



MURPHY'S RIDGE ESTATE

MURPHY'S CREEK

Rural Lifestyle – City Convenience...

WELCOME TO
MURPHY'S RIDGE
MURPHY'S CREEK

Perched in the heart of Murphy's Creek in the Darling Downs, Murphy's Ridge offers an exciting new lifestyle opportunity with beautiful bushland on your doorstep and within driving distance to the bustling Toowoomba CBD and Airport. It is only 22km to the Toowoomba Central shopping precinct, 13km to Withcott and 16km to Highfields.

This countryside retreat provides all the modern conveniences of living while offering a serene escape from the fast-paced city life. Featuring 36 generously sized lots, each spanning over 1.5 acres, Stage 2 is now ready for construction to commence with registration expected mid-2025.

Own your own private rural lot from as little as \$359,000.

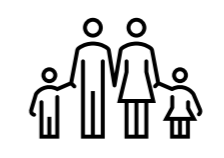
- Rural Living City Convenience
- Lots from 6,000m2 to 32,000m2
- 20 Minutes to Toowoomba CBD
- 90 Minutes to the Gold Coast
- 90 Minutes to Brisbane
- 25 Minutes to Wellcamp International Airport



Rural Lifestyle – City Convenience...

A new and exciting community comprising of 36 large lots ranging from 6,000m² to 32,000m² perfectly located in the foothills of the magnificent Toowoomba ranges, just 20 minutes to the Toowoomba CBD and International Airport.





A location like no other

Perched in the heart of Murphy's Creek in the Darling Downs, Murphy's Ridge offers an exciting new lifestyle opportunity with beautiful bushland on your doorstep and within driving distance to the bustling Toowoomba CBD and Airport.

It is only 22km to the Toowoomba Central shopping precinct, 13km to Withcott and 16km to Highfields. This rural hideaway offers modern living conveniences away from the hustle and bustle of city living.

These 36 lots are all over 1.5 acres in size.

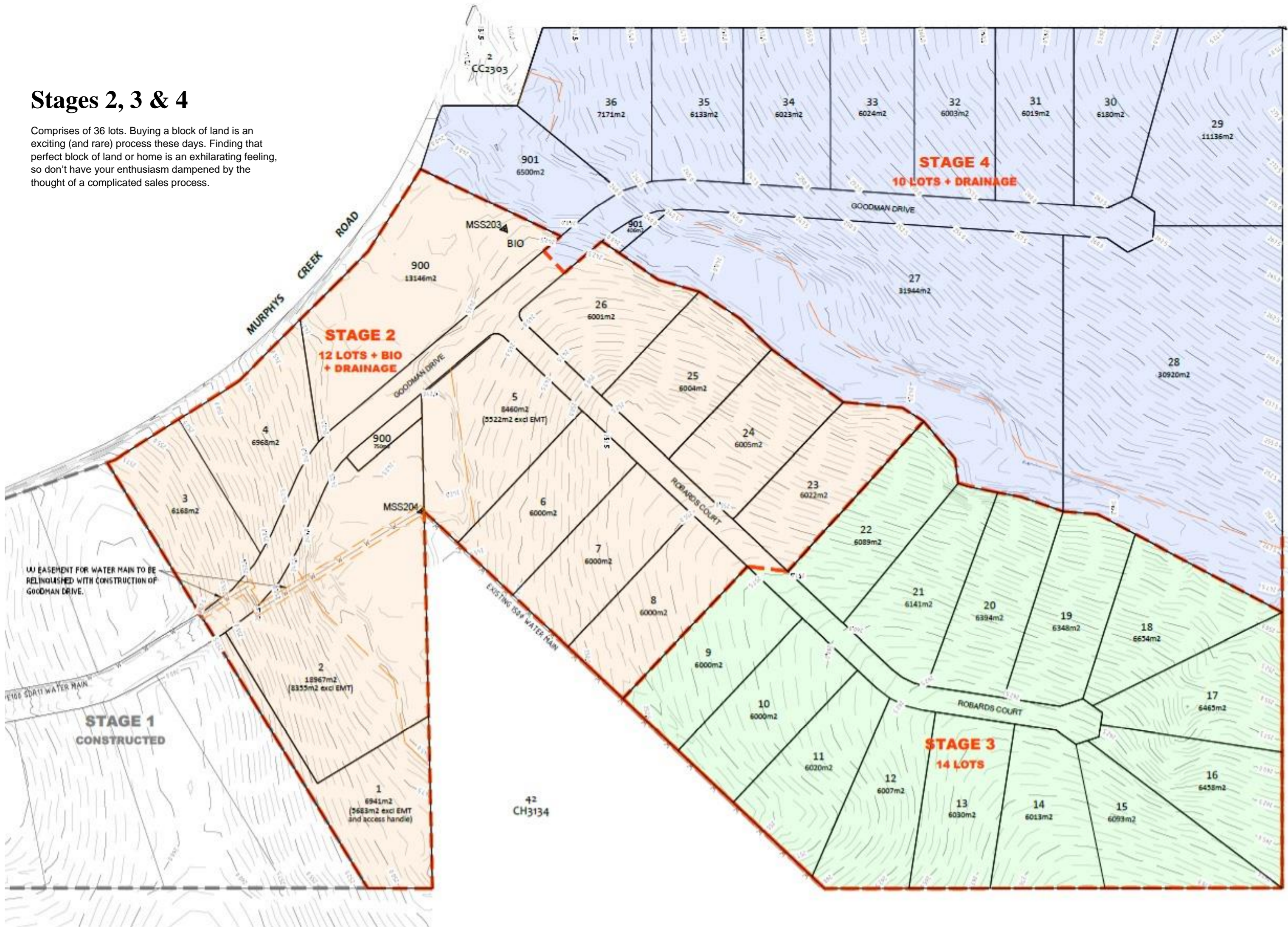
The city of Toowoomba and surrounding area boasts a resident population of over 185,000 and growing.

