



avaline
— BURPENGARY EAST —

**Give your future
a breath of life**

An address where relaxed living comes naturally.

Drawing inspiration from the meaning of Avaline, 'a breath of life' is seizing the chance to embrace the new opportunities and experiences promised by a brighter future. It's realising how good 'home time' makes you feel, every day.

Give your future a breath of life at Avaline.





The perfect place to savour those family moments, for generations to come.

Located in Burpengary East, Avaline is a boutique bayside community with a focus on active healthy living, where your favourite colour is green and the landscaping complements what mother nature provides.

With 2.6ha of Avaline preserved as open green space and parklands, the character of your neighbourhood is assured forever.

Comprising of 188 level building homesites ranging in size from 294m² - 614m² with protective design and landscaping covenants to ensure that the quality of your address is preserved.

You're sure to find the perfect lot to build your new home here at Avaline.

Lifestyle is all about balancing your head and heart whilst knowing what makes you smile. It's about taking the time to breathe and connect to nature in your own backyard.

When the mood takes you, the community park with picnic shelters and play equipment is

the ideal place to spend an afternoon with family and friends. Stroll down and watch the kids kick the ball around or go bird watching to identify the many species that inhabit the local landscape.

Avaline is the natural place to be.

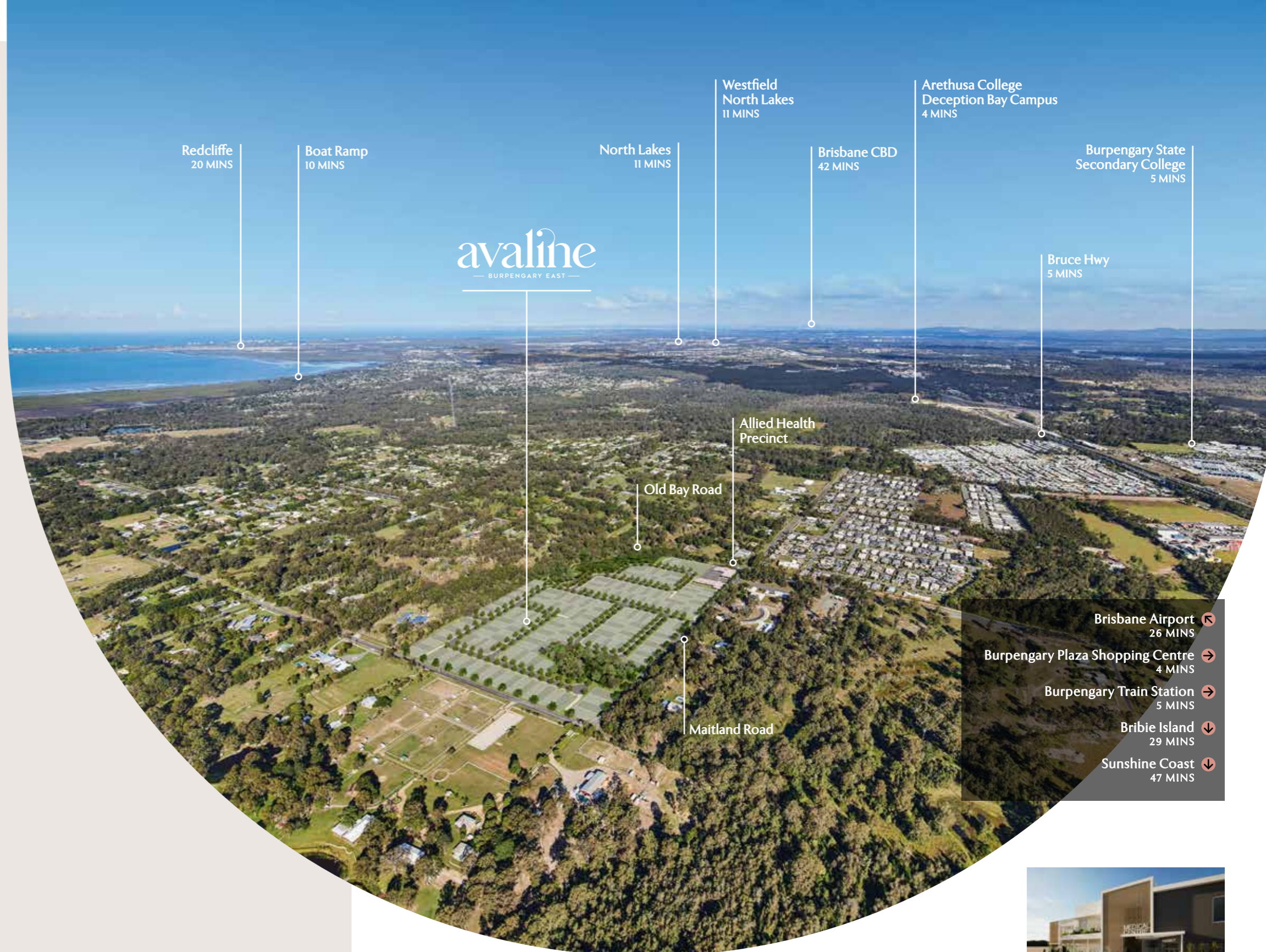




Your future on the bayside looks bright. Don't forget your shades.

Living at Avaline connects you with a long list of established and future amenities of this growing bayside region. Burpengary East enjoys easy access to all your everyday essentials. Within a few minutes are the playing fields of the Moreton Bay Central Sports Complex, shopping and

medical centres including nearby Burpengary Plaza, child care, several schools and colleges and the popular Burpengary Regional Aquatic Leisure Centre. Westfield North Lakes is only 11 minutes away and when it's time for a day on the bay, the Uhlmann Road Boat Ramp is just 10 minutes away.



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Redcliffe
20 MINS

Boat Ramp
10 MINS

North Lakes
11 MINS

Westfield North Lakes
11 MINS

Brisbane CBD
42 MINS

Arethusa College Deception Bay Campus
4 MINS

Burpengary State Secondary College
5 MINS

Bruce Hwy
5 MINS

Allied Health Precinct

Old Bay Road

Maitland Road

- Brisbane Airport 26 MINS ↖
- Burpengary Plaza Shopping Centre 4 MINS →
- Burpengary Train Station 5 MINS →
- Bribie Island 29 MINS ↓
