

STONE CREEK

JIMBOOMBA

PROUDLY DEVELOPED BY



NOLAH
Property Developments



STONEY CREEK

JIMBOOMBA

CONTENTS

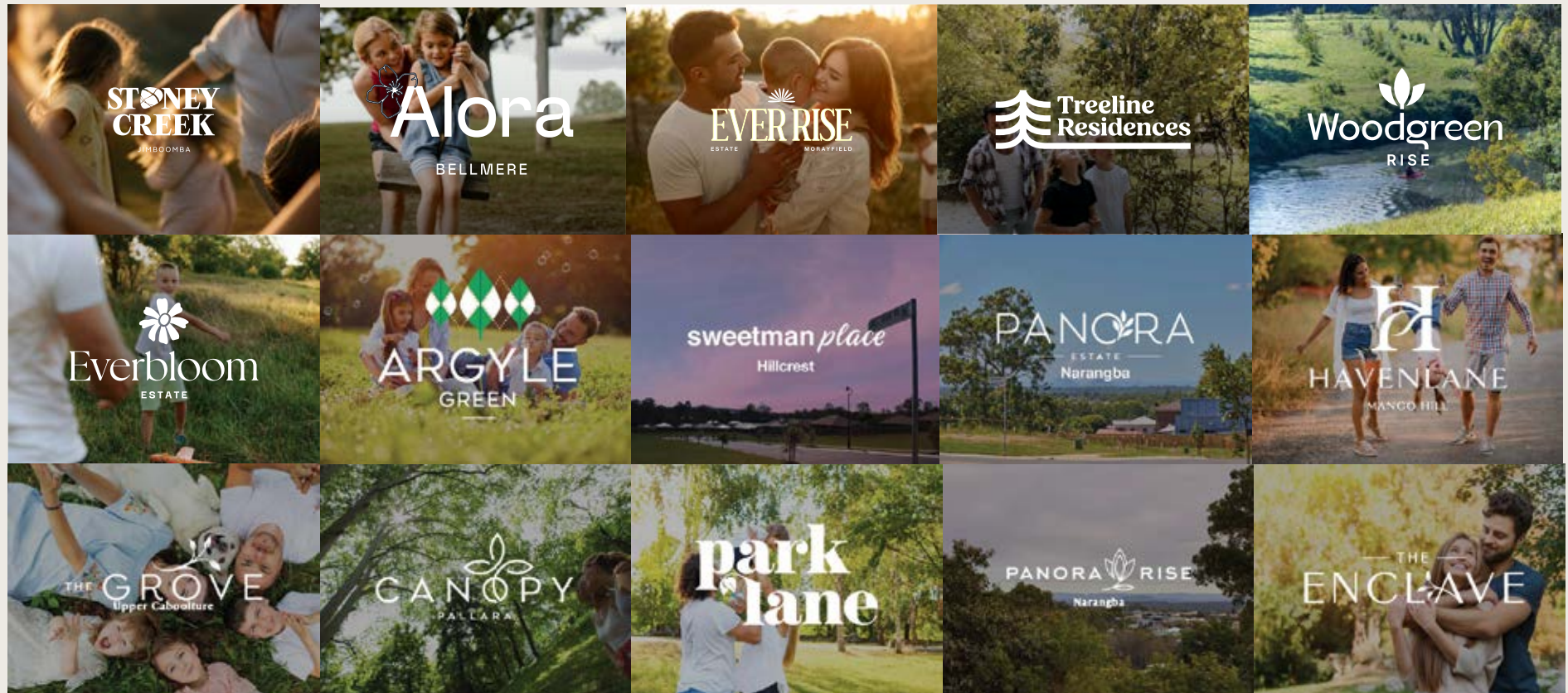
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FOR THE LOVE OF COMMUNITY

At Nolah Property Developments, we specialise in crafting bespoke communities that embody connected living, comfort, and security.

From concept to completion, every project is thoughtfully designed with a visionary approach to master planning, creating spaces where people feel a deep sense of belonging while harmonising with the local environment.





STONE CREEK

A LIFE WITH MORE ROOM

Set amongst the natural landscape of Jimboomba, Stoney Creek is a boutique community created for those looking for a little more from where they live.

More space. More calm. More connection to the outdoors.

Here, everyday life takes on an easier rhythm. Local shops, schools and services keep the essentials close, while connections to the wider Logan, Brisbane and Gold Coast regions mean life beyond Jimboomba remains comfortably within reach.

Thoughtfully planned streets and contemporary turnkey homes come together in a neighbourhood designed for real life, a place to settle in, grow and feel at home.

A quieter way of living, without leaving life behind.

This is Stoney Creek.

FLAGSTONE CENTRAL
9 MINS

Woolworths coles ALDI WORLD GYM

GREATER SPRINGFIELD
25 MINS

University of Southern Queensland mater Orion Springfield Central
Woolworths TARGET BIG W BUNNINGS Warehouse rebel
coles EVENT BCB SPOTLIGHT
Sydney Supermarkets TIMEZONE JB HIFI

JIMBOOMBA CENTRAL
4 MINS

Woolworths ANYTIME FITNESS Australia Post The Post Office
coles McDonalds

FLAGSTONE LOGISTICS ESTATE
10 MINS

amazon BUNNINGS Warehouse dats

BRISBANE CBD
40 MINS

GLENLOGAN PARK

JIMBOOMBA ATHLETICS CENTRE

TRADE PRECINCT
BRIDGESTONE reece

JIMBOOMBA MEDICAL CENTRE

JIMBOOMBA RUGBY CLUB

JIMBOOMBA PONY CLUB

JIMBOOMBA PARK

JIMBOOMBA NETBALL COURTS

ROTARY PARK

HILLS INTERNATIONAL COLLEGE

JIMBOOMBA HOUSE RESTAURANT

JIMBOOMBA STATE SCHOOL

COMMUNITY GARDEN

THE LEARNING GARDEN

MITRE 10
(Under Construction)

EMMAUS COLLEGE

FLAGSTONE & FLINDERS LAKES MASTERPLANNED CITY
9 MINS

MOUNT LINDESAY HIGHWAY

BEAUDESERT
22 MINS

JOHN STREET

GREEN RIDGE ROAD

STONEY CREEK
JIMBOOMBA

CAMP CABLE ROAD

SOUTH STREET

YARRABILBA
10 MINS

GOLD COAST
40 MINS

JIMBOOMBA CENTRAL
4 MINS



GRAND PLAZA



JIMBOOMBA STATE SCHOOL

MOUNT LINDESAY HIGHWAY

FLAGSTONE & FLINDERS LAKES
MASTERPLANNED CITY
← 9 MINS

BEAUDESERT
↙ 22 MINS

SUNNYBANK
30 MINS

MITRE 10
(Proposed)

BUNNINGS warehouse
(Proposed)

JIMBOOMBA RUGBY LEAGUE

JIMBOOMBA PARK

BRISBANE AIRPORT
50 MINS

LOGAN SUPERCENTRE
FREEDOM ANACONDA SPOTLIGHT

IKEA

LOGAN HOSPITAL

TAFE QUEENSLAND

THE LEARNING GARDEN

JIMBOOMBA NETBALL COURTS

JIMBOOMBA PONY CLUB

GRIFFITH UNIVERSITY

HYPERDOME
Woolworths coles BIG W BUNNINGS Warehouse
rebel hams scarf BCP J&M HI-FI K
EVENT Supermarket EXPRESS TKmaxx ZONE BOWLING

EMMAUS COLLEGE

EAST STREET

JOHN STREET

BEENLEIGH TRAIN STATION
26 MINS

STONEY CREEK

JIMBOOMBA

GREEN RIDGE ROAD

YARRABILBA
10 MINS



MCKINNON SPORTS PARK

GOLD COAST
40 MINS →



A REGION ON THE RISE

Live in the heart of one of South East Queensland’s most exciting growth stories.

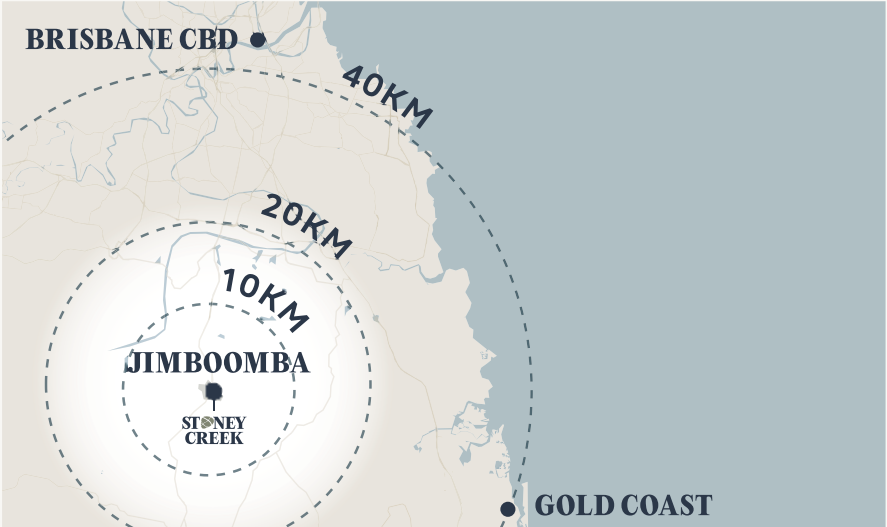
More than \$18 billion in planned investment is shaping an even brighter future for the region, bringing:

- New schools & education
- Major retail, dining & town centres
- Future health & medical services
- New parks, sport & community spaces
- Growing commercial & employment hubs

And beyond this investment, even more is on the horizon:

- Future passenger railbetween Salisbury & Beaudesert
- Amazon Fulfilment Centre bringing 1,000+ ongoing jobs to the region

JIMBOOMBA CENTRAL		HEALTH	
		Health City	12min
		Mater Private Hospital Springfield	26min
		Logan Hospital	28min
MASTERPLANNED CITIES			
RETAIL			
Flagstone Village	12min		
Yarrabilba Central	12min		
Grand Plaza	24min		
Orion Springfield Central	30min		
Logan SuperCentre & IKEA	35min		
Hyperdome Shopping Centre	40min		
EDUCATION			
USQ	30min		
Tafe Queensland	32min		
Griffith University	32min		
SPORTS & PARKLANDS			
McKinnon Sports Park	12min		
Buxton Park	12min		
Flagstone Water Play Park	14min		
Brighton Arena	32min		
Brookwater Golf and Country Club	38min		
Robelle Domain	28min		
Orion Lagoon	28min		
CONNECTION			
Beenleigh Station	26min		
Springfield Central Station	30min		





JIMBOOMBA CENTRAL EVERYDAY CONVENIENCE

From groceries and morning coffee to everyday services, Jimboomba provides the convenience of an established local centre close to home.

A slower pace, a connected community and everything you need close to home create a lifestyle that’s easy to enjoy, every day.