With increasing growth and many opportunities for employment, the Toowoomba area is ideal for growing families.



Stages 2, 3 & 4

Comprises of 36 lots. Buying a block of land is an exciting (and rare) process these days. Finding that perfect block of land or home is an exhilarating feeling, so don't have your enthusiasm dampened by the thought of a complicated sales process.





Freedom to escape and breath

Living at Murphy's Creek blends tranquil rural living with big city convenience. You can travel just 20 minutes up the road to the Toowoomba CBD or an hour and a half to the Gold Coast or Brisbane.

Nearby is the beautiful Spring Bluff Railway Station that the locals love so much. Visitors can wander through the award-winning flower gardens while enjoying a relaxing cup of coffee or cake in the popular cafe.

Although it is hard to imagine, around 100 years ago Murphy's Creek was a thriving business centre but later transformed into the relaxing setting it now is as Toowoomba became one of Queensland's biggest and busiest cities.

As Queensland's largest inland City, Toowoomba retains country charm with a growing urban coffee culture and street art scene.

Also known as the Garden City, Toowoomba is home to hundreds of parks and gardens as well as the iconic Carnival of Flowers spring event. No matter when you visit, you'll discover rolling plains, vibrant country towns, bright sunflower farms and quaint hamlets.



Freedom of design

Take a minute and picture what your dream home would look like. What features does it have? What special little details would you include in the design?

Your vision is unique, and it's not something you can likely find already listed on the market.

To truly see your dream home become a reality, nothing compares to building a custom home.

Now combine that with a land lot that is big enough to do everything you have ever wanted...large pool, entertainment area, pizza oven, you name it, Murphy's Ridge has the space to fulfill your dreams.

To start your path to peaceful living, simply pick the perfect land lot and then look at the perfect home design to complement your choice. It's that simple and our experienced team are here to assist all the way along the journey to moving in and enjoying rural living.

Our team are all locals and have extensive knowledge of the local market and love what they do.





