



# North Shore. There's more to life!

Introducing North Shore, an exciting new master planned development from Stockland. With a sense of community and family at its very heart, this address is designed to deliver the perfect balance between work, life and play. Through a carefully intergrated approach, North Shore seamlessly combines all you could ever want in a complete living environment with the beauty of natural open spaces. Located just 12kms north of the Townsville CBD and set over a sprawling 1,000 hectares, it will become home to 15,000 residents over the next 15 years. The 1,000 hectare community welcomes a cool coastal breeze and panoramic views to the Herveys Ranges, Magnetic Island and Castle Hill and is set to become one of the most desirable addresses in Townsville.



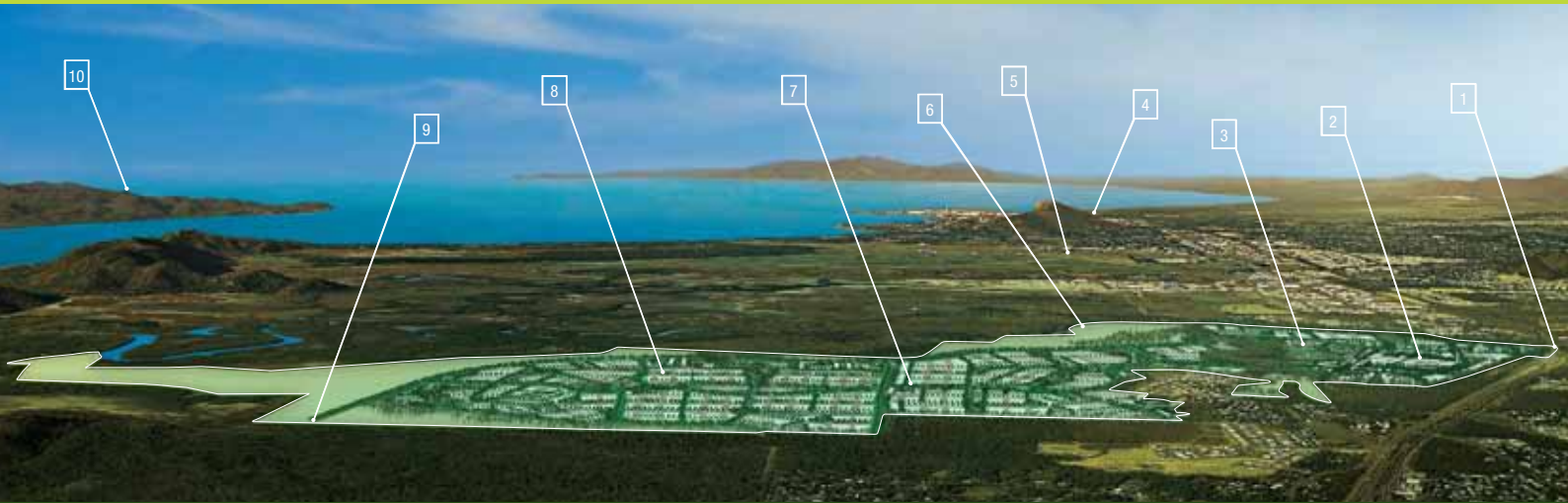
## Quick Facts

- Voted North Queensland's Best Master Planned Community
- 1,000 hectare community
- 5,200 lots + medium density super-lots
- Home to approximately 15,000 residents
- Development lifespan – 15 Years
- Approximately 350 homes will be delivered to the market each year
- Diverse range of living options – apartments, townhouses, home & land and retirement living

## Sustainability

- Ongoing partnership with Greening Australia
- 330 hectares of rehabilitated bushland
- Innovative \$20 million stormwater treatment system
- Energy efficient homes
- Black Throated Finch Trust
- More than 8,000 full time jobs will be created – work close to home
- Living Display Centre showcasing the latest sustainable initiatives
- Partnership with Ergon to develop The Handbook