- RESIDENTIAL & RETIREMENT
- RETAIL & COMMERCIAL
- HEALTH
- EDUCATION
- SPORTS & PARKLANDS
- WALKING ROUTE

RETAIL & COMMERCIAL			SPORTS & PARKLANDS		
Jimboomba Convenience Centre	3min	12min	Jimboomba Pony Club	1min	4min
Jimboomba Junction	4min	12min	Jimboomba Sports Park	2min	5min
Cafe of Cusack	4min	12min	Kurrajong Park	5min	7min
Jimboomba Tavern	4min	12min	Community Garden	5min	7min
Jimboomba Central	4min	12min	Jimboomba Soccer Club	5min	7min
Bunnings (under construction)	5min	15min	Jimboomba Athletics Centre	6min	19min
Jimboomba House	7min	35min	Glenlogan Park	6min	19min
HEALTH					
Jimboomba Medical Centre	2min	10min			
EDUCATION					
The Learning Garden	1min	4min			
Emmaus College	2min	6min			
Jimboomba State School	4min	15min			
Hills International College	7min	35min			

A BOUTIQUE COMMUNITY BY DESIGN

A thoughtfully planned neighbourhood shaped around contemporary homes, considered streetscapes and the natural character of its Jimboomba setting.

Stoney Creek is positioned within reach of early learning, primary and secondary schooling across Jimboomba and surrounding communities.

A growing regional population continues to support investment in education, creating choice for families as children grow.

SUMMARY OF STONEY CREEK

CIVIL STATUS:	UNDER CONSTRUCTION
LAND REGISTRATION:	FEB-27
NO OF LOTS:	50
AVERAGE LOT SIZE:	430 SQM
AVERAGE LOT FRONTAGE:	15 LINEAR METRES
AVERAGE LAND PRICE:	\$445,420
AVERAGE VIP BUILD PRICE:	\$394,659
Includes single and double level homes	

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Existing Rural
Residential



Existing Residential

SOUTH STAGE



NORTH STAGE



RETAIL & DINING

Jimboomba provides the everyday retail, cafés and dining used by residents now. Larger centres broaden the choice available across the surrounding catchment.

JIMBOOMBA CENTRAL

WALK / SHORT LOCAL TRIP

Jimboomba Retail Precinct

4MIN 🚗 12MIN 🚶

Jimboomba House Restaurant

7MIN 🚗 35MIN 🚶

Jimboomba Tavern

4MIN 🚗 12MIN 🚶



SURROUNDING DESTINATIONS

DRIVING DISTANCE

Flagstone Village

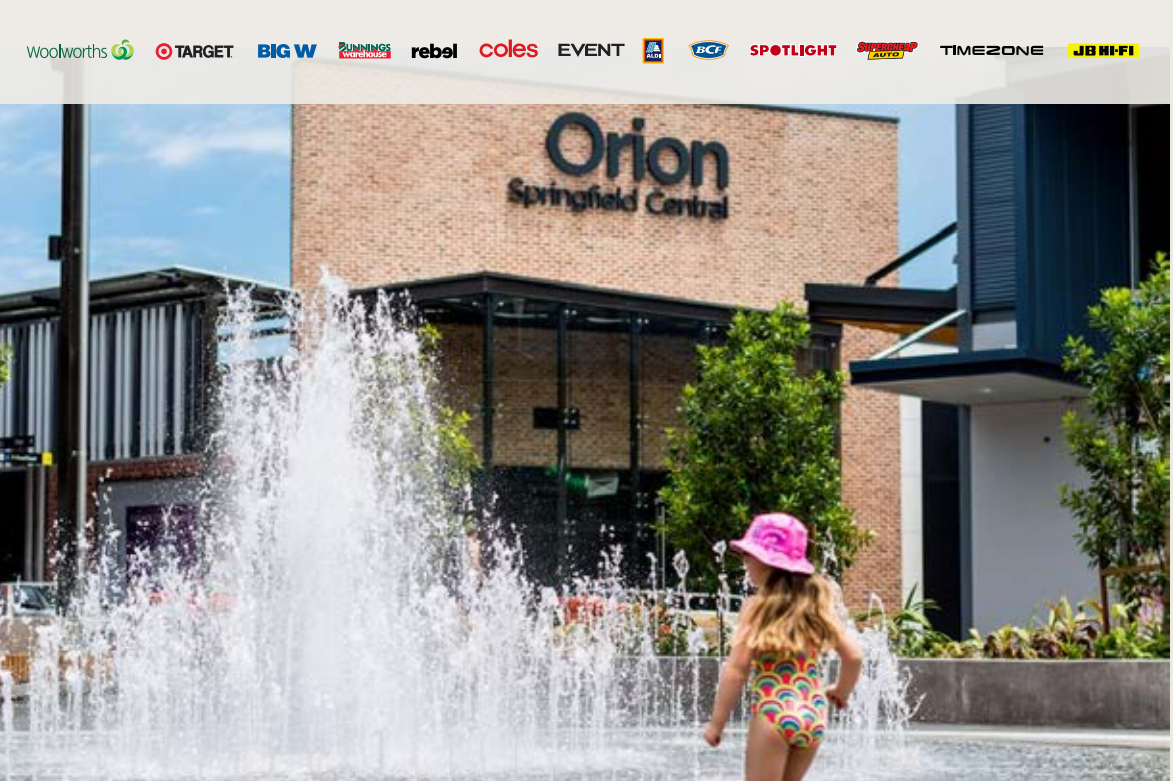
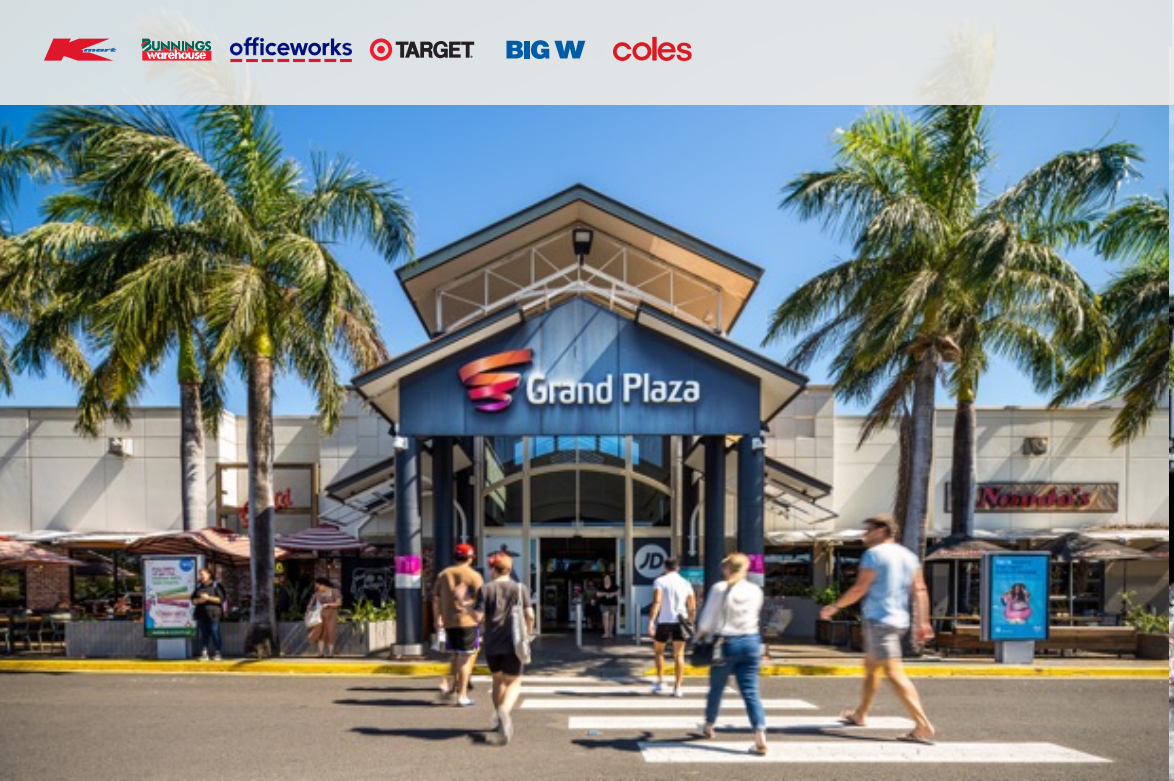
12MIN 🚗

Grand Plaza Browns Plains

24MIN 🚗

Orion Springfield

30MIN 🚗



MEDICAL

Primary care is available within Jimboomba, supported by major hospitals and expanding health infrastructure across southern Logan and Springfield.

JIMBOOMBA CENTRAL

WALK / SHORT LOCAL TRIP

Jimboomba Medical Centre 2MIN 🚗 10MIN 🚶



Bite Right Orthodontics 4MIN 🚗 14MIN 🚶



SURROUNDING DESTINATIONS

DRIVING DISTANCE

MyHealth Yarrabilba 12MIN 🚗

Beaudesert Hospital 22MIN 🚗

Logan Hospital 28MIN 🚗
\$1B+ Expansion Program

Mater Springfield Hospital 26MIN 🚗
Private & Public - New Public Hospital Opened 2026



EDUCATION

Families can access early learning and schooling around Jimboomba, with secondary, vocational and university options available across the wider region.

JIMBOOMBA CENTRAL

WALK / SHORT LOCAL TRIP

The Learning Garden

Kindergarten
1MIN 🚗 4MIN 🚶



Emmaus College

Prep - Year 12 Private School
2MIN 🚗 6MIN 🚶



Jimboomba State School

Primary
4MIN 🚗 15MIN 🚶



Hills International College

Prep - Year 12 Private School
7MIN 🚗 35MIN 🚶



SURROUNDING DESTINATIONS

DRIVING DISTANCE

Flagstone State Community College

Year 7 to Year 12
13MIN 🚗



UNISQ Springfield

University
30MIN 🚗



Griffith University Logan

32MIN 🚗



Tafe Queensland Loganlea

32MIN 🚗



LIFESTYLE & RECREATION

Local sport and parks support everyday recreation, while larger parklands, golf and destination amenity sit within the wider catchment.

JIMBOOMBA CENTRAL

WALK / SHORT LOCAL TRIP

Jimboomba Sporting Preinct

Junior Rugby League • Netball • Pony Club • Playing fields

2MIN 🚗 5MIN 🚶



Kurrajong Park

\$935K changeroom upgrade • 2026

5MIN 🚗 7MIN 🚶



SURROUNDING DESTINATIONS

DRIVING DISTANCE

Flagstone Parklands

- Playground • Skate Park • Water Park • Dog Park
- Basketball

14MIN 🚗



Yarrabilba Parks & Sports Precincts

- 8 Touch Football Fields • 3 Afl & Cricket Ovals
- 4 Cricket Nets • Tennis & Netball Courts • New Clubhouse

12MIN 🚗



Brookwater Golf & Country Club

- 18 Hole Golf Course • Mini Golf

38MIN 🚗



Tamborine Mountain

- Rainforest Walks • Waterfalls
- Gallery Walk • Wineries & Distilleries

35MIN 🚗



STONE CREEK

AT THE CENTRE OF SEQ'S MAJOR GROWTH CYCLE

Population and infrastructure growth across South East Queensland is concentrating through Logan and into Jimboomba, positioning Stoney Creek at the centre of the opportunity.

