

BELLA VISTA HEIGHTS

HELIDON, QLD



TRIBECA



BELLA VISTA
HEIGHTS

1300 tribeca

tribeca.com.au

Location

The Bella Vista Heights Estate, located on the high side of Helidon, is strategically placed between the massive boom areas of Ipswich and Toowoomba, is an ideal entry point for residential property investment. The continued economic and population growth in Queensland, and this area in particular, is already driving demand beyond supply.

1 hour west of Brisbane and just 15 minutes east of Toowoomba.

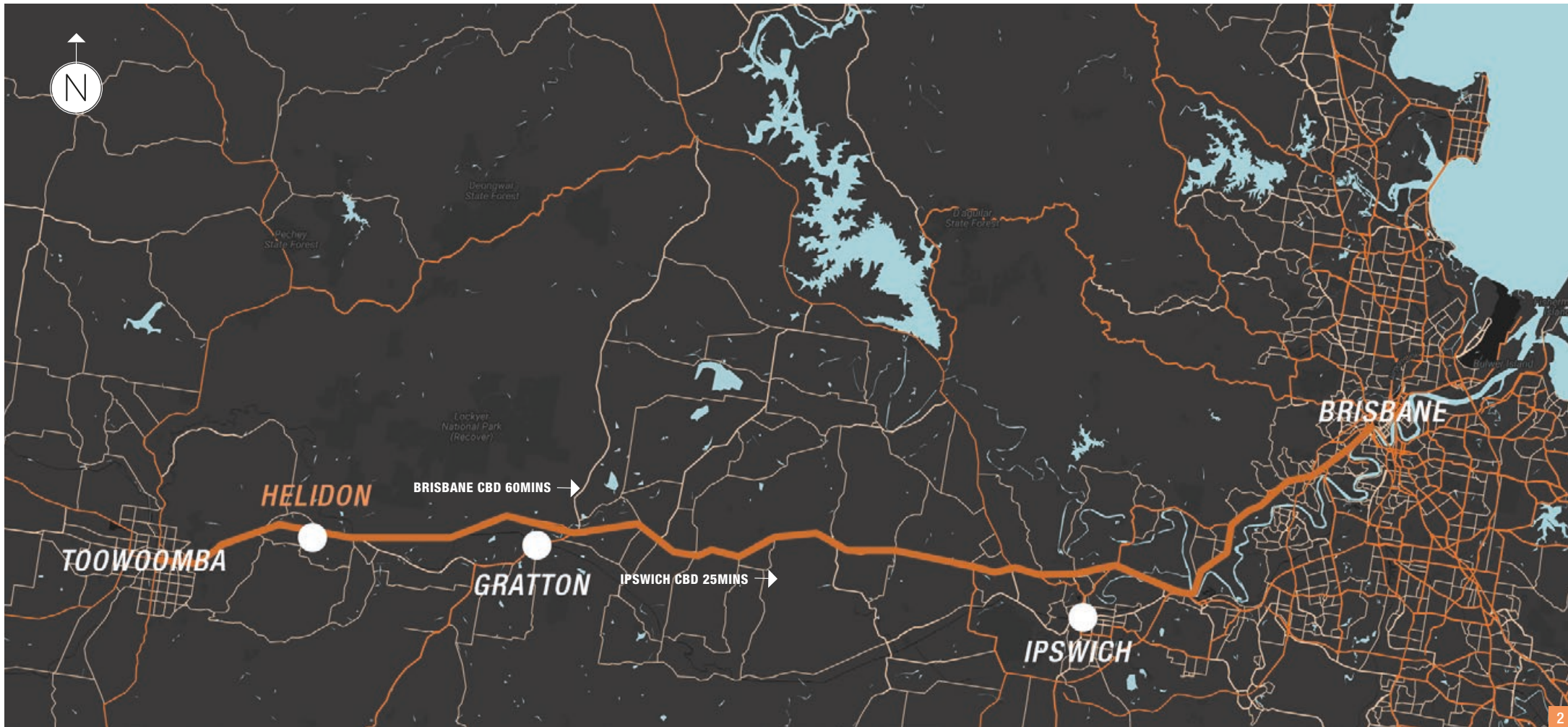
Easy 14 minute drive to Toowoomba CBD.

