



Watermill

WELCOME TO WATERMILL.
A BOUTIQUE MASTER-CRAFTED COMMUNITY.





32 HAMPTONS STYLED, TURNKEY HOME & LAND PACKAGES

Brought to you by Partners in Property, WaterMill embraces Brisbane's beauty in its entirety. It's a place where an uninterrupted panorama of verdant greenery and glistening stretches of water meets a sparkling city skyline. This idyllic canvas is welcoming and powerful, creating a sanctuary for every chapter of life.

True to its namesake in the exclusive Long Island, WaterMill draws inspiration from The Hamptons to fuse a laid-back coastal ambience into a vibrant suburban location. Each block in the master-crafted community comes with a carefully selected home design to create a seamless state of flow throughout the estate .

This is where Brisbane's newest chapter begins.

4 BED | 2 BATH | 2 CAR
400 - 3,350sqm BLOCKS

245-263 BRACKEN RIDGE ROAD, BRACKEN RIDGE





ARTIST IMPRESSION

*SEE DISCLAIMER

WaterMill draws inspiration from the coastal beauty of The Hamptons, though Bracken Ridge has its own share of beautiful landscapes. As such, the homes are a refreshing canvas to soak in the lush surroundings, enjoy the idyllic climate and embrace the in-between moments that make up life.

INCLUSIONS

- Bespoke facades
- 2590mm ceiling height
- Stone benchtops in both the kitchen & bathrooms
- Rendered letterbox
- Black tapware in kitchen
- Full render to the entire house
- Feature entry door
- Full blinds package to the entire home



ARTIST IMPRESSION

Stylish entertainer kitchens feature bespoke panelled cabinetry, a stone island bench, premium appliances and ample storage. As the true heart of the home, it's a place for simple meals and elaborate soirees alike.



At WaterMill, the living areas offer every advantage of space and natural light. The refreshing palette, refined finishes and soft touches give the free-flowing areas a charming ambience.



Nestled between stunning greenery and situated just minutes away from the foreshore, WaterMill showcases unmatched natural beauty. From the outdoor terrace to the carefully manicured gardens, each outdoor space is an ode to the beautiful surroundings and the ideal backdrop for the contemporary Australian family.

LANDSCAPING INFORMATION:

- Full landscaping package including front garden, turfing to the front and rear
- Fencing to the entire home



*SEE DISCLAIMER



MAIN BEDROOM + BATHROOM

The Hamptons design philosophy continues to the bedrooms, where natural light and considered spaces converge to create a private oasis. Each room is generous in size with the master bedroom the most opulent of the selection. Here, a designer walk-in-robe offers an abundance of storage, while the ensuite showcases sleek tapware, bespoke timber-look cabinetry, a stone vanity and a resort-like shower.



*SEE DISCLAIMER



ALYSSA ●



MAIAH ●



ROSE ●



CHLOE ●



KURA ●



LILY ●



PIPER ●



SIENNA ●



MADDIE ●



RHANI ●



LUCY ●

Every façade in the master-crafted community was handpicked for its block, ensuring a seamless flow throughout the entire space.



SUBURBS

- 01 Brighton
- 02 Woody Point
- 03 Sandgate
- 04 Shorncliffe
- 05 Bracken Ridge
- 06 Chermside
- 07 Brisbane City

EDUCATION

- 08 Bracken Ridge State High School
- 09 St John Fisher College
- 10 Sandgate High School
- 11 St Joseph's Nudgee College
- 12 St Joseph's Catholic Primary School
- 13 Tafe Bracken Ridge Campus
- 14 Holy Spirit College
- 15 Goodstart Early Learning

MEDICAL

- 16 Redcliffe Hospital
- 17 Prince Charles Hospital
- 18 St Vincents Private Hospital

TRANSPORT

- 19 Shorncliffe train station
- 20 Sandgate train station
- 21 Brisbane Airport
- 22 Port of Brisbane
- 23 Deagon train station
- 24 Boondall train station

LEISURE & ENTERTAINMENT

- 25 Deagon Racecourse
- 26 Entertainment Centre
- 27 Bracken Ridge Library
- 28 Chermside Shopping Centre
- 29 Bracken Ridge Tavern

PRECINCT

- 30 Virginia Business/Industrial Precinct
- 31 Moreton Bay
- 32 Deagon Wetlands

AMENITIES

- 33 Woolworths
- 34 Coles
- 35 Bracken Ridge Plaza



WHERE CITY MEETS COASTLINE

The Bayside stretch made up of Shorncliffe, Sandgate, and Brighton is just minutes away. This is where mesmerising morning skies reflect off the water, and the soothing sounds of the tides create a relaxing soundtrack for everyday life. Along the waterfront, artisan cafés and boutique bars create a culture that celebrates the beauty of gourmet eats and delectable drinks.