SOUTH EAST QUEENSLAND

\$119B

+

2M+

INFRASTRUCTURE
& INVESTMENT

PROJECTED NEW
RESIDENTS
BY 2046

Generational
Infrastructure

Population
Explosion

Transport, energy, health
and Olympic Games
investment is reshaping
construction demand
driving major job growth.

More residents are
expanding housing
demand across South
East Queensland.

CITY OF LOGAN

-3,232

+

0.8%

HOUSING SUPPLY
SHORTFALL

RENTAL VACANCY
RATE CRITICAL

Demand Has
Outrun Supply

Critical Rental
Conditions

Years of undersupply plus
strong residential growth
have left Logan
thousands of homes
behind demand.

Prolonged low vacancy
rates shows available
housing is not keeping
pace with demand, putting
pressure on weekly rental
prices.

LOGAN SOUTH CENTRAL - JIMBOOMBA

\$18B+

+

188K

SURROUNDED BY
EXISTING AND
PLANNED
INVESTMENT

FUTURE NEW
RESIDENTS ACROSS
GROWTH AREAS

Jimboomba
at The Centre

Major Population
Growth Node

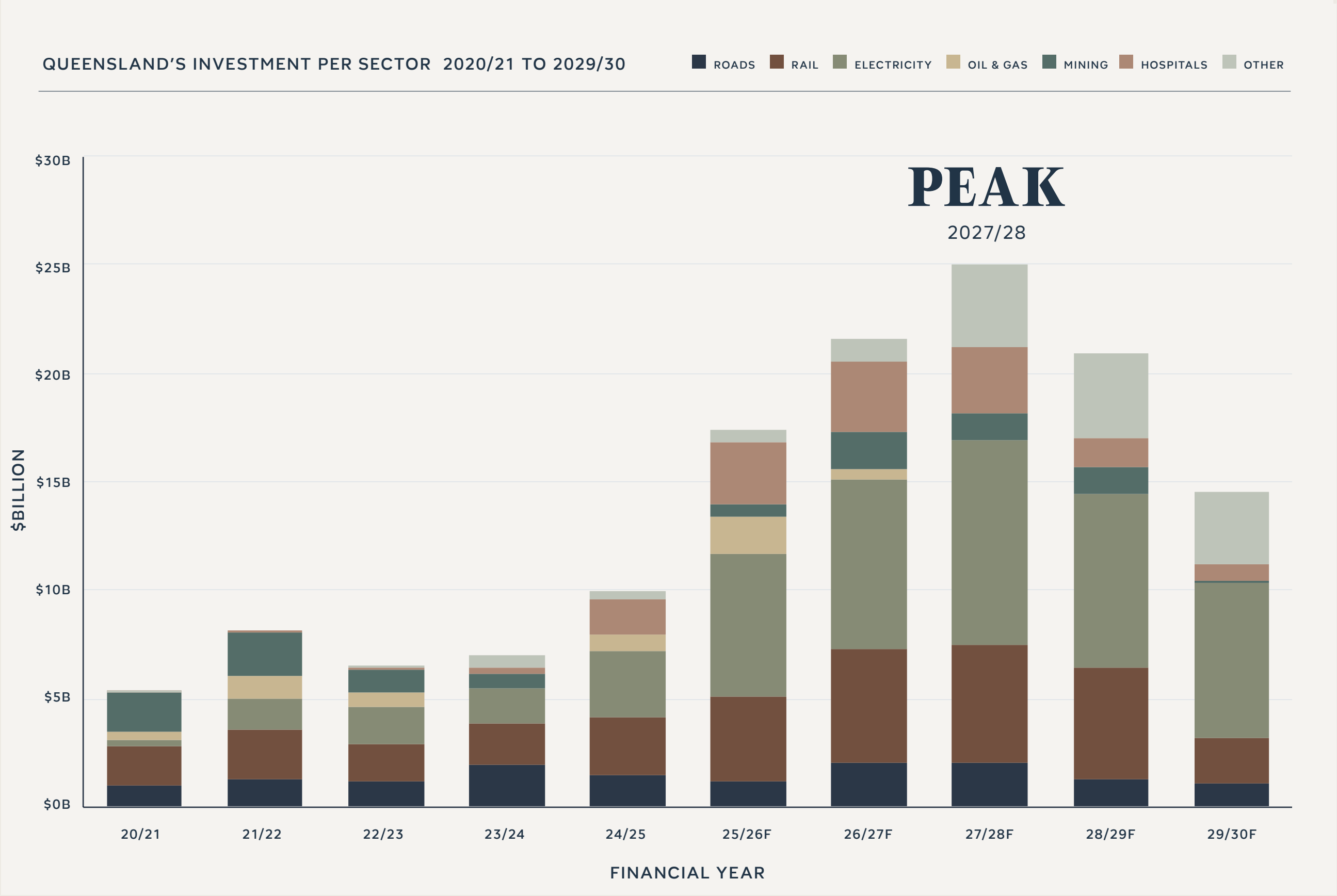
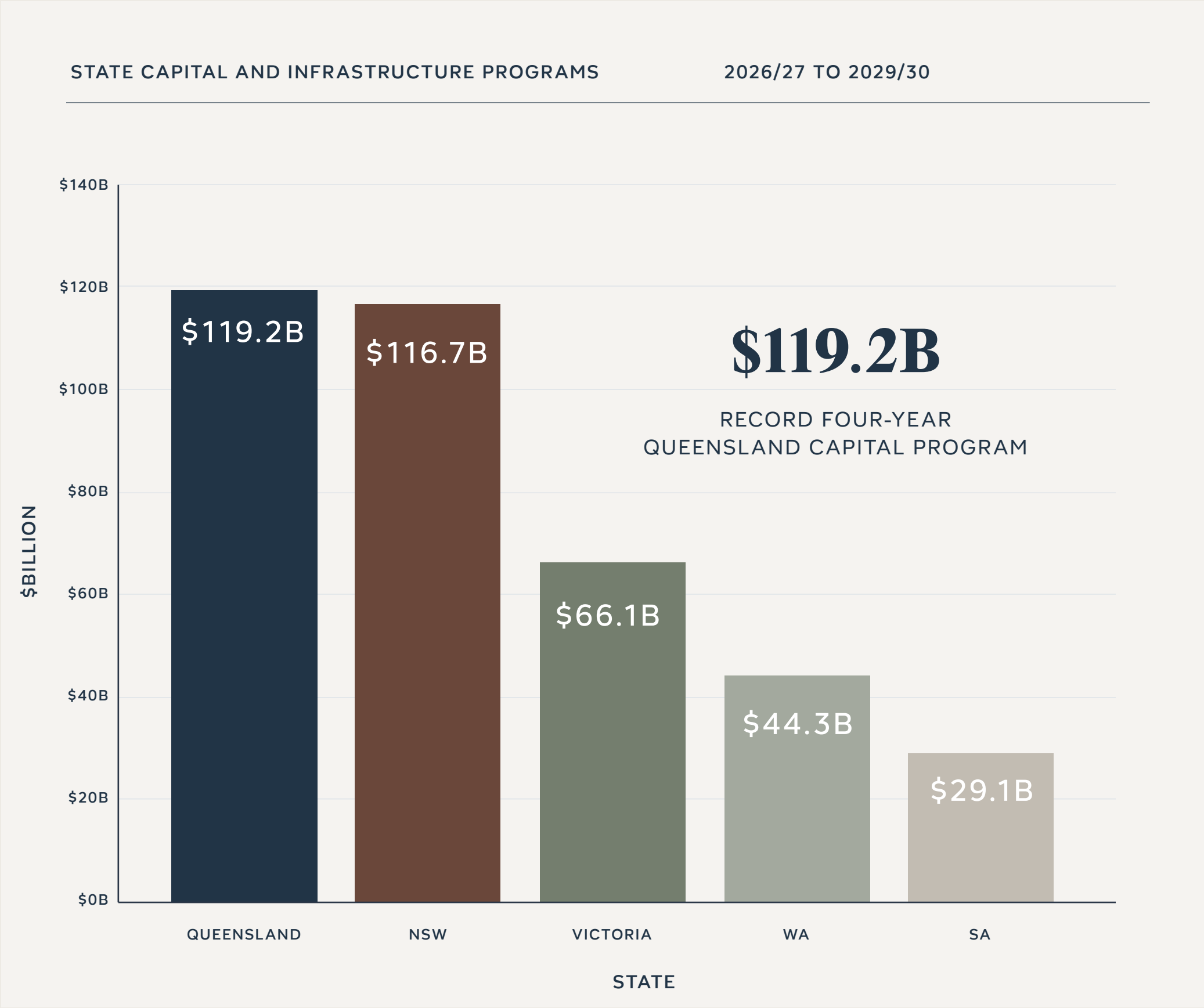
Strong public and private
investment within a condensed
corridor is transforming
Jimboomba's positions as a
central hub between three
major development zones.

Logan is and will continue to
be South East Queensland's
pressure valve due to its
strategic position between
Brisbane and the
Gold Coast.

QUEENSLAND’S MAJOR PROJECT PIPELINE IS ENORMOUS, EVEN BEFORE THE OLYMPICS

Queensland is setting the national pace for infrastructure investment, with a record \$119.2 billion capital program over the next four years. **Major project spending is forecast to reach almost three times the previous five-year total.**

This investment surge is expanding transport networks, energy capacity and health services, with capital spending expected to support around 71,500 jobs statewide in 2026/27. Delivering this pipeline will require workers, reinforcing South East Queensland’s demand for people and homes.