- Sunshine Coast 47 MINS ↓



Allied Health Precinct



To meet the needs of Avaline residents and support the surrounding community, KDL Property Group have approval of an onsite childcare centre and allied health precinct. This includes provision for GP's, pharmacy, pathology and physio services.

Avaline. It's close to everywhere you love to be.

Whether it's fishing or watching your kids blossom into sporting champions, Avaline is the place to watch your future unfold.



Shopping

1. Burpengary Plaza
2. Burpengary Central Shopping Centre
3. Bunnings Morayfield
4. Morayfield Shopping Centre
5. Bunnings North Lakes
6. Costco
7. Ikea
8. Westfield North Lakes
9. Mango Hills Shopping Centre

Recreation

1. Burpengary Aquatics
2. InTennis Burpengary
3. Moreton Bay Central Sports Complex
4. Freshwater National Park
5. Deception Bay Driving Range
6. Deception Bay Mini Golf
7. Uhlmann Road Public Boat Ramp
8. Captain Cook Park Boat Ramp
9. Little Fish Swim School
10. Deception Bay Sports Centre
11. North Lakes Golf Club
12. Pine Rivers Golf Club
13. Caboolture Bowl & Mini Golf
14. Burpengary Aquatic Leisure Centre

Education

1. Busy Bees at Burpengary East
2. Good Start Early Learning Burpengary
3. Inspiring Minds Child Care
4. Burpengary Play & Learn
5. Happy Times Child Care
6. St Eugene College
7. Burpengary State Secondary College
8. Burpengary Community Kindergarten
9. Lead Child Care Burpengary
10. Day One ELC Deception Bay
11. Edge Early Learning- North Harbour
12. Morayfield State High School
13. Deception Bay North State School
14. Christ the King Catholic Primary School
15. Deception Bay State School
16. Moreton Downs State School
17. Deception Bay State High School
18. Morayfield East State School
19. Morayfield State School
20. Jinibara State School
21. Narangba Valley State High School
22. Narangba Valley State School
23. Narangba State School
24. Bounty Boulevard State School

Medical

1. Burpengary Doctors
2. Family Practice at Burpengary
3. Burpengary Family Medical Practice
4. Deception Bay Doctors
5. Burpengary Station Medical Centre
6. Caboolture Hospital
7. North Lakes Day Hospital
8. Moreton Day Hospital
9. Eye Hospital Private
10. Peninsula Private Hospital
11. Redcliffe Hospital

Railway Stations

1. Caboolture
2. Morayfield
3. Burpengary
4. Narangba
5. Lawnton
6. Murrumba Downs
7. Mango Hill East
8. Rothwell
9. Kippa-Ring

Eats Precinct, Burpengary Plaza



Burpengary East Community and Cultural Complex



KDL PROPERTY GROUP

Redefining property development

At KDL Property Group, people come first. We are driven by an aim to enrich the lives of every resident and partner in our communities. This has led us to create safe, rewarding, quality places for people to call home.