Easy drive to the new Toowoomba airport

25 minutes west of Ipswich

15 minutes to Gatton

The grand old city of Toowoomba is just 14 minutes' drive up the range and offers a host of things to see and do. Not far from Helidon you'll also find wineries, historic homesteads, national parks and a host of scenic drives.



ABOUT **Bella Vista** HEIGHTS



The elevated development accommodates those looking for more space to raise a family or alternatively, those wishing to create a larger more substantial home. Select allotments offer panoramic views to the mountain ranges to the west while others have the impression of space and clean fresh air. The very affordable prices and the open surrounds have all the hallmarks of creating an affordable, family residential address.

Spanning the entire front of the development is the already established

Blue Gums Estate with its wide nature strips and abundance of flora and fauna creating a unique safe community feel for families to live a safe and exciting lifestyle.

As a premier residential estate, the covenant at Bella Vista Heights have been established to enhance the estate's value in the area by ensuring a minimum standard is maintained in the design and construction of all dwellings within the estate. Tribeca's designs are carefully considered to work with these guidelines.



Bella Vista Heights is a master-planned community with beautiful open space and mountain range views right at your doorstep. Bella Vista Heights is a prestige elevated estate located in Lockyer Valley. It features refreshingly wide streets and large lifestyle home sites.



THE Future IS BRIGHT



SUBSTANTIAL SANDSTONE EXPORTS

The Brisbane - Ipswich - Toowoomba corridor is the fastest growing area in Australia's fastest growing state. Helidon is strategically situated in easy driving distance to the two boom towns of Toowoomba and Ipswich and is set to become perhaps the fastest growing community within this corridor.



- Helidon is positioned at the foot of the Toowoomba range on the eastern side. Its superior location is within easy access of the major Warrego Highway which easily links it to Brisbane and Ipswich to the East and Toowoomba to the West.
- Helidon is also the site of the new eastern junction of The Toowoomba Second Range Crossing (TSRC) bypass running from the Warrego Highway at Helidon to the Gore Highway at - the largest Commonwealth Government commitment to a single regional road project in Queensland history.
- Helidon is world famous for its sandstone. The major sandstone quarry is now exporting 90% of its product to China.
- The town presents a unique opportunity to be located in what is set to be a dynamic region of growth for Industrial, Government and logistics users.
- The future growth for the Lockyer Valley/Gatton region allows the astute investor to take an early and very affordable position in an area destined for major economic and population growth.
- Helidon is strategically placed to service large industrial requirements for companies that can see the benefit of being on a major transport route.
- Currently with over 42,000 vehicles per day passing Helidon on the Warrego Highway, the traffic pressure has led the federal government to approve and fund the proposed \$1.4 Billion Toowoomba By-Pass. The approved plans begin at Helidon and allows for a major interchange and proposed truck stop and further commercial development.

AN Industrious LIFESTYLE



HELIDON PERFORMS A SERVICE CENTRE ROLE FOR THE LOCKYER VALLEY.

Its proximity to Toowoomba with its excellent private schools and the University of Southern Queensland to the west and the ever expanding University of Queensland Gatton campus, a short drive to the east, is internationally recognised as Australia's leading education and research provider in the field of Animals, Agriculture, Veterinary Science, Food and the Environment.

The multi-billion dollar energy developments of the Surat Basin, west of Toowoomba, is resulting in major growth of the city as the Surat's major service centre.

Toowoomba and Gatton, provide regional centres for many government departments and a variety of medical services plus a combination of retail, commercial and industrial businesses. Helidon is equidistant between these two centres.

The land between Railway and Turner Street is consolidated as the business centre of the town. It contains the retail and commercial development for the town and the surrounding district.

A larger industrial area is located between Lawlers Road and the Highway to the east of Helidon. It accommodates a range of industrial uses.

An additional small area has also been allocated on the corner of the Warrego Highway and Kelrys Road, just west of Helidon. This area is available for low to medium impact industries.

Within 5 minutes drive are several other major businesses employing over 1100 people. These dynamic enterprises are regularly growing their workforces. Quilton Tissue, Dyno Nobel, Orica, Mitchell Transport, Stanbroke Beef, and a large government Explosives plant are some of the many industries in the area, all located within a 7km radius of Bella Vista Heights.