Sources: 2026–27 state budgets; ANZ, Queensland Economic and Property Update, September 2026

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THE PROJECTS RESHAPING SOUTH EAST QUEENSLAND

CROSS RIVER RAIL

• \$19.04B • Full Program



LOGAN & GOLD COAST FASTER RAIL

• \$5.75B • Kuraby to Beenleigh



THE WAVE

\$5.5B • Stage 1 rail



QLD TRAIN MANUFACTURING PROGRAM

• \$9.5B • Trains, facilities & maintenance



COOMERA CONNECTOR

• \$3.5B • Stage 1



BRUCE HIGHWAY GATEWAY TO DOHLES ROCKS

• \$812.5M • New federal Stage 2 funding



NEW COOMERA HOSPITAL

• New hospital • Gold Coast



HOSPITAL RESCUE PLAN

• 2,600+ additional beds • Statewide



BRISBANE STADIUM

• Part of the \$7.1B Games venues program



NATIONAL AQUATIC CENTRE

• Part of the \$7.1B Games venues program



MORETON BAY INDOOR SPORTS CENTRE

• 12 courts • Brisbane 2032 legacy



ATHLETE VILLAGES

• 4 planned locations across Queensland

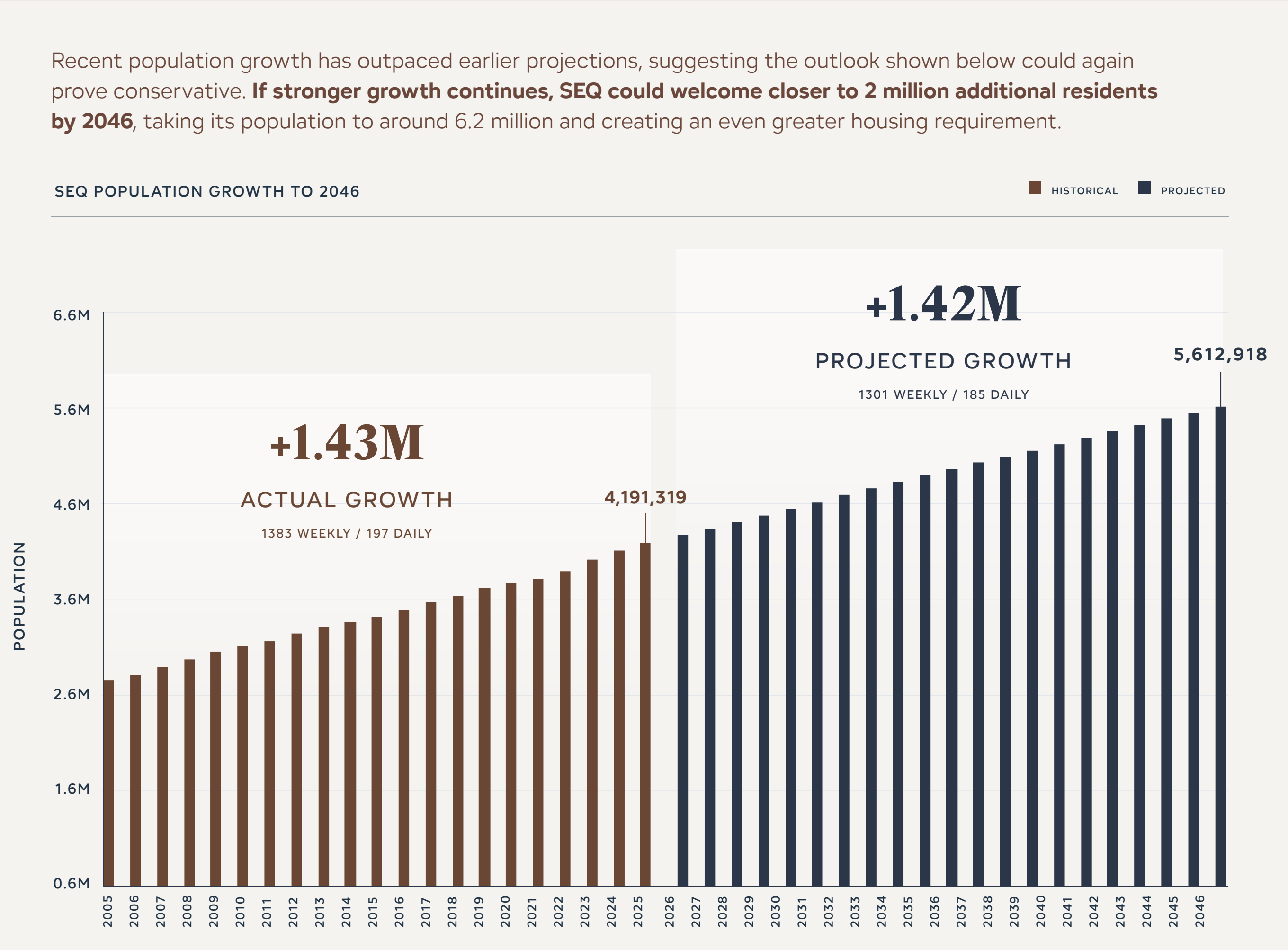
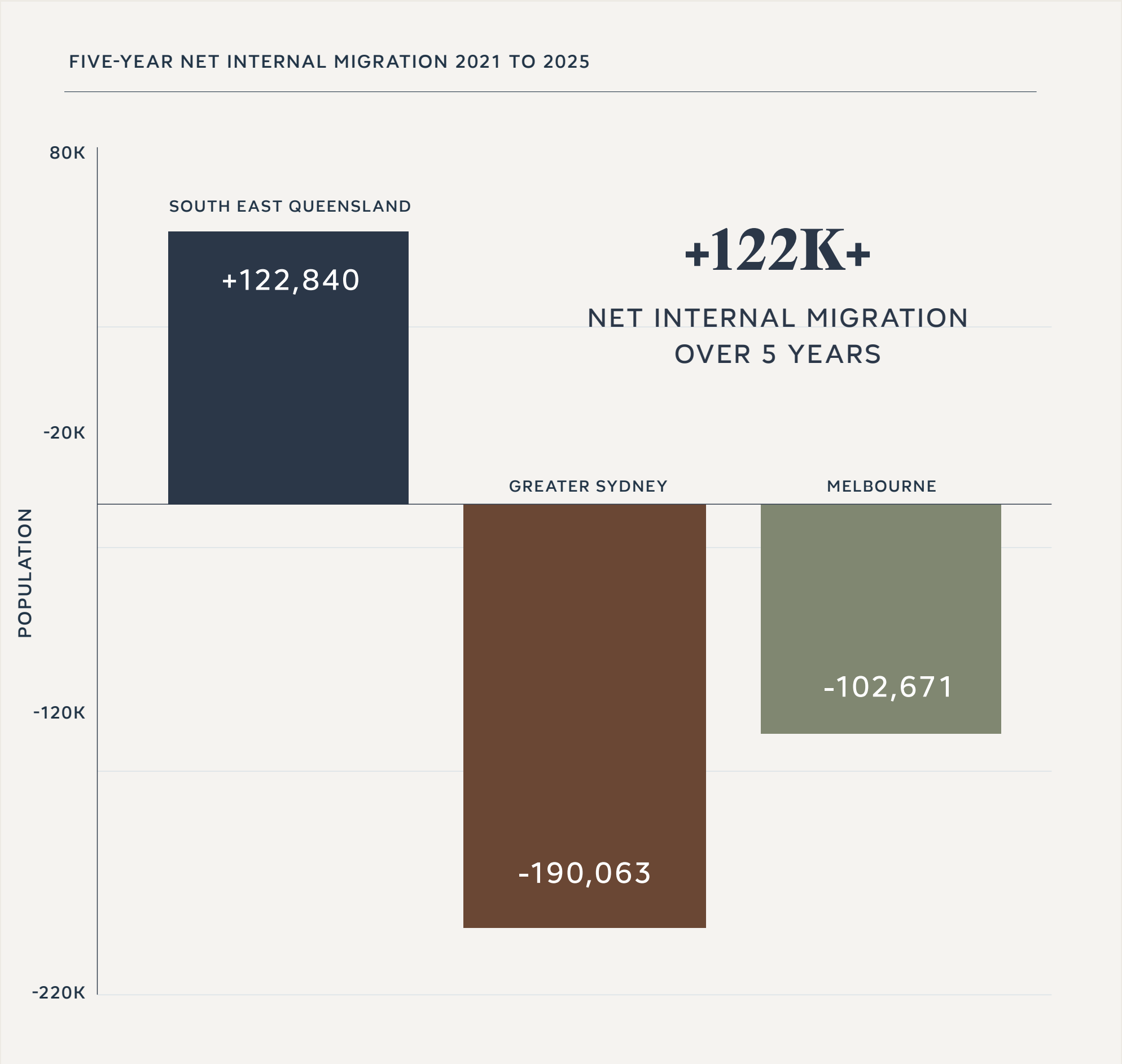


Sources: QLD Budget 2026–27; TMR; GLICA; Queensland Health; Australian Government. Hospital and village programs include locations outside SEQ

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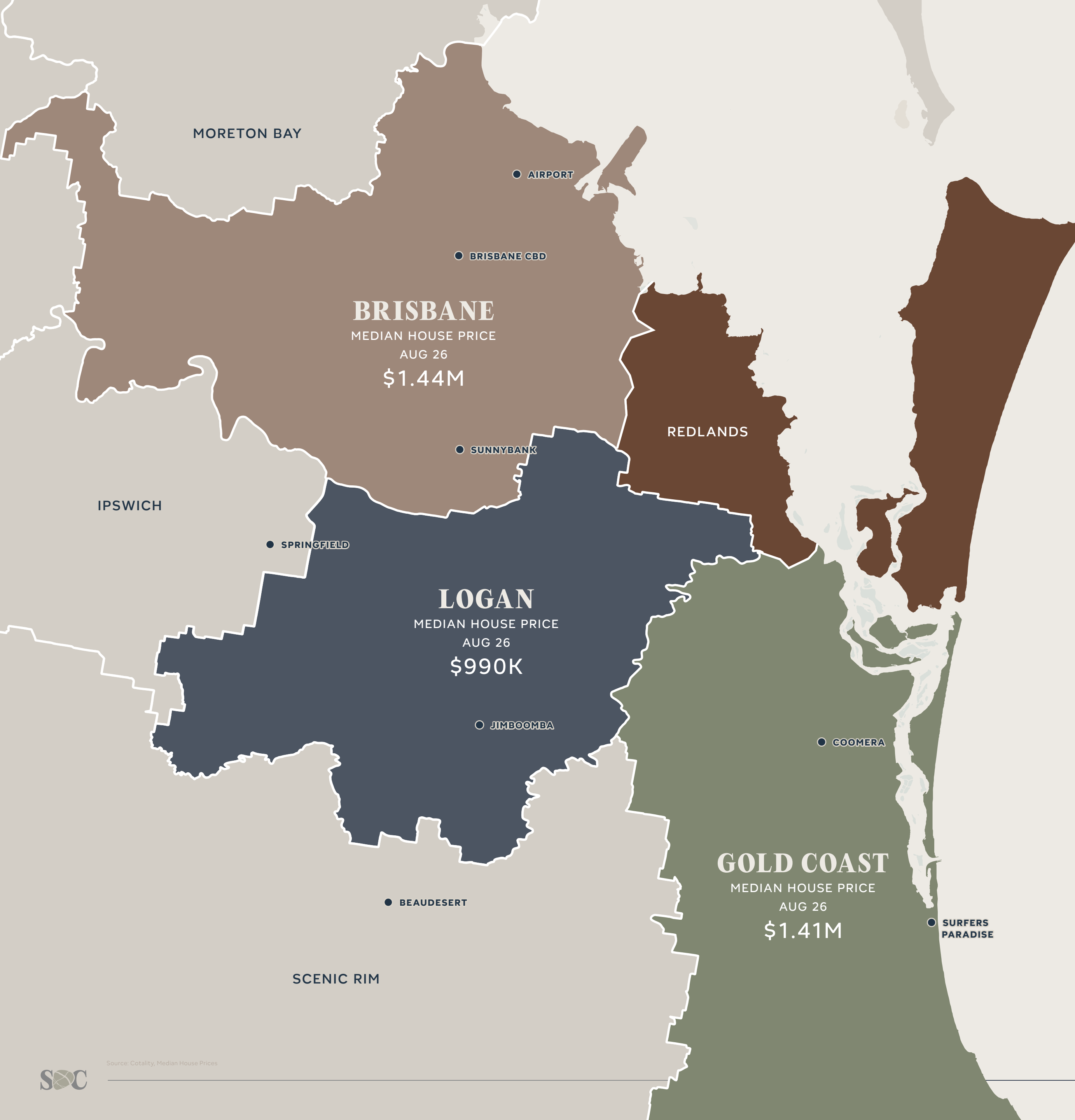
SEQ IS PREPARING FOR AN ADDITIONAL 2 MILLION NEW RESIDENTS

More Australians are choosing South East Queensland, with **a net gain of over 122,000 residents from elsewhere in Australia over five years**, averaging around 24,600 people per year. Already home to 4.19 million people, **SEQ is projected to reach 5.61 million by 2046**, substantially increasing demand for homes, services and infrastructure.



