

An aerial photograph of a valley at sunset. The sky is a warm, golden yellow, and the sun is low on the horizon, casting a soft glow over the landscape. The valley is filled with rolling green hills, dense forests, and several small ponds or streams. In the foreground, a small town or village is visible, with a cluster of houses and buildings. The overall scene is peaceful and scenic.

*Lilywood*  
LANDINGS

LILYWOOD, MORETON BAY REGION





Artist Impression

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## Timeless memories created here

Our unwavering commitment to creating a master-planned community is founded in our understanding of how people aspire to live their best lives. Lilywood Landings unfolds as a genuine riverside haven, boasting expansive hectares of dedicated parks with a unique 1.74 kilometre river frontage of natural habitat. These open spaces with views of the D'Aguilar Ranges invite the community to come together, fostering connections, or simply providing a serene backdrop for a leisurely after-dinner stroll.



# It's more than a new home. It's a whole new city.

Moreton Bay Region is loved for its picturesque bush to bay lifestyle, stunning natural attractions and experiences, this region attracts families and business and investors from far and wide.

The 3480 hectare new neighbourhood development plan for Waraba City will be the largest growth area planned in QLD. The new city location was selected as the perfect position to support the region's growth. In partnership with Moreton Bay Regional Council, both Federal and Queensland State Governments, Lennium Group will create over 700 new homes designed for families to thrive, enjoy and prosper.

<b>\$40B</b> ECONOMY Projected for 2041	<b>700,000</b> POPULATION Projected for 2041
<b>240,000</b> JOBS Projected for 2041	<b>45,000</b> BUSINESSES Projected for 2041

## THE NEW CITY SHAPED FOR A BETTER FUTURE

By 2041, Moreton Bay Region is forecast to have a population of more than 690,000 making it one of Australia's fastest growing urban areas and the region will become one of Australia's top 10 regional knowledge and innovative hubs.



Waraba City's New Suburbs

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\*Outlines indicative only





WARABA CITY

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CABOOLTURE RIVER ROAD

LILYWOOD BLVD

CABOOLTURE RIVER

BELLMERE ROAD



# A modern and well connected future community

Lilywood offers a brand new address just minutes from Morayfield but in a world of its own. Here you can enjoy all the drawcards the Moreton Bay region affords, namely hinterland villages, the multitude of mega shopping centres, new schools, hospitals and a university. There's great connectivity via public transport systems and easy onramp access to the M1 and Sunshine Coast hotspots are at your fingertips.



Caboolture Hub – An award-winning venue including an Education and Business Centre, Library, Regional Art Gallery, and Cafe.



University of Sunshine Coast – Caboolture Campus offering degrees and courses ranging from health to business and innovation.



Caboolture Hospitals – Undergoing a major expansion to include more health services and improved parking for the community.



Morayfield Shopping Centre – Over 150 stores including Coles, Woolworths, Big W, Target, and Kmart.



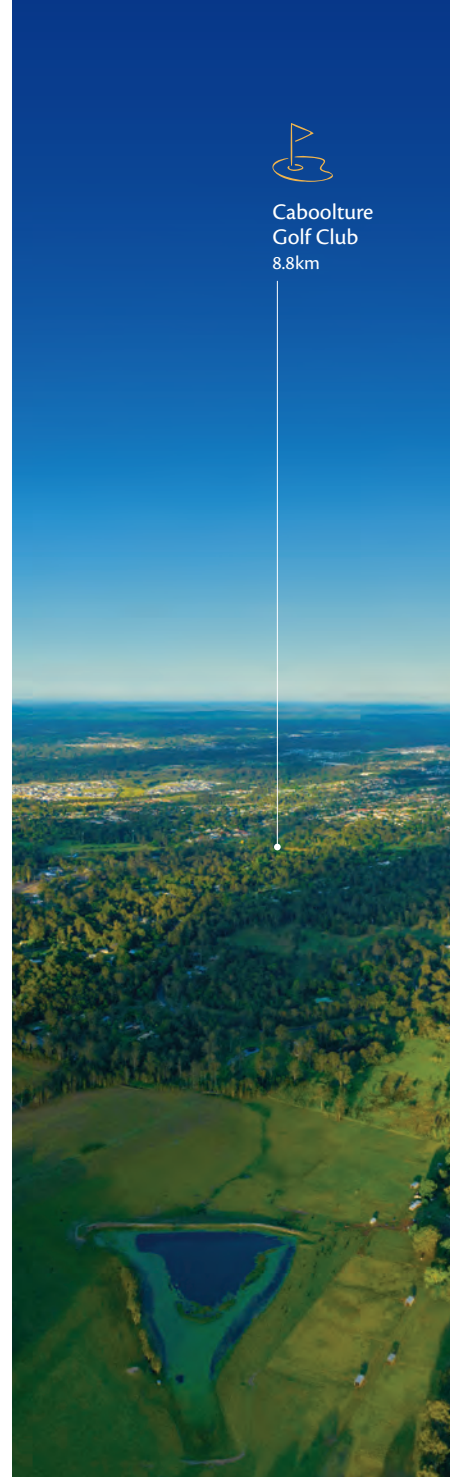
Caboolture Station Park n Ride.