Venture only 20 minutes further to reach the bustling heart of the Brisbane CBD. With vibrant commercial streetscapes, activated laneways, and picturesque postcard views, it's easy to see why Brisbane is attracting attention for business and pleasure in equal measures.



BRACKEN RIDGE

Bracken Ridge is a sublime pocket of Brisbane. With a highly sought-after climate, laid-back culture and mesmerising landscape, this suburb is the ideal place to live, work and play.

ENTERTAINMENT

The diverse community fabric of Bracken Ridge means the locale hosts a growing range of restaurants, cafes and entertainment options. These venues range from laid-back cafes and on-the-go eats to fine-dining restaurants and waterfront bars.

EMPLOYMENT

Bracken Ridge is close to the Australia Trade Coast (ATC), Queensland's second largest employment hub. ATC includes Brisbane Airport, Port of Brisbane, and surrounding businesses. The top five employment sectors for the region include health care, retail trade, education and training, construction, and public administration and safety.

TRANSPORT

The region has major transport networks with train, bus and road networks linking to major employment hubs, entertainment, health and education infrastructure.

MEDICAL SERVICES

A number of established hospitals and new facilities are within a short distance of Brackenridge. These services are bolstered by a variety of private practices for all forms of medical support across the region.

CHILDCARE AND SCHOOL

The Bracken Ridge Catchment has a wealth of education options, including primary schools, high schools, childcare, universities and TAFE in the surrounding area.





KEY FACTS

The South East region of Queensland is experiencing increasing levels of interstate migration as residents from New South Wales and Victoria take advantage of the lifestyle on offer and affordability of residential markets when compared to their home states. As such, the region has seen an unprecedented growth in infrastructure.

8.3% RENTAL PRICE GROWTH OVER 12 MONTHS

18% HOUSE PRICE GROWTH IN 12 MONTHS

0.5% RESIDENTIAL VACANCY RATE

\$40 PER WEEK RENTAL PREMIUM

INFRASTRUCTURE

Northern Transitway - \$53 million (Under construction)

Queens Wharf - \$3.6 billion (Under construction)

Trade Coast - \$2 billion (Under construction)

Deagon Racecourse Redevelopment - \$30 million (Planned)

Holy Spirit College - \$25 million (Under construction)

St Vincent's Private Hospital Northside - \$13 million (Completed)

Bracken Ridge Library - \$6 million (Completed)

Prince Charles Hospital Mental Health Facility - \$27 million (Completed)

A MASTER CRAFTED COMMUNITY,
HARMONIOUS IN ITS ATTENTION
TO DETAIL AND QUALITY
CRAFTSMANSHIP.



PARTNERS IN PROPERTY GROUP

Partners in Property Group offers a dynamic in-house team of industry-leading professionals that specialise in property development, development management, sales + marketing, and property management to offer end-to-end property solutions. These knowledgeable and experienced professionals have overseen and delivered more than 3,000 properties across southeast Queensland since 2003, covering everything from subdivisions, townhouse developments to marketing campaigns and property management.

RECENT PROJECTS

VIDORRA - 176 TOWNHOUSES

WEST QUARTER - 45 HOME & LAND PACKAGES

LILYBROOK - 52 HOME & LAND PACKAGES

WILLOWBROOK - 200 HOME & LAND PACKAGES

LURA - 288 LAND PARCELS





WaterMill is a rare residential development to grace the suburbs of Brisbane, an opportunity for homeowners to be one of a very select few. It's a place that moulds around the ebb and flow of everyday living, creating an idyllic canvas for family life.

This is Brisbane's newest chapter of living.

This is WaterMill.

REGISTER YOUR INTEREST ONLINE

WWW.WATERMILLESTATE.COM.AU

A/ 245-263 BRACKEN RIDGE RD, BRACKEN RIDGE, 4017, QLD
E/ INFO@PARTNERSINPROPERTY.COM.AU

Disclaimer:
The information contained and depicted in this Masterplan, including landscape treatments, road layouts, public utility infrastructure and location, is indicative only and is subject to any necessary development approvals and change without notice. In particular, the naming of places and streets within the development are subject to approval and may change. Prospective purchases should make their own inspections and enquiries and take their own professional advice to satisfy themselves as to all aspects of the proposed development before entering into a Contract for Sale.



PARTNERS IN PROPERTY

G R O U P