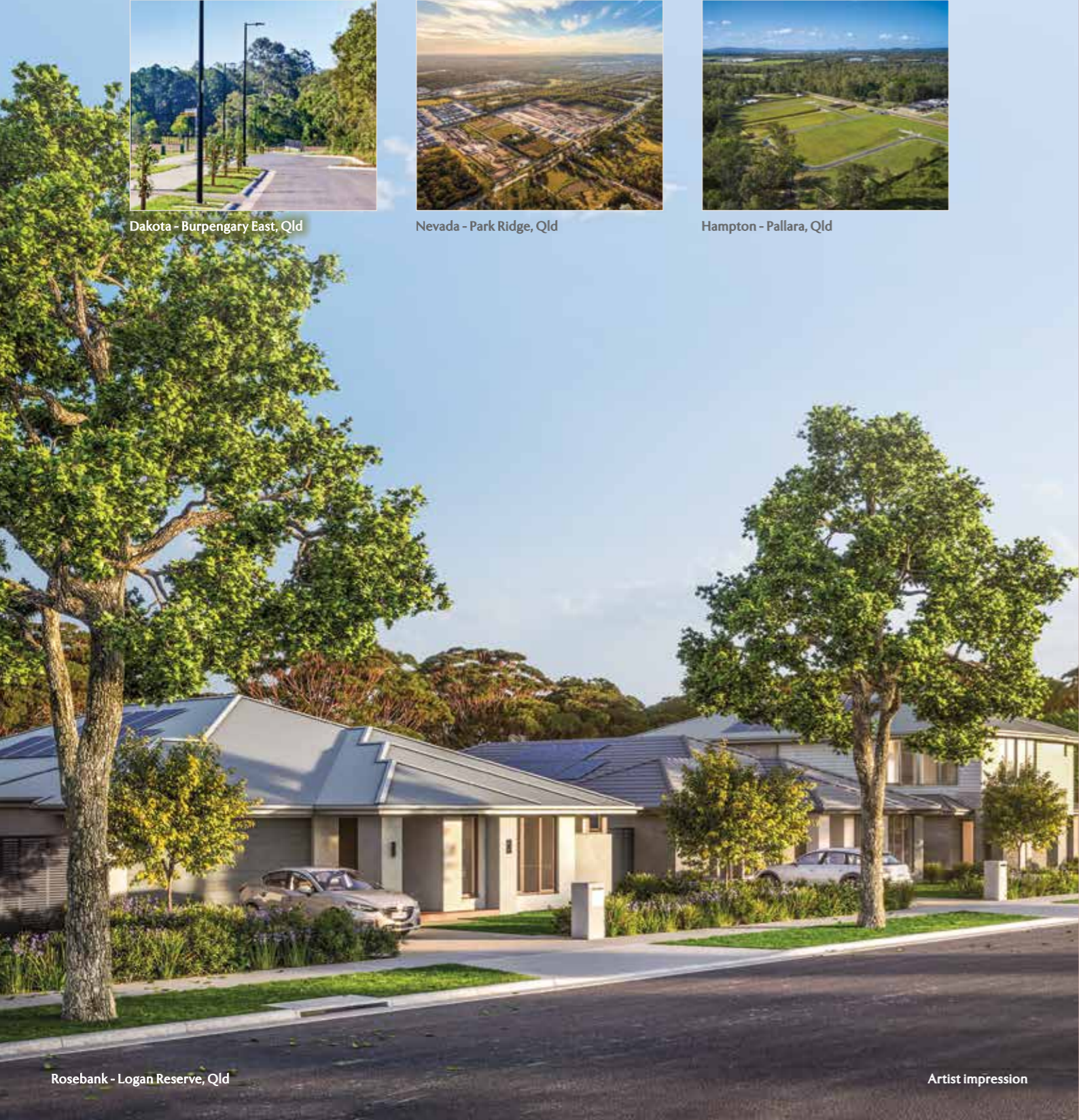
Dakota - Burpengary East, Qld



Nevada - Park Ridge, Qld



Hampton - Pallara, Qld



Rosebank - Logan Reserve, Qld

Artist Impression



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— BURPENGARY EAST —

Corner of Maitland Road and Old Bay Road
Burpengary East QLD 4505

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These plans are artist's impression and are indicative only. Whilst care has been taken in the preparation of these plans, the information provided is subject to change. All decisions should be based on the contract of sale. November 2022.