Modern contemporary living

At Murphy's Ridge, we have a broad range of modern House and Land packages to suit your needs, whether you are a first home buyer or young executive, a growing family or just downsizing to enjoy more freedom, we have you covered.

We have partnered with some of Queensland's leading builders to offer a range of homes we know you will be proud to call home.

First class planning and contemporary designs deliver the perfect open plan House and Land packages. All homes boast beautiful boutique upgraded finishes and inclusions.

From the engineered stone benchtops, European appliances and air-conditioning, our homes have it all.

The interiors are designed with entertaining in mind and offer designs that flow seamlessly from indoors to out.



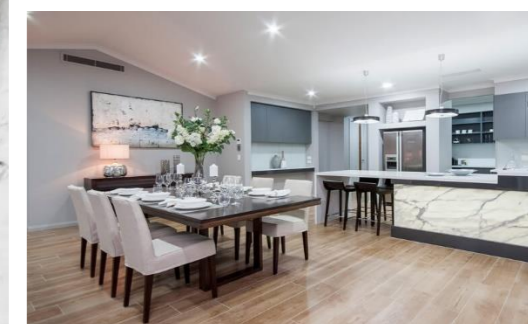


Our builders

At Murphy's Ridge you have the freedom to design your own dream home and use any builder of choice. For the time poor, we have partnered with some of Queensland leading and most popular builders to help you build the perfect home. They are locals who know the area, their clients and what suits their needs best.

They offer upgraded inclusions, modern technology with flowing designs that welcome indoor-outdoor living.

No one cares more about your dream home than our building partners, so plan to be involved in the process to make sure you design your perfect home.





Daily flights from across Australia

Wellcamp International Airport (West Brisbane Airport) is your direct gateway to Toowoomba and the Darling Downs and the most efficient way to travel in and out of the region.

Direct services to Melbourne, Townsville, Darwin, Western Queensland, Sydney and onward with Qantas and the alliance of Oneworld partners makes flying local through Australia's newest airport the easiest way to travel

There are also 10 other regional destinations that you can fly to from Toowoomba Airport: Charleville, Quilpie, Windorah, Birdsville, Bedourie, Boulia, Thargomindah, St George, Cunnamulla and Mt Isa.





Toowoomba region key indicators...

Toowoomba Regional Council's economic profile presents economic information that enables you to describe the area's role within the broader economy, explore options for economic development and promote the area's strengths.

The information presented here is derived from official sources of information (Australian Bureau of Statistics) as well as Australia's leading economic modellers (NIEIR).



GRP
\$11.74 billion



Population
175,316



Local jobs
84,614



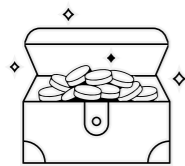
Employed Residents
81,891



Local businesses
16,071



Largest industry
Health Care / Social Assistance



Buying your own land is simple and fun

If you are thinking of building a new home but have no idea where to begin, here are our simple steps to securing your perfect block of land and building your dream home.

- 1 STEP 1 – CHOOSE THE PERFECT LOT**
Browse through the land options currently available and use the disclosure plan to decide which lot suits your needs. The lots may vary in size, shape, slope and aspect.
- 2 STEP 2 – FILL OUT THE EOI FORM**
Complete the Expression of Interest form to hold the lot and submit it along with a fully refundable \$1,000 holding deposit. The contract may be subject to finance or a cash purchase.
- 3 STEP 3 - RECEIVE AND SIGN YOUR LAND CONTRACT AND DISCLOSURE STATEMENT**
Receive your land sale contract and disclosure statement and once read, sign and return back to the develop to counter sign and executive the contract.
- 4 STEP 4 – SETTLE YOUR LOT**
Once the land is registered you can then organise to settle the purchase and the land becomes yours to hold or start constructing your dream home.



Building with freedom...

There is no Building Covenant required for Murphy's Ridge which means you have freedom to build any design you wish..

“AN EXCEPTIONAL AND RARE INVESTMENT OPPORTUNITY RIGHT IN THE HEART OF ONE OF QUEENSLAND’S FASTEST GROWING REGIONS.”