Sources: ABS, Regional Population and Regional Internal Migration; Queensland Government Statistician's Office, Queensland Population Projections, 2025 edition, medium and high series.

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LOGAN: THE HOUSING PRESSURE VALVE BETWEEN AUSTRALIA'S 3RD AND 6TH LARGEST CITIES

As SEQ attracts more people and investment, demand for homes is expanding across the region. Positioned between Brisbane and the Gold Coast, Logan connects buyers to major employment centres, transport networks and established services.

At approximately \$990K, Logan's median house value remains around \$435K below the average of its two neighbours. This combination of location, connectivity and value makes Logan a compelling choice for workers and families seeking a home within reach of both cities.

With population growth and infrastructure investment strengthening its appeal, Logan is positioned to capture the region's next wave of housing demand.

LOGAN'S MEDIAN HOUSE VALUE IS STILL BELOW \$1 MILLION. BUT FOR HOW LONG?



AFFORDABILITY & LOCATION

\$435K LOWER

LOWER MEDIAN HOUSE VALUE THAN BRISBANE AND GOLD COAST PRIMED FOR GROWTH



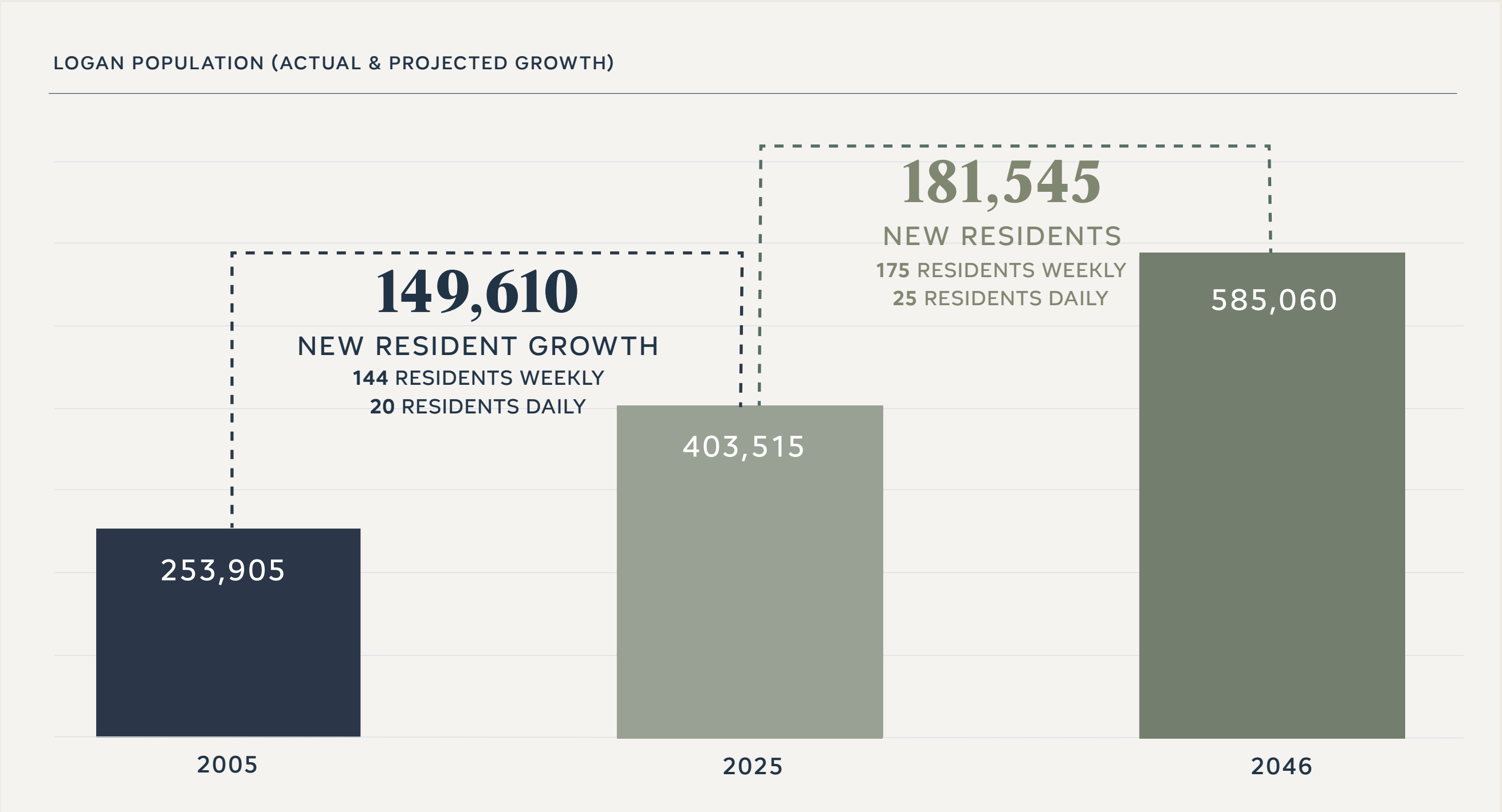
032 INFRASTRUCTURE LEGACY

Source: Queensland Government Statistician's Office, 2025 ERP compared with the 2046 medium-series projection

LOGAN: ONE OF QUEENSLAND’S LEADING GROWTH CITIES

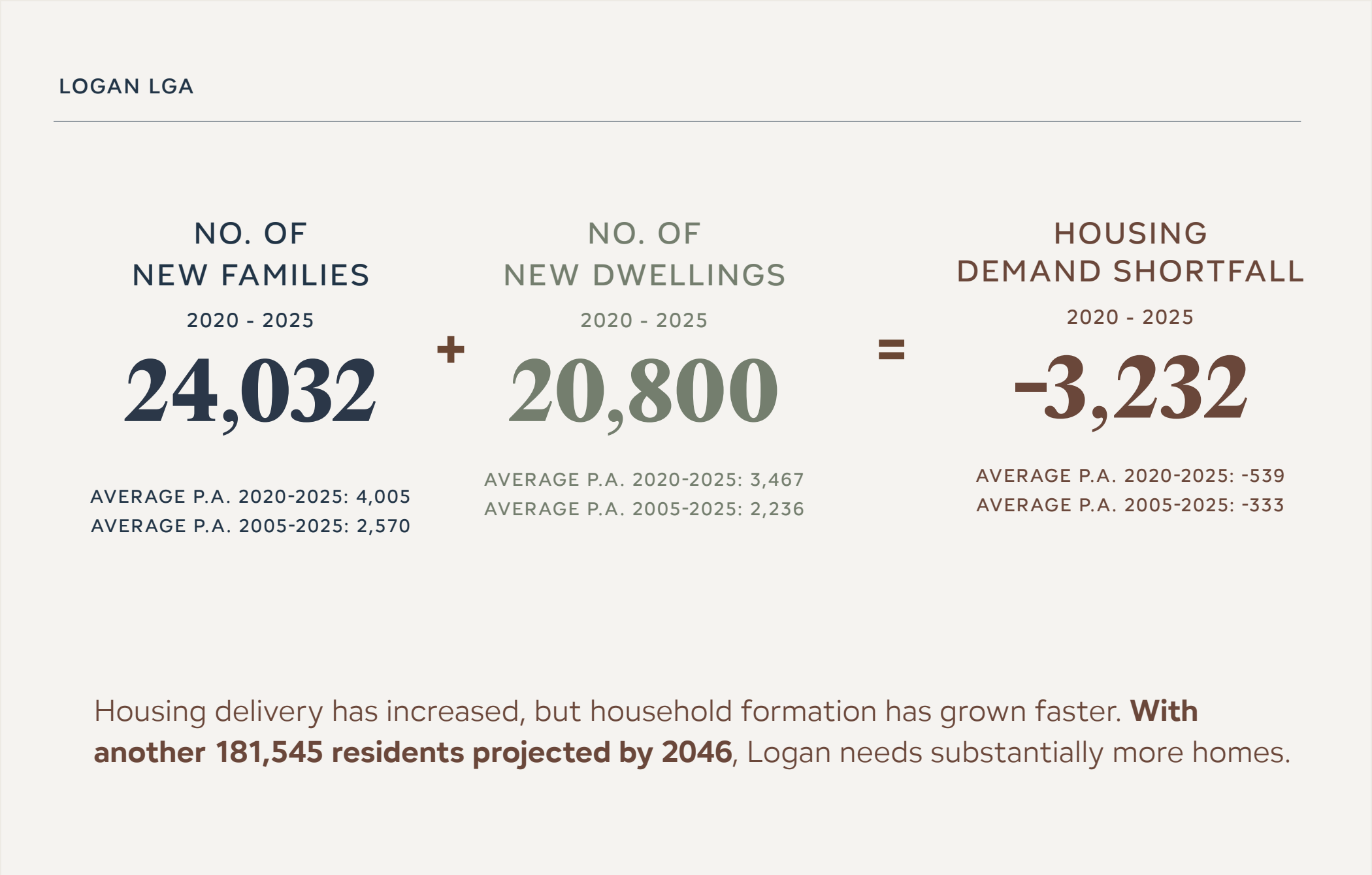
Logan’s location between Brisbane and the Gold Coast, housing affordability and expanding infrastructure strengthen its appeal to workers and families. Its population is projected to reach 585,060 by 2046, adding 181,545 residents, or almost 45%, from 2025.

