



THE
AVENUES
— OF —
HIGHFIELDS

THE BEST OF BOTH WORLDS

The Avenues of Highfields as the name suggests is well situated in the beautiful township of Highfields. Boasting a high level of amenity with quality schools, shops and sporting fields within easy reach. A short fifteen minute drive to Toowoomba city centre, makes The Avenues a perfect retreat and the best of both worlds.



A place to call home



Relax & unwind



Love the lifestyle



Beautiful scenic parks

There are many reasons to live at The Avenues of Highfields, one of the most important reasons is its location. The combination of country charm and city convenience makes Highfields a grand choice.



Great universities & schools

Toowoomba boasts many fine educational institutions. The University of Southern Queensland offers an extensive course selection over many faculties. Toowoomba has been a pinnacle for secondary education especially providing boarding facilities for many families on the land. Prestigious boys and girls schools have a rich history of providing enviable learning outcomes. Toowoomba Grammar, Downlands College, The Glennie School and Fairholme College to name a few, provide a choice that is second to none.



Employment opportunities

Toowoomba as a regional centre, remains the powerhouse to South West Queensland and Northern New South Wales thriving industries. In fact, the Regional Australian Institute recently predicted that the Toowoomba and Surat Basin regions' gross regional product will increase by \$10 billion in the next 15 years. The opportunities for employment are broad based - agriculture, mining, tourism, defense and health services provide a bright future for employment.



New infrastructure projects

Toowoomba is the epicenter for regional, state and national significant projects. Firstly Wellcamp Airport has created opportunities for distribution that will boost the regions agriculture both nationally and more importantly internationally.

The Second Range Crossing will open up further opportunities for improved freight movement, facilitating an increase in economic activity by \$2.4 billion over 30 years. Local residents will benefit from reduced noise and increased safety.

The nationally significant Inland Rail Project connecting the port of Melbourne with the port of Brisbane, making Toowoomba into a major intermodal distribution centre.



Health services

Significantly the provision of health care and social assistance is the largest employer in the Toowoomba region. The city itself is serviced by 3 major hospitals - Toowoomba Hospital, St Vincent's Private Hospital and St Andrew's Toowoomba Hospital. Additionally allied health and all major specialists provide care for all ages.



OUR COMMUNITY

Being part of The Avenues of Highfields will be all about being a local. Remember how safe you felt as a child? You know your neighbours and they know you. Familiar places, familiar faces that's 'community'. It means being at home in a community that cares. It means saying G'day, can I give you a hand. At The Avenues of Highfields life is grand.

“What is important is family, friends, going back to your community and finding meaning in life.”

Adrian Grenier





Things to enjoy



Cafes



Local sporting grounds



ENJOY THE LOCAL LIFESTYLE

“Highfields is a lovely country town with all the facilities you need and only 10 minutes from Toowoomba. With several great schools and parks this is the perfect town for a family.”

homely.com.au



Great schools

Highfields families are spoilt for choice in education. Great local State, Catholic and independent Primary Schools are within easy reach. Highfields State Secondary College, opened in January 2015, completed as part of the newly designed High School Program being rolled out by the State Government. This college is only a short walk from The Avenues.



Access to sporting grounds

It is fair to say Highfields is an active and sports minded community. All codes of football are well represented at both junior and senior levels. With the addition of the Highfields' Sports Park directly across the road from The Avenues, sport in Highfields has never been better. The Sports Park will provide 6 multi purpose playing fields, netball and tennis precinct with room for up to 18 courts clubhouses and athletics track, who could ask for more.



Scenic surroundings

Highfields is perched on a ridge line with an elevation of 700 metres. It is naturally supplied with inspiring views of the Lockyer Valley and rich, red soil for beautiful gardens. Local walks, parks, arboretum, award winning gardens has nature playing an integral part in the lifestyle at Highfields.



Shopping centre

Highfields Village Shopping Centre is the hub of the community where you can get your weekly needs or that special something from the boutiques. A bite to eat or a coffee is just too easy. Ideally situated next door to the Cultural Centre/Pool/Sports and Recreation Centre/Library. Where you can have a swim, take a book from the library or exercise at the gym. Local clubs and tavern are there for that get-together with family and friends.

