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Hello,

Thank you for considering Riverlea Estate for your new home or investment.

Riverlea Estate in Condon has taken many years of planning and development, culminating in what we consider to be one of the finest "family friendly" Residential Land Estates in the area.

Ideal in its location, Riverlea Estate is situated in extremely close proximity to many of the major amenities considered important to a large percentage of Townsville's population.

A few examples of these amenities are:

Dairy Farmer's Stadium; home of the Cowboys, Cannon Park, Willows Shopping Centre, Tony Ireland Stadium and The Riverway development, all located less than 4 minutes drive away; and it is less than 7 minutes drive to the Townsville Hospital and James Cook University. In addition, the stunning new "Laurence Park" with its playgrounds and barbeque areas is literally across the road!

Situated on the corner of Bowhunter Road and Smith Road in Condon, Riverlea Estate is tucked in behind the beautiful Carlyle Gardens Retirement Village, and features a series of "internal access only" roads which ensure that the estate is not used as a major thoroughfare for traffic travelling to another destination. In keeping with the "Family Friendly" design, this enhances the safety of the Riverlea Estate residents and families.

Other major benefits of Riverlea Estate are:

- Larger average lot size than most other estates
- Building Covenant to protect your investment and promote quality housing
- Reticulated Gas to each lot, in order to promote an environmentally friendly development
- Easy access to Smith Road for the Townsville Sunbus service
- Our "Choose your block, choose your builder" approach

That's right! Most other estates are under the control of specific builders. This stops you being able to have the builder of your choice in a particular location. This is where Riverlea Estate really breaks the mould! In Riverlea Estate, you select your lot, and shop around until you find the builder you prefer.

The greatest benefit of Riverlea Estate however is the price! With Stage 1 lots ranging in size from 597 square metres up to 822 square metres, the prices have been kept to a minimum as an introductory bonus. You can purchase a piece of paradise for as little as \$149,500!

Thank you again for taking the time to consider Riverlea Estate for your home or investment, and should you wish to secure a lot, please contact me on 0418 154 495 or on email [br@rossre.com.au](mailto:br@rossre.com.au)

Yours Faithfully  
**ROSS REAL ESTATE**

Brendan Ross  
Principal