

GRADY HOMES – Custom Sierra

3 Bed, 2 bath, 2 car

Lot 251, 320 sqm

7 Gambia Drive, Bluewattle

\$335,994*

Fixed Price Package Includes:

- Land including all site costs
- Fully turfed with automatic sprinkler system
- Completely fenced
- Smooth coat render to exterior walls
- 2.7m high ceilings
- Tiles to front porch, patio & living areas
- Carpet to bedrooms & lounge
- Fully air-conditioned with Fujitsu split systems
- Custom design your kitchen including stone benchtops with the local cabinetmaker
- Quality Westinghouse stainless steel appliances
- NBN package
- Extra allowance for cyclone rated panel lift garage door.
- H class soil & C2 cyclonic wind rating (*you receive rebate if not required*)

That Bit Extra (With No Extra Cost)

- Cold water tap to fridge space for ice maker fridges.
- Timber nogging for wall mounted clothes dryer
- Provision for solar with conduit access to meter box.
- Energy efficient lighting including LED downlights
- Vanities custom made for your home by cabinetmaker

Land Highlights

- Summer breezes coming straight through the living area
- Across the road from brand new playground

Plan Features

- Main bedroom separated from other bedrooms
- Study nook

Our Peace of Mind Warranties

- 5 month build guarantee
- 12 month Grady defect policy
- 50 year structural warranty
- Fixed price contract

*Prices subject to change

**Subject to covenant approval

[Download Grady Homes, Lot 251 Plan PDF Here](#)

GRADY HOMES – Beachwood 3

3 Bed, 2 bath, 2 car

Lot 296, 515 sqm

3 Parsonia Drive, Bluewattle

\$416,578*

Fixed Price Package Includes:

- Land including all site costs
- Fully turfed with automatic sprinkler system
- Completely fenced
- Smooth coat render to exterior walls

- 2.7m high ceilings
- Tiles to front porch, patio & living areas
- Carpet to bedrooms & lounge
- Fully air-conditioned with Fujitsu split systems
- Custom design your kitchen including stone benchtops with the local cabinetmaker
- Quality Westinghouse stainless steel appliances
- NBN package
- Extra allowance for cyclone rated panel lift garage door.
- H class soil & C2 cyclonic wind rating (*you receive rebate if not required*)

That Bit Extra (With No Extra Cost)

- Cold water tap to fridge space for ice maker fridges.
- Timber nogging for wall mounted clothes dryer
- Provision for solar with conduit access to meter box.
- Energy efficient lighting including LED downlights
- Vanities custom made for your home by cabinetmaker

Land Highlights

- 4.4m double gate side access enough room to store a boat and trailer
- Directly across the road from brand new playground

Plan Features

- Walk-in pantry
- Study nook

Our Peace of Mind Warranties

- 5 month build guarantee
- 12 month Grady defect policy
- 50 year structural warranty
- Fixed price contract

*Prices subject to change

**Subject to covenant approval

[Download Grady Homes, Lot 296 Plan PDF Here](#)

TROPICAL HOMES – Inspire 117B, Lot 132

2 Bed, 2 bath, 1 car

Lot 132, 4 Nolina Street, Bluewattle

\$289,500*

- Well-considered, architect designed home
- Walk-in robe and ensuite to master bedroom
- Built-in robe to second bedroom
- Stainless steel appliances in kitchen
- Air-conditioning
- Landscaping package
- Rendered letterbox
- Clothesline
- Fencing
- Driveway
- Security screens
- 25 Year Structural Guarantee
- 12 week build time
- Finance options with \$2,000 deposit

*Prices subject to change

[Download Tropical Homes flyer, Lot 132](#)

Congratulations to the winners of our Park Naming Competition



Park Naming Competition winner Danni Keogh with Townsville's Deputy Mayor Cr Les Walker and Bluewattle's Development Manager Cara Doonan.

The community-nominated names of two new parks at Bluewattle, Rasmussen, were revealed at the official parks opening event, attended by approximately 750 people, on Saturday, 13 August.

Birdwing Park and Alfresco Park were the names chosen from

more than 100 ideas entered in a public Park Naming Competition held earlier this year. The two winning names were selected by the Park Naming Committee for their relevance to their respective parks and the way they reflect Bluewattle's community spirit and natural surrounds.

Melody Taylor, who nominated the name Birdwing Park for the larger of the two community spaces, said her entry had been inspired by the butterfly motifs adorning the top of the 10m tower and slide, as well as the butterfly-shaped climbing structure.

"The park is butterfly-themed, so for me it made sense to nominate the beautiful Birdwing butterfly as its namesake," Ms Taylor said.

'Butterflies can also symbolise transformation and renewal, which was perfect for a new development in one of Townsville's older suburbs.'

Danni Keogh's winning suggestion of Alfresco Park represented the second park's community herb garden and communal long tables, designed to bring everyone together.

'The description of the park reads like an outdoor garden restaurant. The space is all about creating a fun family-friendly environment surrounded by herbs for everyone to enjoy,' Ms Keogh said.

'I felt the name Alfresco reflected the idea of family dining, while also adding a sense of occasion to any picnic or barbecue shared in the park.'

Both Birdwing and Alfresco parks are now open for the public to enjoy and are located off Gambia Drive in Bluewattle, Rasmussen.

Parks Release – an exclusive opportunity to buy near our new parks!

Release
6 AND 7



The Parks

An exclusive opportunity to build your dream home alongside the newest parks at Bluewattle, including our flagship park featuring a 10 metre tower with three levels of play areas and two huge twisting slides!