Logan added almost 12,000 residents in 2024/25, above the annual average implied by this projection. If stronger growth continues, the outlook could prove conservative. More people mean more households and a substantial requirement for new homes. The critical question is: **Can housing supply keep pace?**

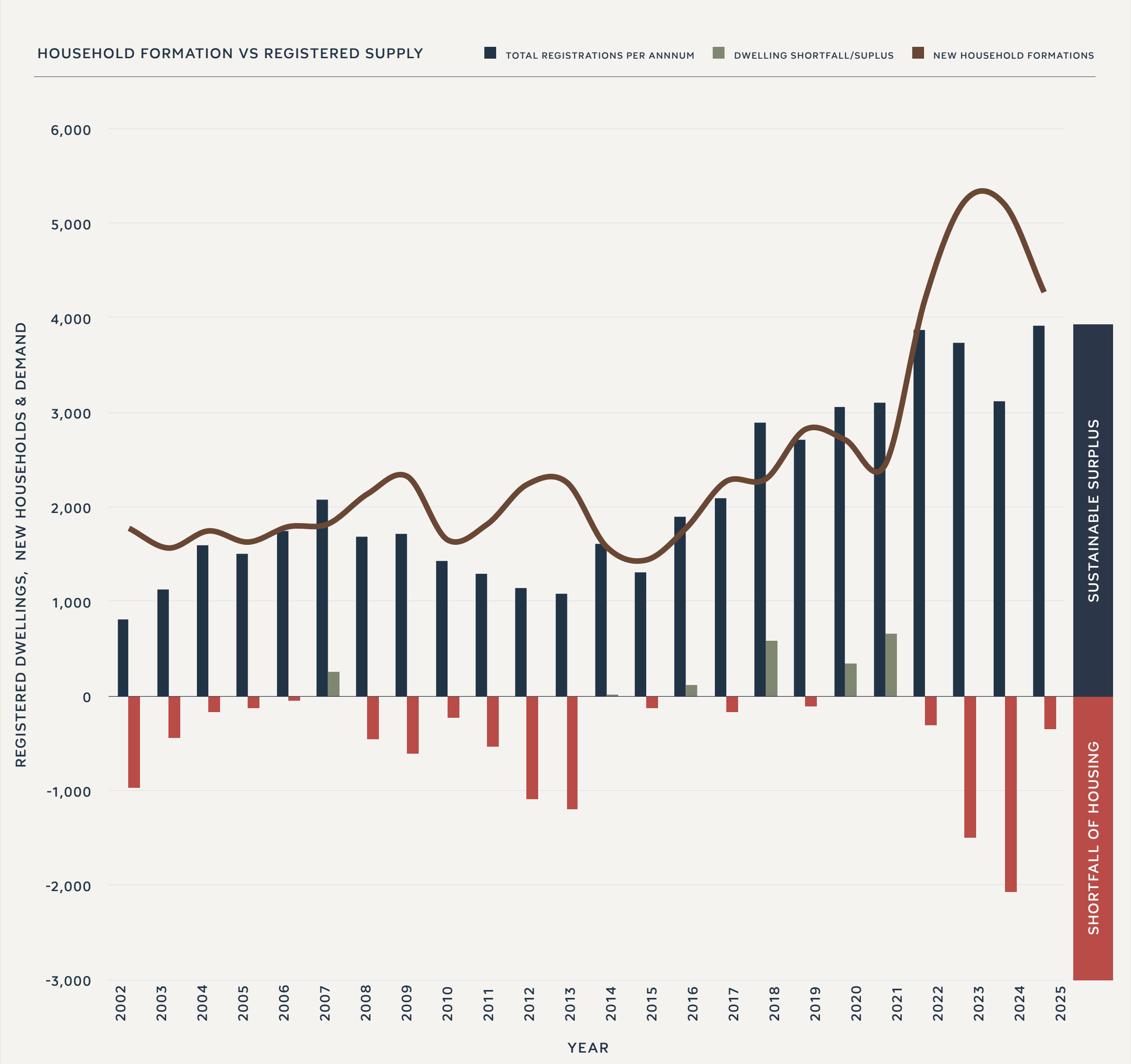


POPULATION GROWTH HAS OUTPACED HOUSING SUPPLY

Logan’s next wave of population growth is arriving in a market where housing supply has already struggled to keep pace. Over the past two decades, the number of new families has outnumbered the new dwellings significantly.



Sources: ABS Regional Population; LGA Population Characteristics; Logan City Council dwelling registration data; Waypoint Calculations



LOGAN’S HOUSING MARKET IS NOW AT A CRITICAL LEVEL

The preceding supply gap is now visible in rental availability. **Logan’s vacancy rate has fallen from a peak of oversupply to 0.8%** in July 2026 - below the 1% critical threshold.

0.8%

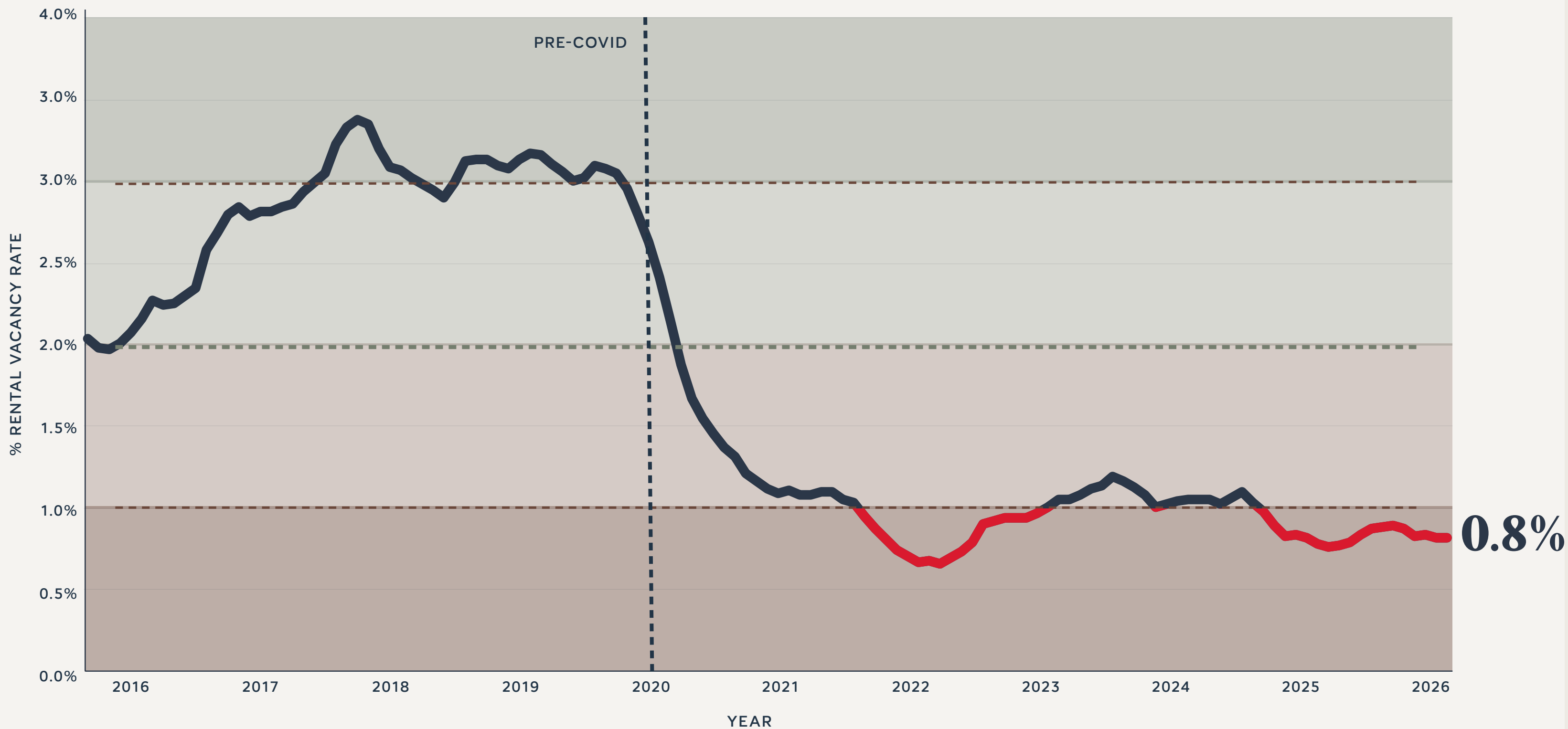
CURRENT LOGAN LGA RENTAL VACANCY RATE

JULY 2026

Why This Matters

At this level, limited rental choice creates stronger competition for available homes. For investors, this supports occupancy and rental performance, while sustained undersupply-combined with population growth - can place upward pressure on property values over time.

LOGAN VACANCY RATE · 10 YEAR HISTORY



INDICATIVE VACANCY-RATE GUIDE

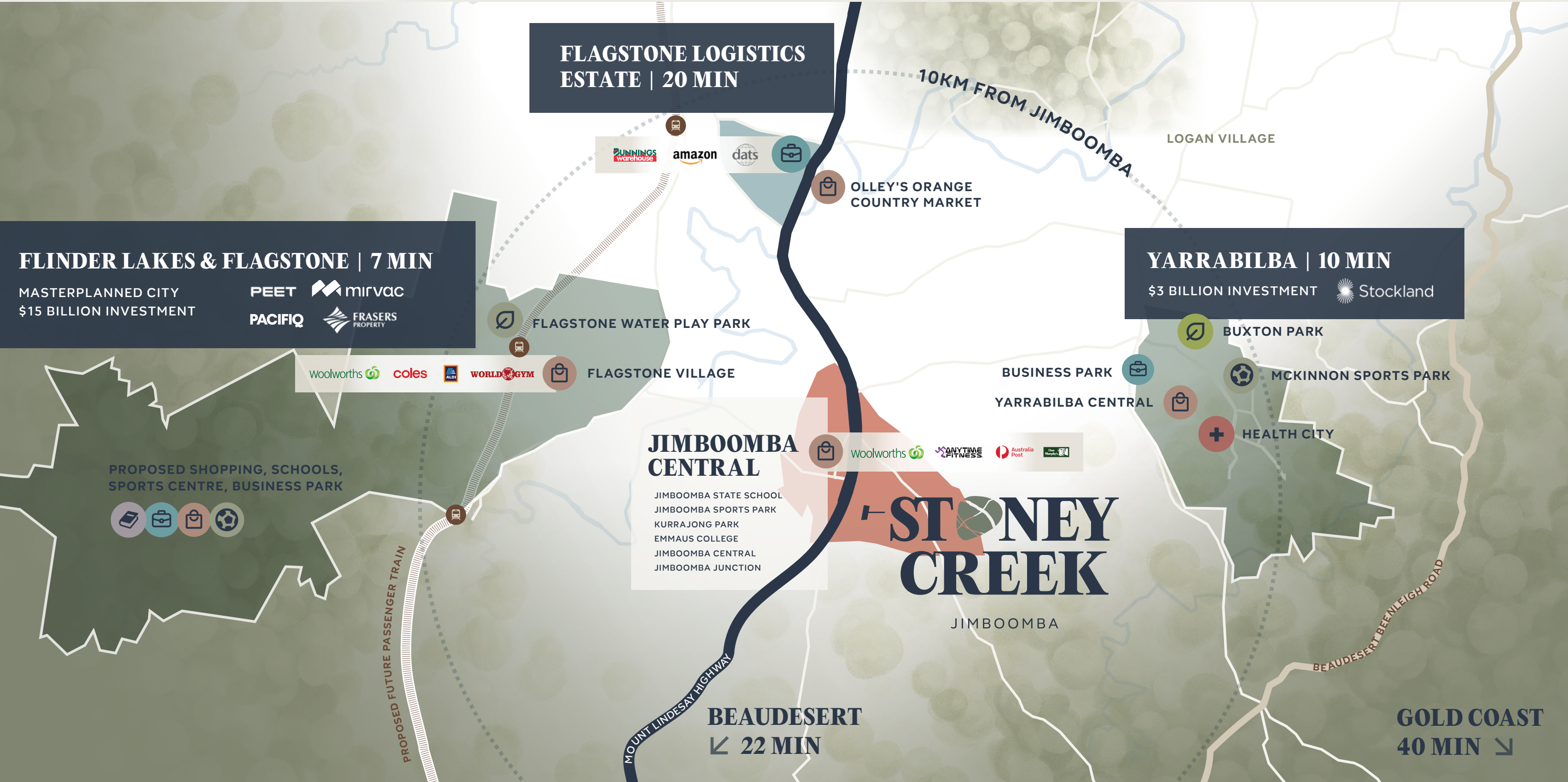
3.0%+ OVER-SUPPLIED Greater Rental Choice	2.0%-2.9% HEALTHY Broadly Balanced	1.0-1.9% UNDER-SUPPLIED Limited Rental Choice	<1.0% CRITICAL Logan Currently 0.8%
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Sources: SQM, Regional Population and Regional Internal Migration; Queensland Government Statistician's Office, Queensland Population Projections, 2025 edition, medium and high series.