Health Hub Morayfield – A holistic medical precinct offering a range of health services.



Caboolture  
Golf Club  
8.8km





-  Sunshine Coast University Caboolture 8.5km
-  Caboolture CBD 6.4km
-  Bribie Island 28km
-  Morayfield Road 4.1km
-  Bunnings & Gaffield St Super Stores 4.8km
-  Redcliffe 28km
-  North Lakes 17.5km
-  Caboolture Rugby Union Club 4.5km
-  Brisbane CBD 56km
-  Sheep Station Creek Conservation Park 2.9km
-  Caboolture Hospitals 8.2km
-  Moreton Island 46.3km
-  Morayfield Swim School 3.7km
-  Morayfield Sports & Events centre 5.0km
-  Minimbah State School 6.4km
-  Brisbane International & Domestic Airports 50km
-  Caboolture Train Station 6.9km
-  Bruce Hwy (M1) 7.2km
-  Morayfield Train Station 5.2km
-  Foodworks 1.0km



\*Outline indicative only



# The Lilywood Landings Precincts

A truly spectacular environment with nearly 2 kilometres of absolute Caboolture river frontage; Lilywood Landings, fertile soil creates a strong foundation for the very first master planned residential community to come to life in the new City, and it will offer unparalleled opportunities for everyday families to invest in their future.

A PLACE WHERE THE PAST  
INSPIRES THE FUTURE

Imagine a time when steamboats moored at the farm's jetty and hand-cut timber logs were loaded onto the boats via the slipway. Blue Flax Water Lilies flourished along the waterways including the Caboolture River. 'Lilywood' is a nod to these evergreen perennials and 'Lilywood Landings' serves as a tribute to the early settlers and pioneers of our West Caboolture community. We pay homage to the past but trust that it fosters a profound sense of belonging and ownership within this future generation community.



\*Outline indicative only



# Display Village (Opening in 2025)

Lennium Group takes immense pride in extending a warm welcome to those respected local home builders of South-east Queensland, as they join the new community at Lilywood Landings. Within this vibrant Display Village, 31 exquisitely crafted display homes will be unveiled as part of the groundbreaking Master Builders Display Village.

Adjacent to this vibrant display village is a distinctive expanse of verdant open space adorned with native flora. The elevated streetscapes provide a picturesque backdrop, offering extended views of the majestic D'aguiar Mountain Range. Welcome to the beginning of something extraordinary.



\*Outline indicative only



# Live in a neighbourhood where family time is time well spent

It's the perfect setting where time spent together is truly cherished. Lilywood Landings is an integrated community with tree-lined streets linked by footpaths that meander to parks, some with kids play equipment. There is also planned a local childcare centre as well as convenient local shopping. It truly is a wonderful place to create your family's forever home. Explore generously proportioned residential lots, thoughtfully designed to build a spacious four-bedroom home with a double garage.













# Be on the doorstep of the great outdoors

The enchanting embrace of nature unfolds in a symphony of colours and sounds just moments from Lilywood Landings.

Immerse yourself in the subtropical rainforests in Moreton Bay, where lush green canopies and expansive eucalypt woodlands await. The air is alive with the tunes of native birds, and an atmosphere filled with the aroma of native flowers.

For the adventurous, there's a plethora of activities to explore right at your fingertips. Whether you're a hiking enthusiast, an avid horse rider, a cycling warrior, or prefer the thrill of four-wheel driving through the National Park, Moreton Bay Region offers a spectrum of experiences to satisfy your thirst for the great outdoors.



