



AREA MAP – PAGE 2

LOCAL AMENITIES – PAGE 3

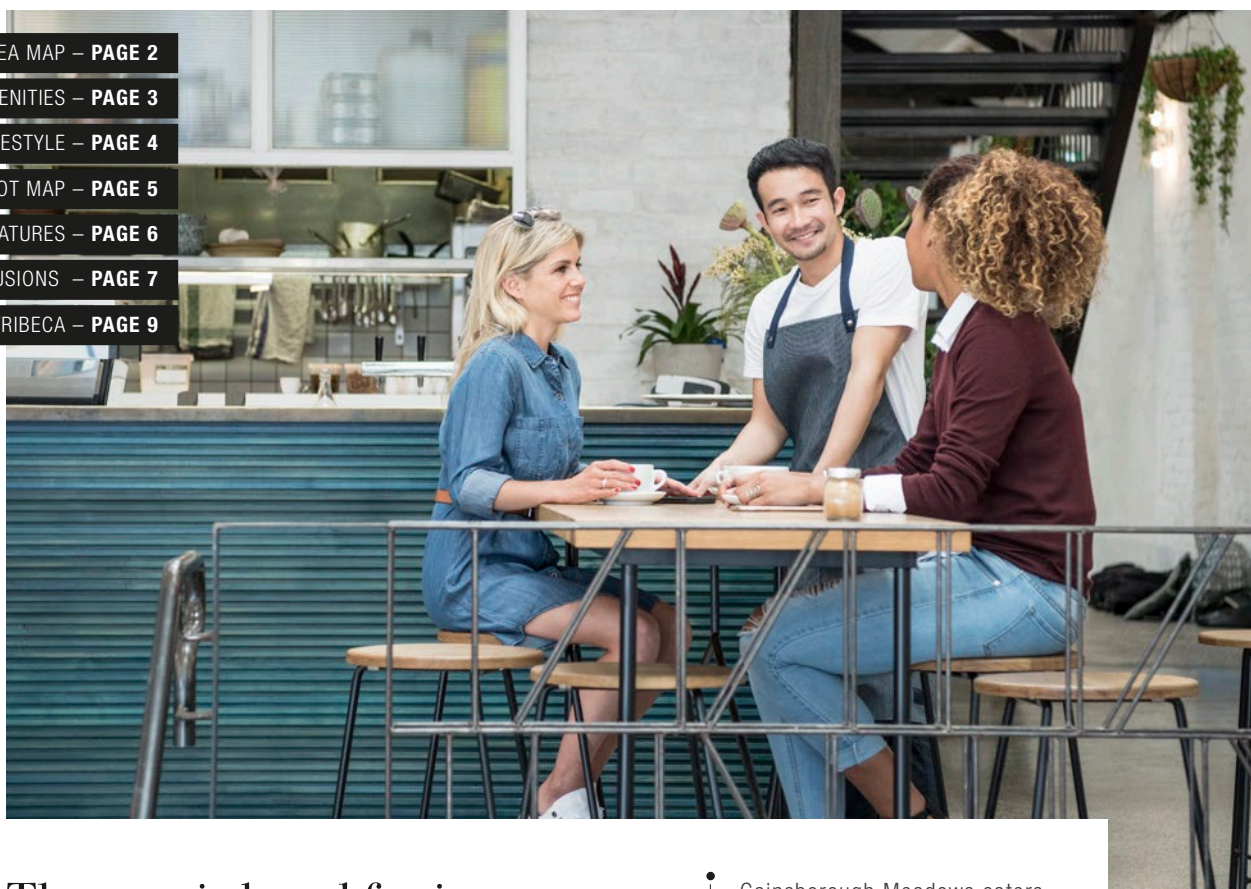
LIFESTYLE – PAGE 4

TRIBECA LOT MAP – PAGE 5

HOME DESIGN FEATURES – PAGE 6

HOME INCLUSIONS – PAGE 7

ABOUT TRIBECA – PAGE 9



The area is loved for its community feel, fabulous lifestyle attributes and peaceful setting.

Gainsborough Meadows caters comfortably for the needs of all residents, centrally located near to shops, schools, public transport, sports and recreational centres and beautiful parks.