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LOGAN SOUTH & JIMBOOMBA AT THE HEART OF MAJOR INVESTMENT AND GROWTH

Logan South brings together an established Jimboomba Central and the major growth areas of Greater Flagstone, Flinders Lakes, Yarrabilba and Flagstone Logistics Estate. Jimboomba provides the corridor’s established retail, service and centre with direct access to greater SEQ.



Sources: Economic Development Queensland, Greater Flagstone and Yarrabilba planning material. Figures are long-term planning estimates

PROJECTED DEMAND

FUTURE RESIDENTS

188,000

MAJOR INVESTMENT FRONTS

3

1. FLINDERS LAKES & GREATER FLAGSTONE

7,188 HECTARES · UP TO 138,000 RESIDENTS / TOWN CENTRES, MEDICAL, EDUCATIONAL, COMMERCIAL

A major long-term growth area west of Jimboomba, planned around new communities, a city centre, employment precincts, schools and future transport connections.

2. FLAGSTONE LOGISTICS ESTATE

100 HECTARES · OVER 1,000 PERMANENT JOBS

Set to become one of Queensland’s leading logistics hubs, the estate has already attracted operators including Amazon, Bunnings and DATS. Amazon has invested \$750 million in their new fulfilment centre expected to create around 1,000 jobs, bringing significant employment and economic activity to the region.

3. YARRABILBA

2,000+ HECTARES · UP TO 50,000 RESIDENTS

A major masterplanned community east of Jimboomba, adding homes, jobs, schools, business areas, parks and community facilities.

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Sources: EDQ; Peet; Mirvac; Stockland; Amazon Australia; Charter Hall. *Indicative identified development and major-project value; not infrastructure-only expenditure

JIMBOOMBA IS SURROUNDED BY MAJOR INVESTMENT DRIVING ~43,000 FUTURE JOBS + MAJOR TRANSPORT SUPPORT

Multiple growth anchors supported by transport upgrades

1. MT LINDSEY HIGHWAY UPGRADE

The **\$95 million** Mount Lindesay Highway upgrade widened 1.5 km from two to four lanes, with upgraded intersections, a new southbound bridge and a pedestrian and cycling underpass. The Jimboomba section increases transport capacity, eases congestion and strengthens connectivity to support the surrounding growth region.

2. SALISBURY TO BEAUDESERT RAIL CONNECTION (PROPOSED)

The proposed Salisbury to Beaudesert rail connection would deliver passenger rail services to Brisbane, improving access to jobs and services while easing road congestion and supporting the growing region.

\$10 million in federal funding has already been committed to planning.



INVESTMENT IS STRENGTHENING JIMBOOMBA’S CENTRAL ROLE IN CORRIDOR AS CENTER HUB

Surrounding growth is now being matched by investment inside Jimboomba- strengthening road capacity, retail choice and service depth at the centre of the corridor.

\$95M MOUNT LINDESAY HIGHWAY UPGRADE COMPLETE

The completed Jimboomba duplication widened the corridor to four lanes, improving capacity through the established centre.

NEW BUNNINGS WAREHOUSE UNDER CONSTRUCTION

The new Bunnings at Jimboomba Central signals that major retailers are identifying Jimboomba as an investment-worthy location, reinforcing its emerging role as the central retail and service hub for the surrounding growth corridor.

RETAIL, HEALTH, EDUCATION & SERVICES ESTABLISHED

Jimboomba already provides the day-to-day shops, schools, healthcare and services that surrounding growth areas can access.

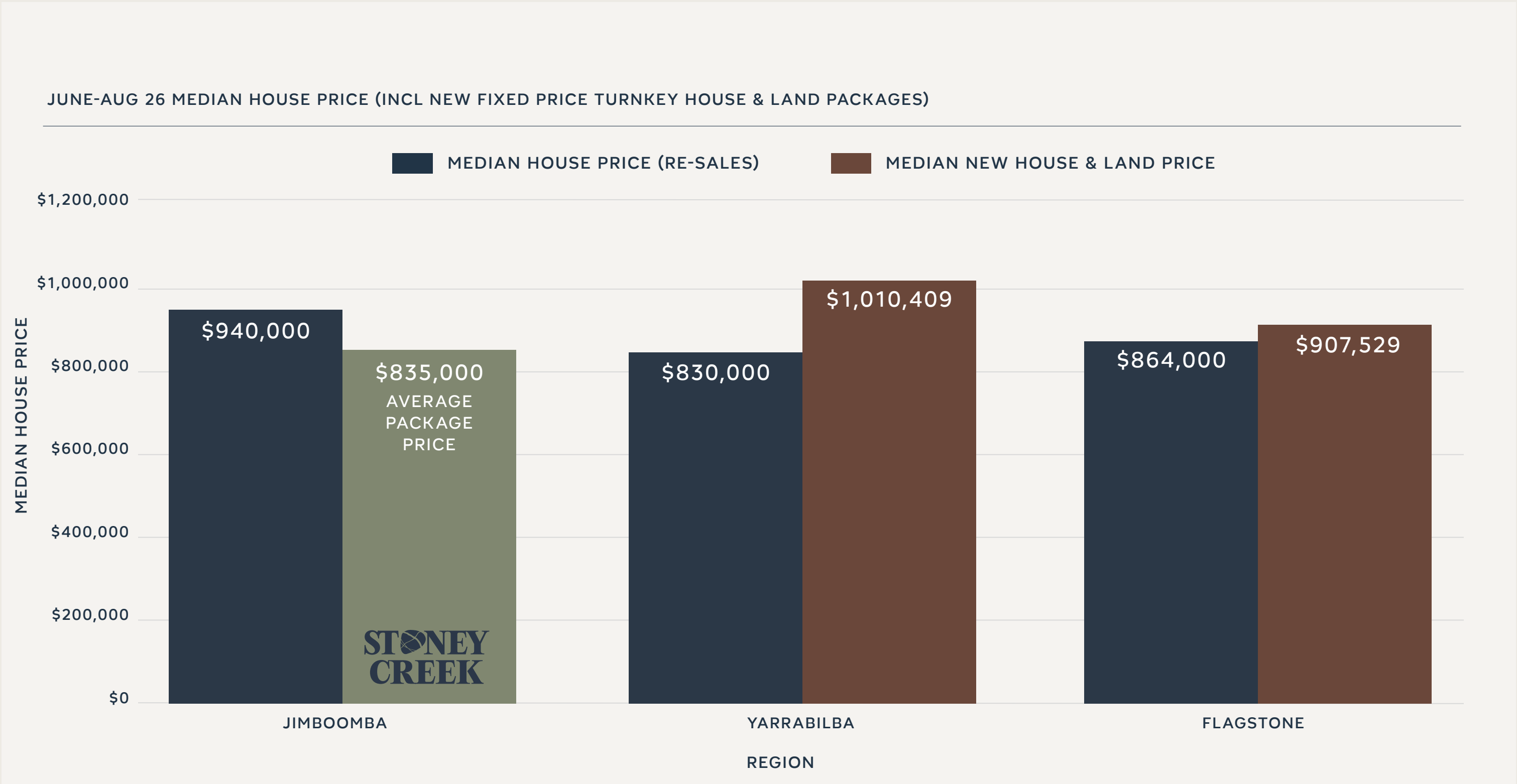
THE 3 CORRIDOR CONVERGES HERE HUB EFFECT

A larger catchment, more jobs and stronger local amenity support sustained demand for housing in Jimboomba.

STONE CREEK: THE ADVANTAGE IS IN THE PRICE

As investment strengthens Jimboomba’s central role, Stoney Creek offers new homes at an average package price of \$835,000. That is \$105,000 below Jimboomba’s resale median and approximately \$68,000–\$73,000 below surveyed new packages in Yarrabilba and Flagstone.

A brand-new home, established amenities and surrounding investment, at a lower entry price.



Source: Cotality resales, September 2026. Resale medians reflect recorded house sales from 15 June to 15 September 2026 on land under 1,000 m². New H+L medians are based on six surveyed detached-house packages in Yarrabilba and two in Flagstone; these limited samples may not represent the broader market. Stoney Creek pricing reflects the average package price.

STONE CREEK \$105K BELOW

CURRENT JIMBOOMBA MEDIAN

JIMBOOMBA 2026 SALES (UNDER 1000SQM)



10 PICTON STREET JIMBOOMBA
\$1,200,000

4 Beds 3 Baths 2 Cars 600m²
11 August 2026



18 QUEENSTOWN STREET JIMBOOMBA
\$1,051,550

4 Beds 3 Baths 2 Cars 439m²
10 May 2026



71 MERIVALE AVENUE JIMBOOMBA
\$1,050,000

4 Beds 3 Baths 2 Cars 548m²
8 April2026



15 PICTON STREET JIMBOOMBA
\$1,060,000

4 Beds 3 Baths 2 Cars 601m²
115 July 2026



urbane HOMES

You've arrived at another thoughtfully
designed Urbane Homes *community.*

What is an Urbane Homes community?

An Urbane Homes community is more than just a collection of houses, it's a thoughtfully planned and carefully curated neighbourhood designed to help everyday Australians live well.

We focus on delivering a high-quality, low-stress lifestyle through well-built homes, great locations, and welcoming streetscapes that people are proud to come home to.

How it's different?

Unlike traditional builders that sell you land separately and then leave you to coordinate a builder on your own, Urbane Homes communities offer a seamless house-and-land experience — designed, priced, and packaged for simplicity.



Fixed Price Turnkey

At Urbane Homes turnkey really means turnkey. All house & land packages include everything from full landscaping & letterboxes, to window furnishings & the clothesline so you don't have to do anything.