Only 10 lots make up our premium collection located within Release 6 and 7 Bluewattle.

All premium lots overlook the newest Bluewattle parks where you can build your own home. Choose from 9 larger lots ranging from 415sqm to 640sqm, or one smaller lot of 320sqm.

Land priced from \$123,000 to \$163,500.

Bluewattle INSPIRE range lots also available with many having Park views, please ask for more information on this superbly located, affordable range of land or house and land options.

Enquire now – Exclusive opportunity to buy in Bluewattle alongside the parks!

Our latest newsletter out now!



ISSUE 7 | June 2016

Bluewattle life NEWSLETTER

IN THIS ISSUE

- Project update
- Win \$500 in our Park Naming competition
- Our Tidy Front Yard winners announced
- Meet the builder: Tropical Homes
- What's On?
- Community update

A GREAT PLACE TO

Hang Out



With a new land release, new homes popping up and two new parks under construction and opening in August, there can be no doubt that Bluewattle is a bevy of activity right now.

Get all the latest information on Bluewattle and the beautiful Upper Ross Community in the latest edition of our newsletter...

[Download your very own copy here.](#)

Name our two new parks – Opening this August!



Amazing new park at Bluewattle, 10m slide tower!

This August we will be officially opening two new parks at Bluewattle. The larger park is currently under construction, and is positioned on the corner of Bluewattle and Gambia Drive.

It will actually be THE LARGEST at Bluewattle, featuring a 10m tall tower with slides and play equipment, adorned with butterfly decorations. The tower was erected last month, and has already become a local landmark! The park also includes dedicated cross-fit exercise zones with equipment, plus plenty of space for outdoor sports. Drive by and check out the progress. We expect this park to be completed in late July.

The second, smaller park is positioned in the heart of Bluewattle's latest land release, bounded by Gambia Drive, Lizzie Street and Basil Lane. It includes long communal tables for outdoor dining and a productive arbour, growing fresh

herbs for the whole community to enjoy. This park is now complete, so feel free to visit and enjoy a family picnic in the park!

Help us name our New Parks

We are inviting the community to submit their name ideas for our two new parks. Submit your entries by 1 July 2016, and get in the running to win one of two \$500 vouchers to spend at Willows Shopping Centre. Submit your entry online here at bluewattle.com.au

[Like us on FaceBook](#) Keep up to date with progress on our parks, and other events at Bluewattle.

ANZAC Day Colouring In Competition! Win a Family Pass to Reading Cinemas!

Bluewattle is holding a colouring in and writing competition to help our community mark Anzac Day this year. Children in our local schools and community can choose to either colour in or tell us a story about what Anzac Day means to them. Winners will be chosen in each category for different age groups at each participating school and community. Category winners will receive a Family Pass to Reading Cinemas.

Entries can be handed in to our participating schools Rasmussen State School and Good Shepard Christian. Or hand them in directly to our Land Sales and Information Centre. You

do not have to go to one of these schools to participate, please enter at our land sales office. Please remember to write a contact number for us to call you if you win if you don't go to one of our participating schools!

All artworks or stories need to be submitted to School or Land Sales Office by Friday 23rd April.

Artworks will be displayed at our Land Sales and Information Centre at 12 Bluewattle Boulevard, Rasmussen. Open Thursday to Sunday 10am – 4pm

For further information Call 1800 250 250

[Download your Entry Form Here.](#)

Release 6 & 7 Now Selling

Release
6 AND 7



Bluewattle is now selling it's exciting new Release 6 & 7!

There are now 27 more chances for you to find your ideal location to build your new home.

Release 6 & 7 will contain two major new parks for the whole community to enjoy and with prices from \$110, 000 you can afford to enjoy that lifestyle now! [Find out more...](#) or visit us today at our Land Sales & Information Centre. Open Thurs to Sun 10am to 4pm

Welcome Families BBQ!



You're Invited!

This Friday 26th February 2016 we will be holding a Welcome Families BBQ for all the lucky residents here at Bluewattle. Come and meet your neighbours, enjoy a bbq cooked by our friendly community organisations and just enjoy the park!

Jeff Caddies Park from 5.30pm

Call our Land Sales Office for more information 1800 250 250

Halloween Fun at Bluewattle





There was a fantastic community response to Bluewattle's inaugural Halloween event!

Over 300 children attended and took part in our safe trick or treating circuit and then enjoyed a spooky movie under the stars with their friends & families at Jeff Caddies Park.

Thank you to everyone who took part and made the night so memorable.

Bluewattle Gets Spoooooooky for Halloween

Bluewattle Gets Spoooooooky for Halloween



Upper Ross residents will celebrate Halloween this year with a free event including an outdoor movie, trick or treat trail, Halloween games and face painting. The event will be held in Jeff Caddies Park on Saturday 31st October 2015 from 5pm!

The builders in our display village have come on board to create a kid-friendly trick or treat trail providing a rare opportunity for people to visit Bluewattle by night, while the kids are entertained after by fun and games in the park.

A free pumpkin carving workshop on Halloween morning will be held by Umbrella Studio at the Upper Ross Community Centre. The pumpkins will be on display at the park that night. If you would like to book, spaces are limited, please visit www.umbrella.org.au/whats-on/events/pumpkin-carving

Come on down and join our spoo-oo-ooky evening.

Trick or treating and events in the park from 5pm. Bring a blanket and stay for *Hotel Transylvania* starting at 7pm!