# Master Plan



## Moving up to North Shore is the most convenient move you'll ever make.



### Quick Facts

1. North Shore Boulevard, off Bruce Highway
2. Stockland Shopping Centre
3. Central Park 44 times the size of Dairy Farmers Stadium
4. 12kms North of Townsville CBD
5. 8kms from Townsville Airport
6. 3km frontage to the Bohle River
7. A marathon 42kms of cycling and walking trails
8. Home to more than 15,000 residents
9. Gateway to the Northern Beaches
10. Panoramic views to Magnetic Island

### Where to

Airport	8km	10min
Dairy Farmers Stadium	9km	8min
CBD	12km	15min
Lavarack Barracks	16km	13min
Townsville Hospital	15km	12min
James Cook University	15km	12min
Stockland Shopping Centre	10km	10min

## More shops, more schools, more parks, more choice!

### Education

- NOW OPEN St Clare's Catholic School catering for Prep to Year 7 and future Year 12
- Townsville Grammar School in planning
- A choice of public and private schools
- 3 x Primary Schools
- 2 x Secondary Schools
- 3 x Child Care Centres
- Community Learning Programmes



## Stockland Story

Stockland is Australia's leading diversified property group. We're a major player in residential, retail, office and industrial development, creating inspiring places where people live, work, shop and invest. We've been developing residential communities in Australia for over 50 years and thousands of families now enjoy the communities we have created.

## Inspiring Communities – What it Takes



An inspiring community brings together award-winning architecture, unique design solutions and easy access to facilities. It also means investing in clever sustainable ways to protect the environment and offer superior living and reduced energy costs.

It's what our customers look for and it's the right thing to do for our economy. We believe this is what makes us stand out from our competitors and makes Stockland communities stand out as desirable, interesting places to make your home. In each of our communities, we aim to create a landmark development by putting these ideas into practice. North Shore is a prime example of our approach. Make North Shore your home and you'll enjoy peace of mind, knowing you've made an excellent investment in both your lifestyle and future. We apply our unique philosophy to every community we create.

## Quick Facts

### Town Centre

- Sub Regional Town Centre including 40,000m<sup>2</sup> Stockland Shopping Centre
- Range of office, education, entertainment, civic and recreational uses
- NOW OPEN Stockland North Shore – Woolworths + 13 speciality stores
- NOW OPEN Main Street
- Town Square

### Open Space & Parks

- 40% of North Shore is dedicated to public open spaces
- 130 hectares of parkland
- 260 hectares of natural bushland
- 33 hectare Central Park – this is 44 times the size of Dairy Farmers Stadium
- Green Spine parkland runs length of the development
- 9 Neighbourhood Parks

### Leisure & Sporting

- 42km of walking and cycling trails
- Northern Beaches Leisure Centre NOW OPEN. Includes 50m Olympic pool, learn to swim pools, water play areas, family park and BBQ's
- Future indoor sports and gymnasium
- Central Park performance spaces (amphitheatre and stage), market area, picnic grounds, botanic garden
- All homes within 200m of parkland
- Multi purpose courts
- Sporting ovals
- Exercise, public art, environmental nature trails

## Part of your community





# 10 MINUTES TO YOUR NEW HOME\*

**ONE STOP** – One Stockland ensures seamless service from choosing your land, obtaining your finance to building your home.

**ACCREDITED** – Experienced and accredited local broker.

**COMMUNICATION** – Help and advice through the entire purchasing and building process.

**CONVENIENCE** – Available seven days onsite, at your home or office.

**CHOICE** – Your choice of products and interest rates from over 20 lenders and 600 loans which can include your existing lender.

**CONSTRUCTION FINANCE SPECIALIST** – Specialises in construction process and financing needs.

**NEW OR EXISTING** – Finance for new or existing homes.

**DHOAS EXPERTISE** – Defence force loans expert.

**ONGOING SERVICE** – Finance solutions into the future.

**NO OBLIGATION** – No obligation finance pre-approval.

Our experience and expertise in home finance will free you to concentrate on the important business of building your dream home. We'll do the nuts and bolts while you turn your dream into bricks and mortar. Talk to David Lamari today and he will help you make all the right moves.

**Land at North Shore secured...  
With deposits from \$2,500.**



Stockland

\*10 minutes is all it could take for you to own your own home  
Call David on 0412 489 993 or visit [www.choicefinancetownsville.com.au](http://www.choicefinancetownsville.com.au)