When the working day is done, the Toowoomba region turns to fun! There's loads to do, and your only problem will be choosing what to do next. With only a short drive to the Toowoomba CBD, the options are plentiful. Whether you want some retail therapy or relaxing dinner and drinks, the choices are endless. You can choose one of the modern hip cocktail bars or enjoy a live band at the local pub, the Toowoomba area has it all.

Whatever the month, they've got a special event. From the biggest event, Toowoomba Carnival of Flowers and glamorous race days, high-profile fundraisers, performances and sporting carnivals to smaller festivals celebrating arts and crafts, country music, and of course, local food.

And best of all, if you want to take a breath you can return home to the beautiful peaceful community of Murphy's Creek, the perfect place to call home...





Expression of Interest – Murphy's Ridge

Lot 900 Murphy's Creek Rd, Murphy's Creek. QLD 4352

Property No: _____

Marketing Agent: _____

Both the buyer and seller acknowledge that this expression of interest is not a contract and that formal contracts will be issued in due course. This document holds the land lot until land and build contracts are ready to be drawn up.

BUYERS DETAILS

Date: ____/____/____

Selling Agent: Esteemed Property

Purchasers Full Name/s: _____

Address: _____ City: _____ PC: _____

Telephone: _____ Mobile: _____

Email: _____

Company Name: _____ Directors Name: _____

Foreign Person: Yes / No

SOLICITORS DETAILS

Buyers Solicitor: _____

Contact Name: _____

Postal Address: _____ City: _____ PC: _____

Telephone: _____ Email: _____

BUYERS SIGNATURE/S

Purchaser

Date: ____/____/2025

Purchaser

Date: ____/____/2025

PROPERTY DETAILS

Property No: _____ Land Price: _____

Total Deposit (5%): _____ Initial Deposit: \$1,000 Balance: _____

Deposit Paid By: Cash / Bank Transfer

Purchase Subject to Finance: Yes / No

SELLERS DETAILS

Seller Name: Grand Vision Holdings Pty Limited

Sellers Solicitors: Johanson Lawyers

Address: PO Box 6030, GCMC. QLD. 9726
Suite 5, Level 1, 47 Ashmore Road, Bundall. QLD. 4217

Telephone: 5570 6688 Email: rod@jlawyers.com.au

PAYMENT DETAILS

Make Payment To: Johanson Lawyers Law Practice Statutory Trust Account

Bank: NAB BSB: 084-462 Account No: 82 363 8574

Reference: "Lot (no) Murphy's Ridge"

SPECIAL CONDITIONS

Any Other Special Conditions: _____

2. _____

3. _____

This E.O.I holds the land lot while the land contract is drawn up. Once sent, the Contract will only be open for acceptance within 14 days from the date of delivery of the documentation to the Buyer or the Buyer's Solicitor (or such longer period as the Seller and Buyer may agree in writing).

If the Buyer does not sign and return the Contract documentation within that period, the Seller will refund the initial deposit and the property will be re-opened for sale.



Proud of our quality

Relaxed and enjoyable living is what Costello Junction is all about.

Developed by Grand Vision Holdings, Murphy's Ridge is designed to give all owners the opportunity to own their own piece of serenity that also allows them to design their dream home, whether for living in permanently or just to enjoy as a holiday home or weekender.

At Grand Vision Holdings, our goal is to plan, design, build and deliver an exciting new lifestyle option that allows you to fully embrace rural living on the skirt of the city.

Inside, the architecturally designed homes offer floor plans that enable you to either upsize, downsize or just right-size depending on your situation.

The new homes can be customised and made to your liking with a range of options to individualise your home, with quality fittings, a range of designer finishes and multiple colour schemes to choose from.

A dream home with enough space to refresh, rejuvenate and most importantly be surrounded by new like-minded friends.



Grand Visions Holdings
Proud developer of Murphy's Ridge
www.murphysridge.com.au



NOW SELLING

MURPHYSRIDGE.COM.AU

ENQUIRE NOW

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