AN
IDYLIC
COMMUNITY
AWAITS



AREA MAP



1 Local Shops 4km

2 The Terrace Shopping Centre 6km

3 Burnett Four Square Shopping Centre 6km

4 Ipswich Central Shopping District 7km

5 Brisbane City 40mins

6 Ipswich CBD 10mins

7 New Woolworths 5mins

8 Universities 18mins

Also close to:

- Trains & Buses
- Motorway to Brisbane CBD
- Multiple Shopping Centres
- Multiple Childcare Centres
- Wide choice of Private & Government schools
- Buzzing with Restaurants, Cafes & Entertainment

INFRASTRUCTURE THE BEST OF BOTH WORLDS

- Gainsborough Meadows is a master-planned development catering for the needs of a growing population via the provision of new infrastructure and community facilities. It is situated in one of the fastest growing regions of South East Queensland.

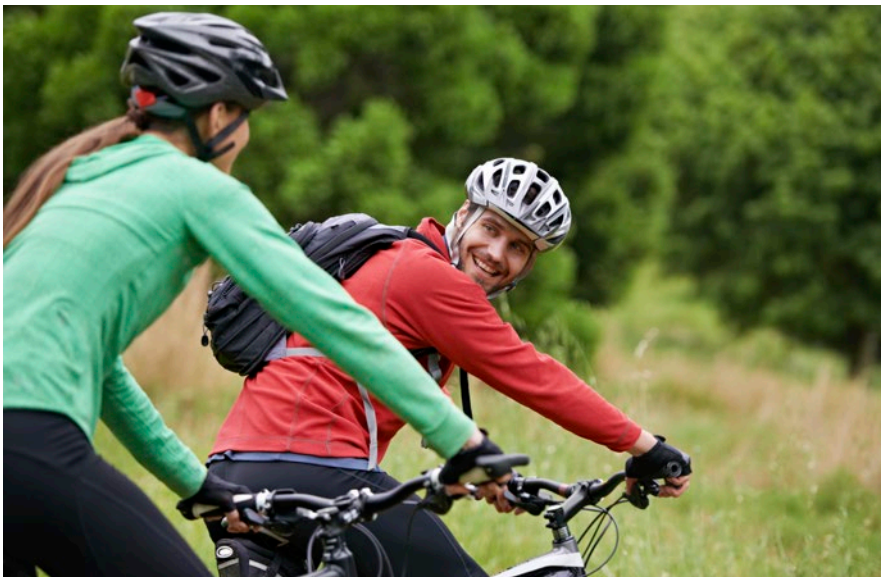
Ipswich has been named one of the world's most liveable mid-size cities and it's easy to see why! It boasts plenty of shopping, recreational facilities, schools and transport options nearby and is one of the fastest growing areas in Queensland, yet still maintains its small community charm.



LIVE A CONNECTED LIFESTYLE



Gainsborough Meadows is positioned on the national road network, only 40 minutes' drive from Brisbane, and an hours' drive from the Gold Coast. A new Woolworths is within easy walking distance and numerous schools, shopping precincts and entertainment venues are located nearby.



Ipswich Council has taken steps to ensure infrastructure copes with demand. A key project was the upgrade of the Ipswich and Logan Motorways which greatly improves connectivity to Brisbane and the Gold Coast for commuters.

ESTATE PLAN



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 PREMIUM INCLUSIONS

Tribeca's House & Land packages are ready to move into after construction, with everything included.