REGIONAL MAP



LOCATION MAP



EDUCATION

- 1 Highfields State Secondary College
- 2 Highfields State School
- 3 Mary Mackillop Catholic School
- 4 Mary Mackillop Catholic College (under construction)

SHOPPING & RETAIL

- 5 Highfields Village Shopping Centre
- 6 Highfields Plaza Shopping Centre
- 7 Highfields Cultural Centre
- 8 Highfields Tavern
- 9 Aldi

SPORTS

- 9 Kuhls Rd Sports fields
- 10 Highfields Sports Ground

OTHER

- The Avenues of Highfields
- Future Residential
- Parks

A GRAND PLACE TO LIVE

The Avenues of Highfields value design, our builders will be hand picked and the homes will be cleverly designed, yet pay homage to all that's great about the style of housing that Toowoomba is known for.



A great place to invest

We have chosen Highfields and in particular The Avenues of Highfields as a place which represents outstanding investment opportunities. So much is happening over the next 10 to 15 years with major infrastructure projects having major impact on the economic success of the region. This activity along with the natural assets of Highfields will underpin the success of your investment.



The development

The Avenues of Highfields community will have over 500 lots to choose from over the lifetime of the development. It will set a new standard in urban design not only for Highfields but also for Toowoomba. Design standards for housing that will make each street part of a grand plan to be proud of. Where houses are the predominant feature not your garage, with attractive parks and tree lined streets.



Quality designed homes

At The Avenues of Highfields the emphasis will be on quality in everything we do. The quality invested in the homes to be built will be paramount to the success of this community. Old-fashioned values of craftsmanship and bespoke design will be characteristic and evident at The Avenues of Highfields. Special attention to this detail will be part of the design guidelines. The design guidelines preserve the look and feel, which in the long run strengthens the value of your home.





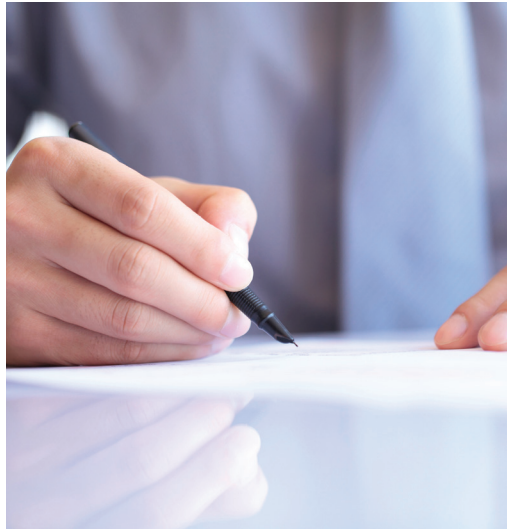
LIFE IS A COMFORTABLE HOME

“There is nothing like staying at home for real comfort.”

Jane Austen



LIVING MADE EASY



The design guidelines

The design guidelines gives confidence to any investor that the aspirations of this planned community will be maintained throughout the lifetime of the project. Careful consideration is given to style and types of housing with setbacks, garaging, fencing, and landscaping chief amongst the many variables!

With a design covenant in place your house and the ones around you will exhibit thoughtful design that will mature over many years and leave the investor with a home to be proud of.



Builder's Guild

The Avenues of Highfields will offer to anyone wishing to purchase a house and land package access to hand picked builders which share the aspirations and goals of the design guidelines for housing. The selection process of these local and SEQ builders was rigorous and was based on a demonstration of quality, track record and an ability to meet the requirements of the guidelines. These select builders will be part of The Avenues of Highfields Builders Guild.



The right choice

There are many things to consider when choosing a place to call home. A great location, a safe vibrant community in a neighbourhood that cares. The Avenues of Highfields values quality of design which will provide peace of mind to those wanting to be part of this outstanding development. The Avenues of Highfields ticks all the boxes as a sound investment and will be a grand place to live.





THE
AVENUES
— OF —
HIGHFIELDS

Corner New England Highway & Cronin Road, Highfields QLD 4352

Phone: 0421 709 711

theavenuesofhighfields.com.au