



WILLOW BRAE

*top camp*

# Land Information Guide

nestled in nature, elevated living



# WILLOW BRAE

While Willow Brae Top Camp provides a retreat from the hustle and bustle, it's conveniently located near all modern conveniences. A short 4km drive down the road will give you access to shopping centres with Kmart, Coles, Woolworths and Aldi, along with a variety of speciality stores, takeaway and dining options. Local schools and childcare are close by, along with UniSQ, parks and sporting fields.



Entry off Crebra Crescent

3.9km to 7Springs Medical Practice and Dental Centre.

3.9km to Toowoomba Plaza.

4.3km to The Ridge Shoppingworld.

7.6km to Toowoomba CBD.

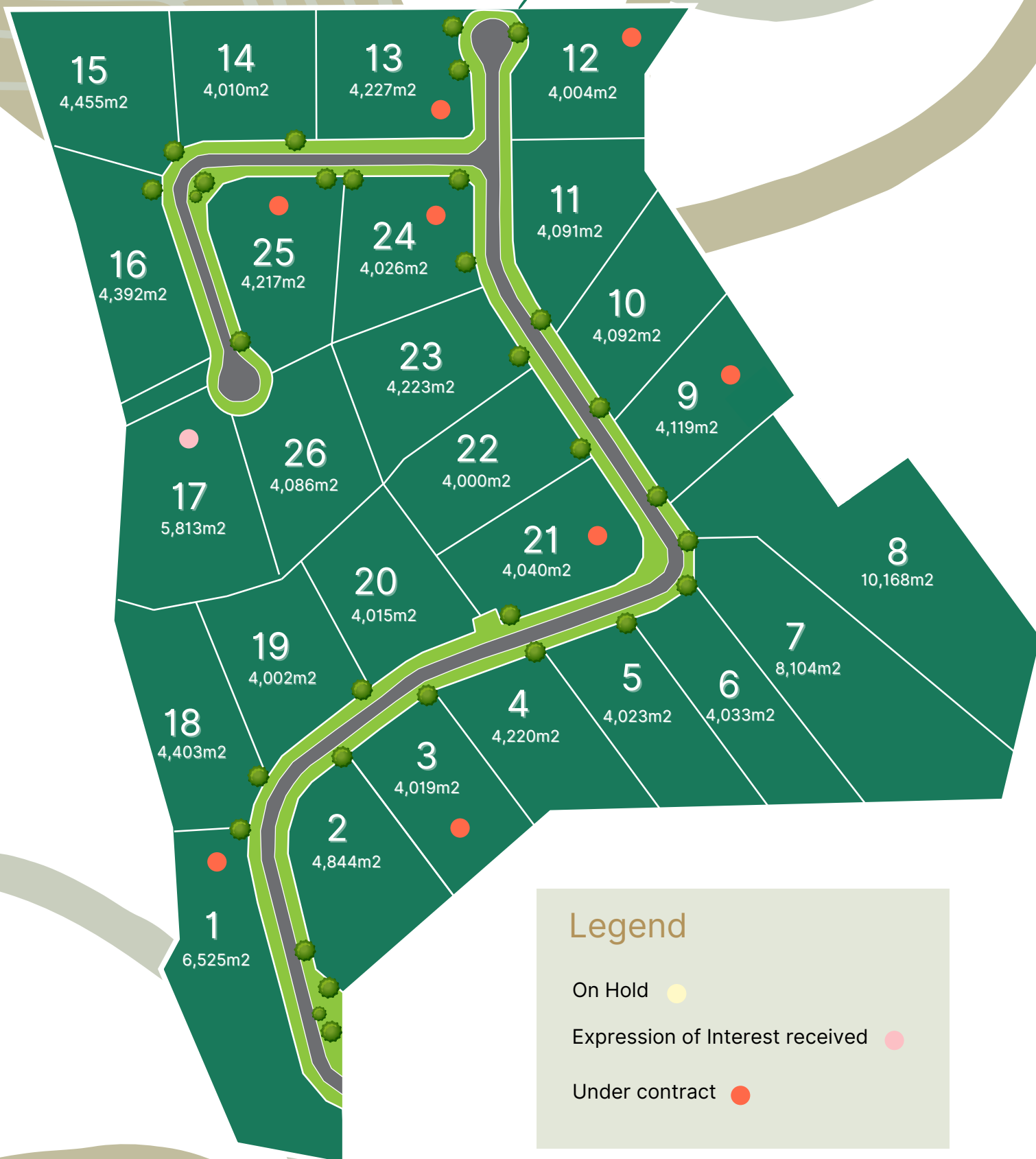
3.4km to University of Southern Queensland

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## *Estate Map*



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## *Price List*

Lot Number	Size	Price	Status
Lot 1	6,525m2	\$405,000.00	EOI RECEIVED
Lot 2	4,844m2	\$425,000.00	Available
Lot 3	4,010m2		UNDER CONTRACT
Lot 4	4,228m2	\$415,000.00	Available
Lot 5	4,023m2	\$385,000.00	Available
Lot 6	4,033m2	\$365,000.00	Available
Lot 7	8,104m2	\$405,000.00	Available
Lot 8	10,168m2	\$475,000.00	Available
Lot 9	4,117m2		UNDER CONTRACT
Lot 10	4,092m2	\$435,000.00	HOLD
Lot 11	4,103m2	\$432,500.00	Available
Lot 12	4,004m2		UNDER CONTRACT
Lot 13	4,227m2		UNDER CONTRACT
Lot 14	4,010m2	\$425,500.00	Available
Lot 15	4,455m2	\$415,000.00	Available

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Lot Number	Size	Price	Status
Lot 16	4,392m2	\$415,000.00	Available
Lot 17	5,813m2	\$425,000.00	EOI Received
Lot 18	4,403m2	\$402,500.00	Available
Lot 19	4,001m2	\$420,500.00	Available
Lot 20	4,013m2	\$421,000.00	Available
Lot 21	4,040m2		UNDER CONTRACT
Lot 22	4,000m2	\$422,500.00	HOLD
Lot 23	4,215m2	\$432,500.00	Available
Lot 24	4,015m2		UNDER CONTRACT
Lot 25	4,217m2		UNDER CONTRACT
Lot 26	4,086m2	\$402,500.00	Available

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# WILLOW BRAE

## Land Purchase Steps

- 1 Fill out and sign the (EOI) Expression of Interest form nominating the lot (Include a copy of your Driver's License or Passport).
- 2 Pay an initial deposit of \$5,000 to Murdochs Trust Account.
- 3 Review the Land Contract provided by us with your Solicitor.
- 4 Obtain a preliminary assessment from a finance broker or pre-approval from a Bank before signing the contract. We can help arrange this on request.
- 5 Sign the land contract within 7 days of submitting the Expression of Interest, either online or in person.
- 6 Send a copy of the signed land contract to the Developer for their approval and contract dating.
- 7 Receive a copy of the land contract to provide to your Bank and Builder.
- 8 Depending on the timing and access for Banks, and Builders, we can support finance extensions for valuations for a fee upon request.
- 9 Pay the remaining 10% deposit to the Solicitor's Trust account. For example, if the total cost is \$425,500. subtract the initial \$5,000 deposit, resulting in a Balance of Deposit (B.O.D) of \$37,500.00
- 10 Settlement occurs 14 days after formal notification of registration of title.

DA

OP WORKS

CONSTRUCTION

COUNCIL

SETTLEMENT

Development  
Approval received.

Operational Works  
lodged.

ETA end of Feb 2024.

Anticipated 4 - 5  
months.

On-maintenance  
period to be  
confirmed.

Last quarter of 2024.

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