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



Air Conditioning



7 Year Structural Warranty



Complete Settlement Process Guidance



Customer Service & Progress Updates



Professional Colour Selection



Premium Inclusions



6 star rated Energy Efficiency



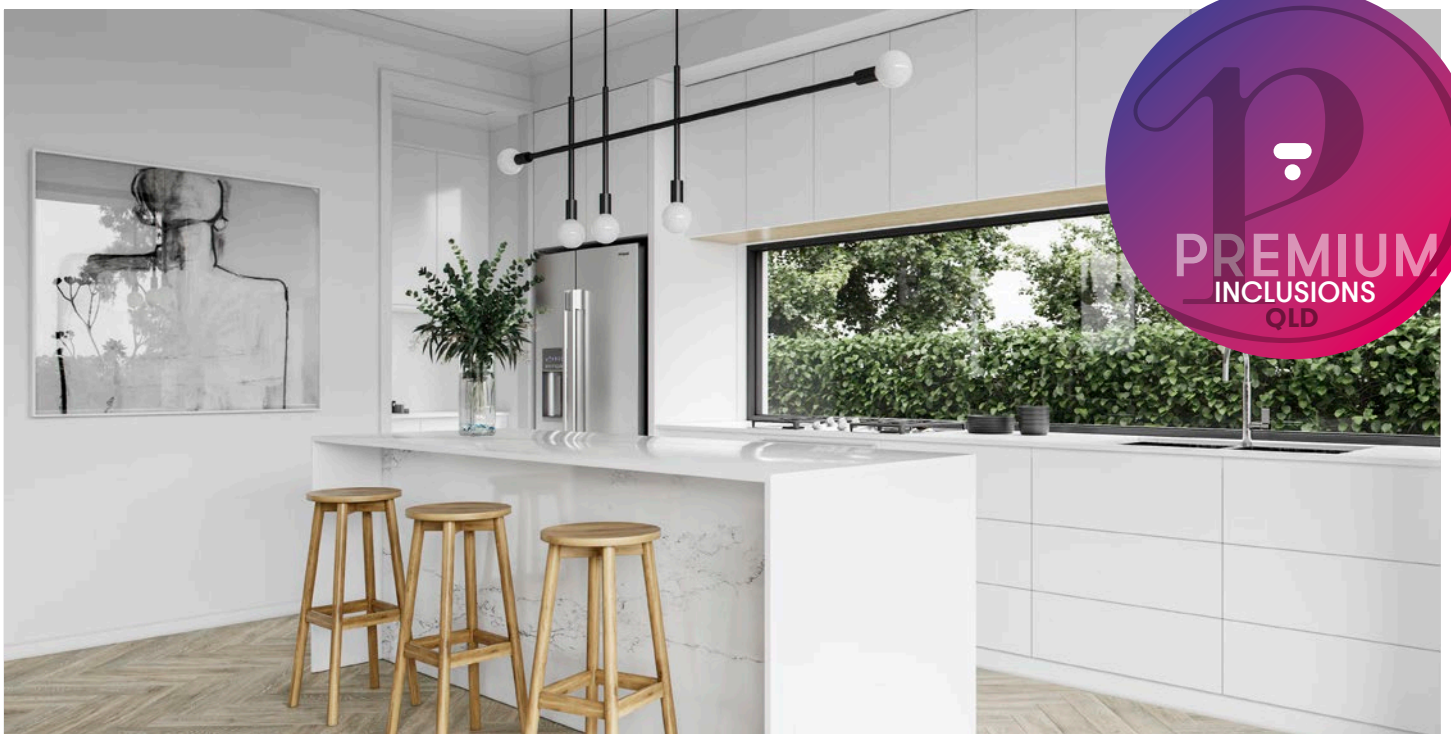
12 Month Defect Liability Period



Upgrade Options Available



Turn-key Fixed Price Packages**





PREMIUM INCLUSIONS

Premium inclusions display Tribeca's commitment to quality. Tribeca is continuously improving all aspects of our product, from design to product specification. Our Premium inclusions embody enduring value for your Tribeca home or investment.



Our Premium specifications includes:

- Raised ceilings
- Air conditioning to main living area and master bedroom
- USB powerpoints to kitchen
- Plentiful LED down lights across the home and the outdoor alfresco areas
- Two double powerpoints to each room
- Handheld shower rail
- Niches to bathroom and ensuite showers
- Fully fenced with driveway
- Generous planting including turf to front and backyards
- Brick finish over doors and windows where applicable, infill over garage (Note - façade specific)

OUR DIFFERENCE IS SEEN IN
THE MOST OBVIOUS PLACES,
BUT ALSO THE SMALLER ONES.



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 6,500 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.

TRIBECA.COM.AU

Disclaimer: This brochure is a publication of Tribeca Capital Pty Limited. Purchasers should make their own enquiries to satisfy their decisions. Tribeca and its appointed marketing agents disclaim all liability should any information or matter in this brochure differ from the contract of sale or the actual constructed development. All contact details shown are for professional communication purposes only. To the best of our knowledge, no relevant information has been omitted or misrepresented. Photographs and artist's impressions are illustrative only and all information is correct at the time of printing. All reasonable care has been taken in the preparation of this brochure. Tribeca Homes Pty Ltd, ABN 84129932243. Tribeca Homes (VIC) Pty Ltd, ABN 21151370160. Building Licence QLD 219619C. Published Jul 2022. **Time limits apply. Pricing is subject to change, refer to your contract for further details.