7-Star Energy Efficient

Our homes are designed & sited on each lot to ensure the best possible outcome for cross ventilation & energy efficiency. As per national standards, all our homes feature water efficient tapware, energy efficient lighting & insulation.



25 Year Structural Warranty

At Urbane Homes we are so confident in our building quality that we proudly stand behind a 25 year structural guarantee.



Architect Designed Home

Our in-house architects meticulously focus on all aspects of our homes from both an internal & external perspective.



Fixed Building Time

Urbane Homes construction partners will complete your build, from breaking ground to landscaping within 26 weeks of starting the project*.



6 Stage Quality Assurance

At each stage of your homes' construction, we rigorously inspect your homes' progress including: Base, Frame, Enclosed, Fixing, Quality Assurance & Practical Completion.

Streets That Feel Like Home.



Over 50
Communities
Across South
East Queensland
Built the Urbane Way.

We don't just build houses, we shape streets, spaces, and a sense of belonging. Each Urbane Homes neighbourhood is designed for everyday liveability, with attractive façades, front landscaping, and connections to parks, green spaces, and transport links wherever possible.

	STONEY CREEK Jimboomba Now Selling	SKY Kenmore Future Project	LAUREL RIDGE Willow Vale Now Selling	Riverstone Springs Riverbend Now Selling	Woodvale Village Forest Lake Now Selling	SOLARA Redbank Plains Now Selling	Oriah Morayfield Under Construction	EVERRISE Morayfield Under Construction
Treeline Residences Lawnton Under Construction	Woodgreen RISE Upper Caboolture Under Construction	Alora Bellmere Under Construction	Everbloom ESTATE Morayfield Completed	SIERRA GROVE Park Ridge Completed	NOVA Pallara Completed	Sanctuary RESIDENCES Heathwood Completed	Freshwater Place Griffin Completed	Arlington RESIDENCES Doolandella Completed
Greenlea Loganlea Completed	HILLCREST Hillcrest Completed	THE Reserve Bellbird Park Completed	NORTHBANK Griffin Under Construction	RIDGEWOOD RESERVE Bethania Under Construction	Vale. Burpengary Stage 1 & 2 - Completed Stage 3 - Under Construction	The Parks Logan Reserve Completed	horizon Thornlands Completed	VERONA Redbank Plains Completed

We Can Save Up To **\$60,000** on Your House And Land Package.



Simple. Smarter. Better Value.

The Urbane Way.

At Urbane Homes, we've reimagined the house and land journey making it simpler, more transparent, and better value from day one.

Our integrated approach brings everything together.



The
Right
Land



Homes
Tailored
to Fit



Complete
Turnkey
Build



1. The Right Land.



In traditional house and land packages, buyers often secure a block of land without knowing what lies beneath — literally.

What seems like a great deal on paper can quickly become expensive once site challenges are uncovered. Poor soil, sloping terrain, hidden easements, or engineering constraints can lead to unexpected costs like:

- Site works and slab upgrades
- Retaining walls and fill
- Bushfire or acoustic compliance
- Council fees and approvals

These can add tens of thousands to your build — and most buyers won't know until it's too late.

At Urbane Homes, we remove the guesswork. Our Integrated Approach means we design the land and home together from the start — tailoring the engineering, avoiding costly surprises, and delivering a build-ready site from day one.

The result? **Up to \$60,000 in savings**, and total peace of mind as we take care of everything.

- ✓ Engineering
- ✓ Slab Adjustment
- ✓ Soil Classification
- ✓ Council Fees and Approvals
- ✓ Bushfire Management
- ✓ Acoustic Requirements
- ✓ Retaining Walls
- ✓ Flood Mitigation
- ✓ Easement and Utilities
- ✓ Access and Infrastructure
- ✓ Earthworks
- ✓ Energy Efficiency

2. Homes Tailored to Fit.



Crafted to balance style and functionality.

We optimise liveable space with layouts designed for comfort and everyday practicality, combined with premium finishes that come standard in every home. Outside, our diverse façades, colour palettes, and quality materials enhance curb appeal and ensure your home fits beautifully within its community.

Each design is tailored to match the unique characteristics of the block, ensuring a perfect fit within the neighbourhood. This focus on tailored design adds value to your home, while contributing to the overall vibrancy and cohesion of the community.



Masterplanned streetscapes, your neighbour's facade selected to suite your home.

Designed with detail, using multiple colours and materials.

Future proofed, designed with families in mind.

Over 100 architectural designs to choose from.

Everything included - fencing, exposed aggregate driveways, letterbox and landscaping.

3. Complete Turnkey Build.



When it's time to bring your dream home to life, Urbane Homes manages every step — from contracts to keys.

Built by experts you can trust

Urbane Homes is proudly owned and built by Orbit Homes, a builder with over 45 years of award-winning experience building homes on the east coast of Australia. With their bulk buying power and craftsmanship, your home is delivered on time, to Australia's highest standards and at the best possible price.

Quality you can count on

We don't leave quality to chance. Your home is subject to a 6-stage quality assurance process, with detailed inspections from foundation to finish. For total peace of mind, your home is also backed by a 25 year Structural Guarantee — because lasting quality should never be in question.

What You Get

- ✓ 100% Fixed-price and Turnkey contract — no hidden extras
- ✓ Quality finishes through builder buying power
- ✓ Over 100 years' combined experience guiding your build
- ✓ Backed by leading warranties and support



Our **Standard** is Others Upgrades.



Leading brands, built into your home

At Urbane Homes, we believe that the best should come standard. That's why we include premium Australian brands as part of your new home, not as an upgrade. Thanks to our bulk buying power, we're able to offer you top-tier products at the best possible prices, ensuring you get exceptional value without compromising on quality.



Smeg appliances combine Italian design with superior performance. A full range of SMEG appliances including electric oven, inducted cooktop and rangehood are included as standard.



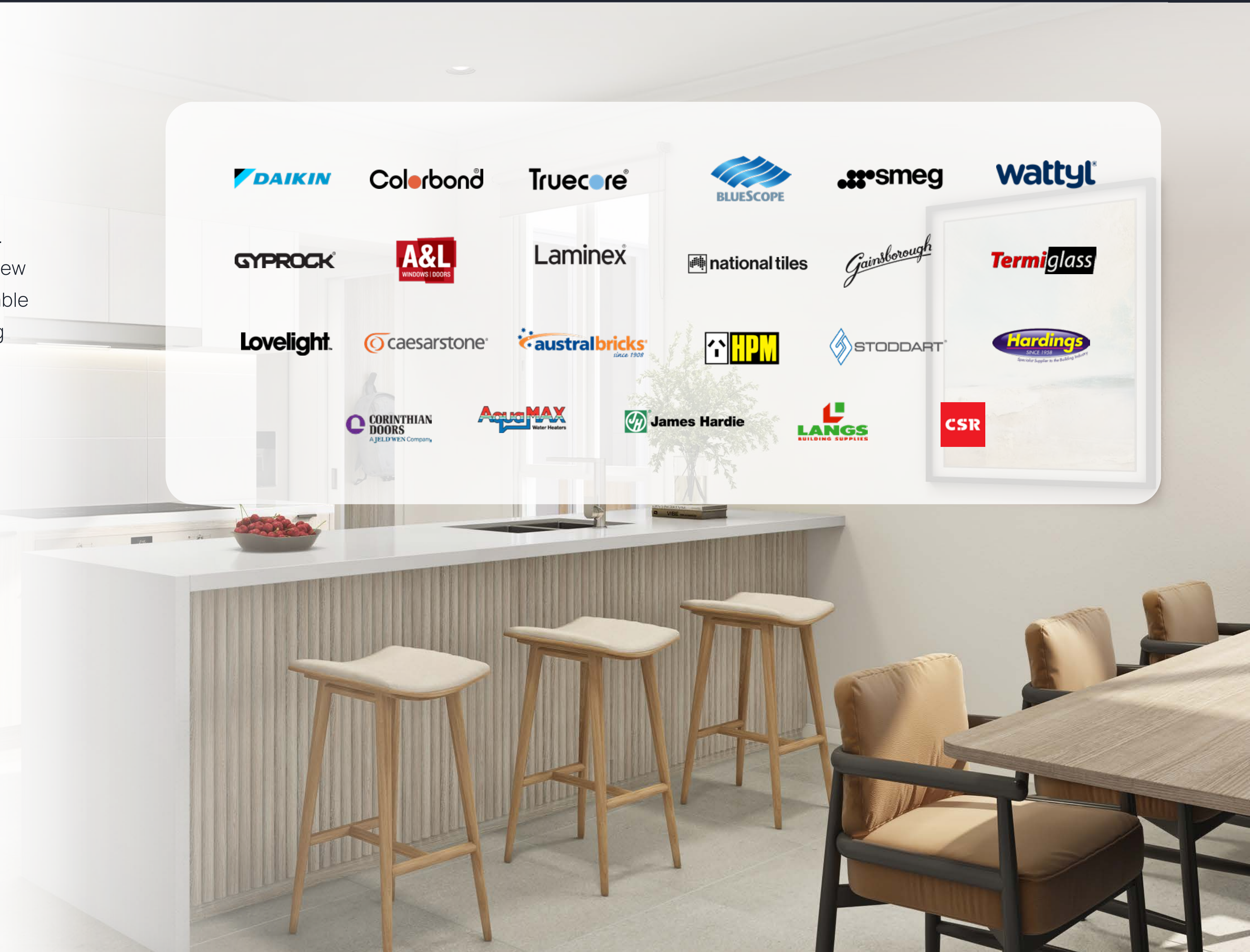
Caesarstone benchtops offer a perfect blend of luxury, durability, and style. Kitchens feature a 20mm Caesarstone benchtop as standard.



Trusted by Australians for over 50 years, Daikin is built for comfort in our harsh climate. A reverse cycle split-system air-conditioner to the living room and bedroom 1 are standard.



Lovelight offers a stunning range of window coverings that blend style and functionality. Lovelight roller blinds are featured throughout the home as standard.



Warranties with lasting value

We build confidence in your home with our commitment to quality, backed by warranties that ensure you can feel confident in your home's quality, durability, and performance for years to come.

25 Year Structural Warranty

Our 25-year Structural Warranty ensures your home's foundation and frame are built to last. This long-term protection gives you peace of mind, knowing your investment is secure and your home meets the highest standards of durability.

45 Year Structural Warranty

With a 45-year Colorbond roofing warranty, you're covered by one of Australia's most trusted materials—known for its strength, resilience, and long-lasting performance in even the harshest Queensland conditions.

50 Year Structural Warranty

Backed by a 50-year warranty, this premium steel keeps your home structurally sound, resisting the wear and tear of time. With Truecore Steel, you get the durability and reliability needed for a home that stands strong for generations.



100%
Fixed Price
Turnkey -
No More to Pay



National
Construction
Code Compliant



7-Star
Energy
Efficient



25 Year
Structural
Warranty



45 Year
Roofing
Warranty



50 Year
Steel Frame
Warranty



STONE CREEK

JIMBOOMBA

PROUDLY DEVELOPED BY



NOLAH
Property Developments

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