THE Growth IN HELIDON IS ALREADY EVIDENT.



**THE POPULATION IS
EXPECTED TO GROW
BY 510% OVER THE
NEXT 12 YEARS.**



Residential development in the town predominantly takes the form of detached houses. Future residential expansion of Helidon is primarily to the north east, where there is sufficient elevated land to accommodate the projected population increase.

The Toowoomba Second Range Crossing (TSRC) is a bypass route to the north of Toowoomba, approximately 41 kilometres in length, running from the Warrego Highway at Helidon in the east to the Gore Highway at Athol in the west via Charlton. At \$1.6 billion, it is one of Queensland's highest priority road infrastructure projects and is funded on an 80:20 basis by the Australian and Queensland Governments.

The TSRC will deliver the following benefits:

- Creation of up to 1800 full-time jobs during construction
- Improved road and driver safety
- Reduced travel time across the Range by up to 40 minutes for heavy commercial vehicles
- Relieved pressure on local roads by redirecting trucks away from Toowoomba's Central Business District
- Increased freight efficiencies
- Enhanced liveability of the Toowoomba and Lockyer Valley areas

THE Growth IN HELIDON IS ALREADY EVIDENT.

BELLA VISTA HEIGHTS FEATURES WIDE STREETS AND LARGE ALLOTMENTS - IN REVERSAL OF THE SMALLER LOT BOX MENTALITY OF DEVELOPMENTS SO READILY TOUTED AS THE NEW 21ST CENTURY LIFESTYLE.



TRIBECA

TRIBECA HOME DESIGN FEATURES



A HOME THAT LETS YOU LIVE LIFE YOUR WAY

“

Every Tribeca home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

”

DESIGNED FOR LIFE

“

Every tribeca home is well fitted out with connectivity, Convenience and safety measures.

”



EVERY TRIBECA HOME IS A HOME CREATED FOR EASY LIVING

“

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.

”



WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

“

Combining living zones that support a busy lifestyle with the Need for rest and reflection.

”



TRIBECA HOME INCLUSIONS

Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs, all Tribeca's fixed price Home & Land Packages include:

- ✓ Full turnkey inclusions
- ✓ Window furnishings
- ✓ Quality appliances
- ✓ Manufactured stone benches
- ✓ Raised ceilings
- ✓ Air conditioning
- ✓ Tiles and carpet floor coverings
- ✓ Quality joinery and finishes
- ✓ Landscaping, including driveway and fencing

Ask your Tribeca Representative for more details.



6 star rated energy efficiency



Statutory 7 year structural warranty



Complete Settlement Process guidance



Customer Service & progress updates



Professional colour selection



Bonus air conditioning



Independent final building inspection



Minimum six month maintenance period



TRIBECA

FOUNDED IN 2007 AS A RESIDENTIAL CONSTRUCTION COMPANY, TRIBECA HAS BECOME A LEADING RESIDENTIAL LAND DEVELOPMENT AND HOME BUILDING BUSINESS IN AUSTRALIA.

Still privately owned, the Tribeca team – licensed by the Building Services Authority (BSA) and the Housing Industry Association (HIA) – proudly operating from offices in Sydney, Melbourne, Gold Coast and Brisbane, has delivered over 4,500 family homes across QLD, NSW and VIC.

We have a record of continuous growth and innovation in the industry, thanks to the many decades of experience of our team. We've created an integrated land development and home building business model, meaning we're able to actively operate across each phase of the build.

It's always been important – from both a company and customer perspective – for us to be cost effective. Our efficient construction methodologies go part of the way towards making this happen, but we also know that through construction, costs need continuous monitoring.

We believe that Tribeca is redefining the art of property development. We do this by building homes and communities that are built to last. We do this by giving each residential estate its own distinct character and identity. And we do this by creating opportunities for clients that range from big businesses to small families.

We see everything we build as an opportunity to redefine the art of property development. From the moment we break ground to the day we hand over the keys, we're creating investments – and futures – that are simple, beautiful, and built to last.



FUTURES.



REIMAGINED.

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