its first set of students.



RETAIL & ENTERTAINMENT

Market Square Deception Bay is only 19 minutes away from Seagrass by foot and 4 mins by car. The area features 46 retail stores including a foodcourt, providing a unique atmosphere for all visitors.



1. MARKET SQUARE DECEPTION BAY



4 MINS FROM
SEAGRASS

2. ROTHWELL CENTRAL



8 MINS FROM
SEAGRASS

3. WESTFIELD NORTHLAKES



10 MINS FROM
SEAGRASS

4. MORAYFIELD SHOPPING CENTRE



15 MINS FROM
SEAGRASS

5. NARANGBA VALLEY SHOPPING CENTRE



15 MINS FROM
SEAGRASS

6. COSTCO WHOLESALE NORTH LAKES



10 MINS FROM
SEAGRASS

EDUCATION & MEDICAL

Seagrass is only 20 minutes away from USC Moreton Bay campus at The Mill in Petrie. Hospitals, clinics and other medical facilities are accessible as Seagrass is only 6 minutes away from the M1 Highway.



1. Redcliffe Hospital: 16 Mins
2. Moreton Day Hospital: 14 Mins
3. North Lakes Day Hospital / Health Precinct: 14 Mins
4. Deception Bay Doctors: 4 Mins
5. University of Sunshine Coast (Caboolture): 18 Mins
6. Arethusa College: 6 Mins
7. TAFE Queensland (Redcliffe campus): 15 Mins
8. Deception Bay State School: 4 Mins
9. Deception Bay North State School: 3 Mins

TRANSPORT & INFRASTRUCTURE

A number of bus routes pass through local interest points and shopping centres in Deception Bay (**routes 660, 662 and 665**). There are also nearby train stations including Rothwell, Mango Hill, and North Lakes. The Moreton Bay is monitoring a couple of infrastructure projects including The Mill education centre.



A DAY IN MORETON BAY

FRESHWATER NATIONAL PARK (5 MINS)

Explore the magnificent Freshwater National Park with the family or friends and be one with nature. This is one of the most preserved areas in Moreton Bay famous for its wide greenspace, tall trees, small streams and wildlife.

BRIBIE ISLAND (1 HOUR)

A long sand island with a beautiful coastline and home to some beautiful beaches including Sylvan Beach, Banksia Beach, Red Beach, Woorim Beach and Skirmish Point. You can go beach hopping or even skydiving.

TANGALOOMA ISLAND RESORT WILD DOLPHIN SAFARI

(RESORT FERRY 33 MINS
AWAY FROM SEAGRASS)

Discover the beautiful marine habitat at the Tangalooma Island resort paired with an eco-tour along the island's national park. Swim with the dolphins and you can even feed them as part of the tour. On your way back to the suburb, you get to marvel upon the Brisbane River.

FINAL OVERVIEW

The ideal lifestyle is waiting for you in Seagrass. This project's lifestyle market is its strong selling point with local conveniences and amenities close by. An ideal community for your family, offering great schools and recreation centres. Its proximity to Brisbane also gives it an economic edge in terms of employment opportunities.





GALLERY | SEAGRASS
Developments | MORETON BAY

16-28 PARK ROAD, SEAGRASS ESTATE,
MORETON BAY, QUEENSLAND, 4508.

*All information in this document is designed to be informative in nature and does not and should not be used to make any financial decision. Please consult your finance professional for any advice that may affect your financial position.
Current as of April 2021.*