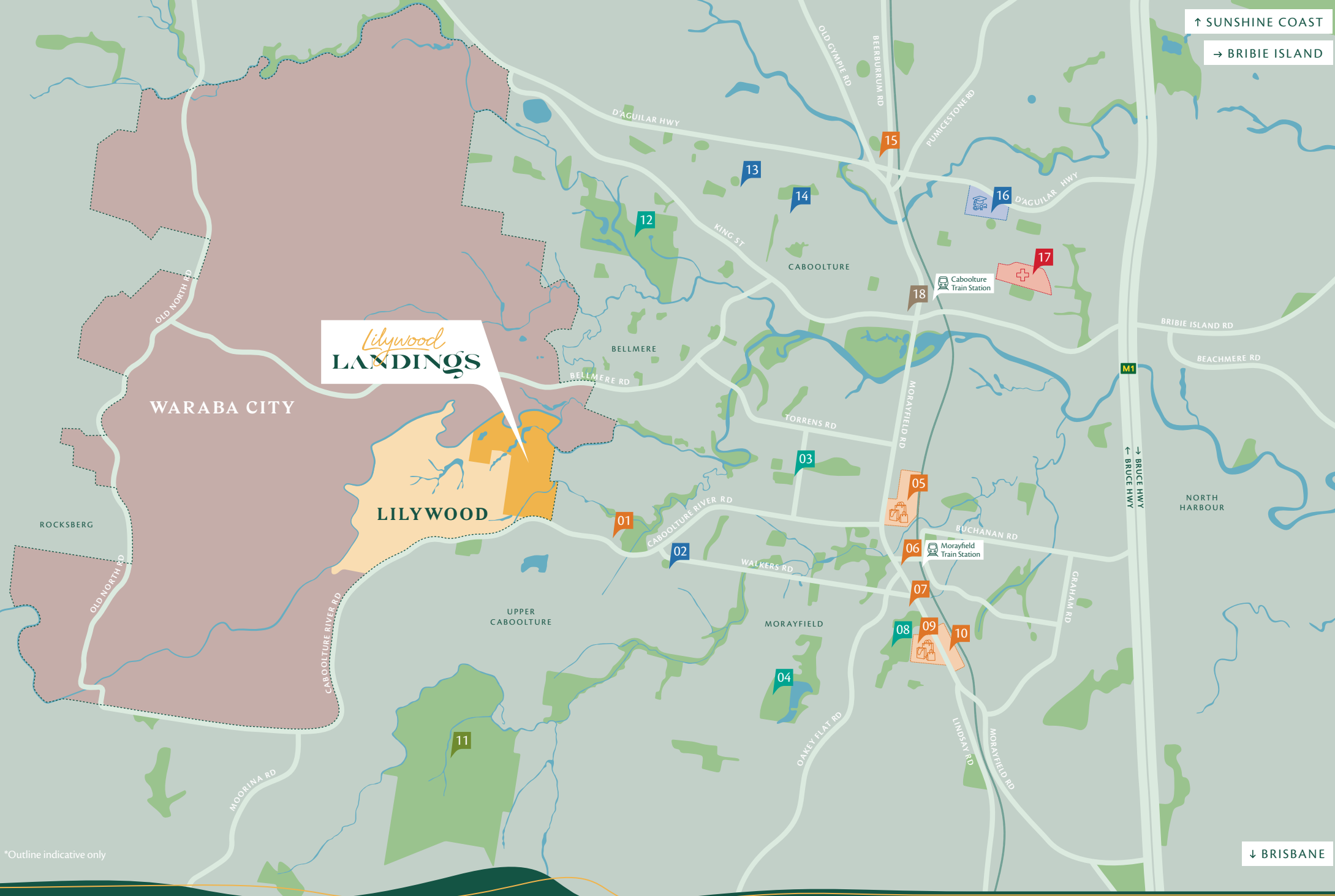
Major natural features of the Moreton Bay Region include D'Aguilar National Park, Bellthorpe National Park, Bribie Island National Park, Freshwater National Park, Glass House Mountains National Park, Bribie Island and beaches, Moreton Bay Marine Park, Pumicestone Passage Marine Park, various state forests, Lake Samsonvale and Lake Kurwongbah.



↑ SUNSHINE COAST

→ BRIBIE ISLAND

↓ BRISBANE



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WARABA CITY

LILYWOOD

ROCKSBERG

BELLMERE

CABOOLTURE

MORAYFIELD

UPPER CABOOLTURE

NORTH HARBOUR

\*Outline indicative only





Education



Health



CBD



Sport &  
Recreation



Shopping  
& Dining



Nature

01. Foodworks
02. Minimbah State School
03. Morayfield Swim School
04. Caboolture Rugby Union Club
05. Morayfield Shopping Centre & Regional Centre Including Coles, Woolworths, Australia Post, Kmart, Target, BCC Cinemas, and 150 specialty stores
06. Harvey Norman
07. Bunnings Warehouse
08. Morayfield Sport & Events Centre
09. Gaffield Street Super Stores Including Woolworths, Spotlight, Aldi, Outback Adventures, TK Maxx, Fantastic Furniture
10. Morayfield Road East Super Stores Including Amart Furniture, The Good Guys, Officeworks, BCF, Zarraffa's
11. Sheep Station Creek Conservation Park
12. Caboolture Golf Club
13. St Paul's Lutheran Primary School and Kindergarten
14. Grace Lutheran College - Caboolture Campus
15. Caboolture Country Markets
16. Sunshine Coast University - Caboolture Campus
17. Caboolture Hospitals
18. Caboolture CBD



## A place to thrive connected to city conveniences

Lilywood Landings offers the first opportunity to secure residential land within the first master planned suburb of Lilywood in Waraba City.

You can relax by the river in the morning and shop in the afternoon with some of Australia's biggest brands available at Caboolture, Morayfield and North Lakes. It's an easy escape to the Sunshine Coast's magnificent hinterland or you can hit some golf balls on nearby Bribie Island's world class course.

A booming local economy with 100,000+ more jobs to be created locally over a 20-year period, creating a \$40 billion economy. With 27,000 homes, 970 hectares of public green space, nine state primary schools, four state secondary schools and extensive infrastructure planned for the future of Waraba City, residents of Lilywood will be in the box seat for future growth.





# Lilywood LANDINGS

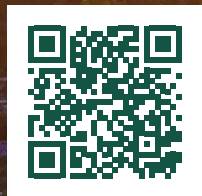
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