

# BAYSIDE

BUSHLAND BEACH

*Sunland Group is proud to present Bayside – a vibrant new community in the heart of Bushland Beach featuring large family home sites, close to local beaches and parklands and perfected by ocean breezes.*

## LOCATION

Located in Townsville's thriving Northern Beaches, Bayside at Bushland Beach presents an unmatched opportunity to become part of Townsville's only master planned seaside community. Every home site enjoys cool ocean breezes and is superbly positioned within walking distance of the shores of Halifax Bay and its stunning views of Magnetic Island. Easy access to the Mount Low Parkway, Northshore Boulevard and Bruce Highway takes you direct to Townsville's city heart and the vibrant seaside recreational and dining precincts of The Strand. Townsville Airport is only 20 minutes by car, and major employment nodes, shopping and leisure facilities are all within easy reach.

## BUILD YOUR DREAM HOME, YOUR WAY

At Bayside at Bushland Beach, thoughtful master planning means home sites offer unsurpassed choice to suit your life and style – extra-large or conveniently compact, level or gently undulating. The master plan also incorporates changing elevations, maximising the wide ocean views, as well as views to the Townsville CBD and west to the Pinnacles. Best of all, you're free to select the professional builder whose ability and experience will bring your vision to life. Building Covenants and Design Guidelines at Bushland Beach have been created to protect your investment and uphold the high standards of home design and presentation Bushland Beach is renowned for.



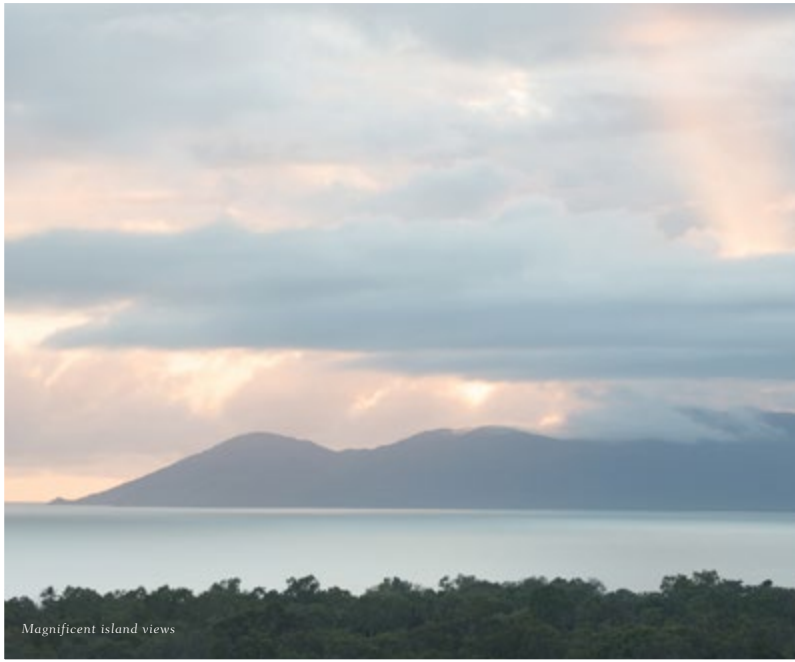
An idyllic coast lifestyle



Parkland precincts | Artist's Impression, Subject to Council Approval

## PARKLAND PRECINCTS

The vast 15 hectare Peggy Banfield Park is located at the heart of the community. In 2016-18, this vibrant central parkland is set to undergo a major redevelopment by Council to deliver new BBQ facilities, playgrounds, an off-leash dog area, fitness circuit, netball courts, and other improvements. These works will be delivered in stages and are scheduled for completion in 2017-18. A new one-hectare community parkland (pictured) will also be delivered in 2017, featuring extensive landscaping, children's play areas, and shaded barbecue and entertainment areas. It will be connected to the surrounding homes via a series of 'green spines' and nature tails.



Magnificent island views

#### PRIMARY & SECONDARY EDUCATION

- Bohlevale State School, Burdell
- Northern Beaches State High School, Deeragun

#### PRIVATE EDUCATION

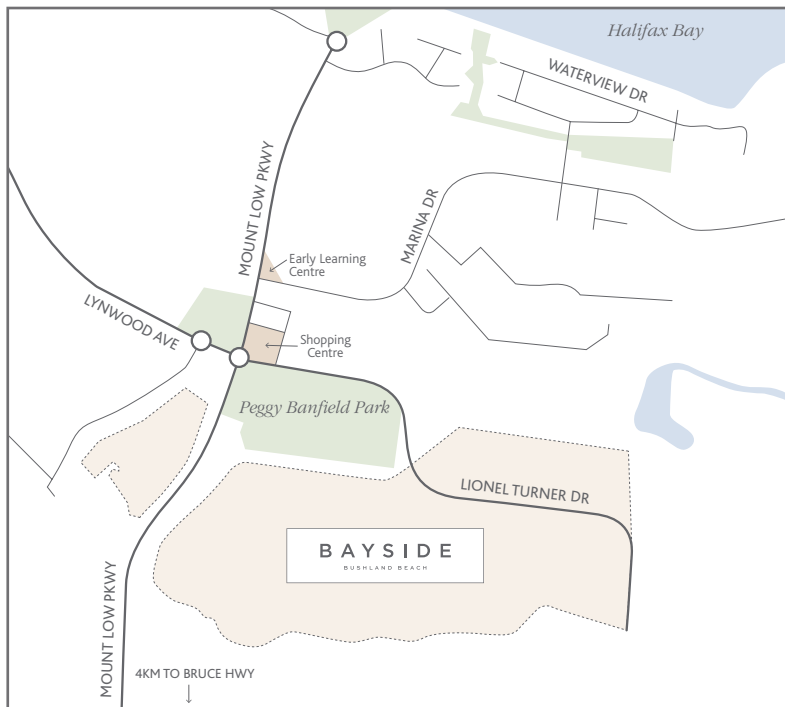
- St Anthony's Catholic College, Deeragun
- Townsville Grammar, North Shore
- St Claire's Catholic School, Burdell

#### TERTIARY EDUCATION

- James Cook University

#### HEALTHCARE

- Bushland Beach Medical Centre – 2 mins
- Health Precinct (Dentist & GP) – 2 mins
- North Shore General Practice – 8 mins
- Townsville Hospital – 20 mins



#### THE COMMUNITY

- Centrally located shopping centre within the estate
- Stunning views and ocean breezes
- A new, centrally located community parkland to be delivered in 2017
- 1 min to Peggy Banfield Park with major redevelopment scheduled 2016-2018
- 2 mins to local beach
- 2 mins to Stoney Creek boat ramp
- 7 mins to Woodlands Shopping Centre
- 10 mins to Stockland Shopping Centre
- 20 mins to Townsville Airport
- 20 mins to Townsville city centre
- Walking distance to Halifax Bay
- Magnetic Island is a short 20 minute ferry ride
- Well-considered building covenants and design guidelines

## Sunland Group

ESTABLISHED  
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