



YOUR NEW LIFESTYLE STARTS HERE



Building Vibrant Communities

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Griffin

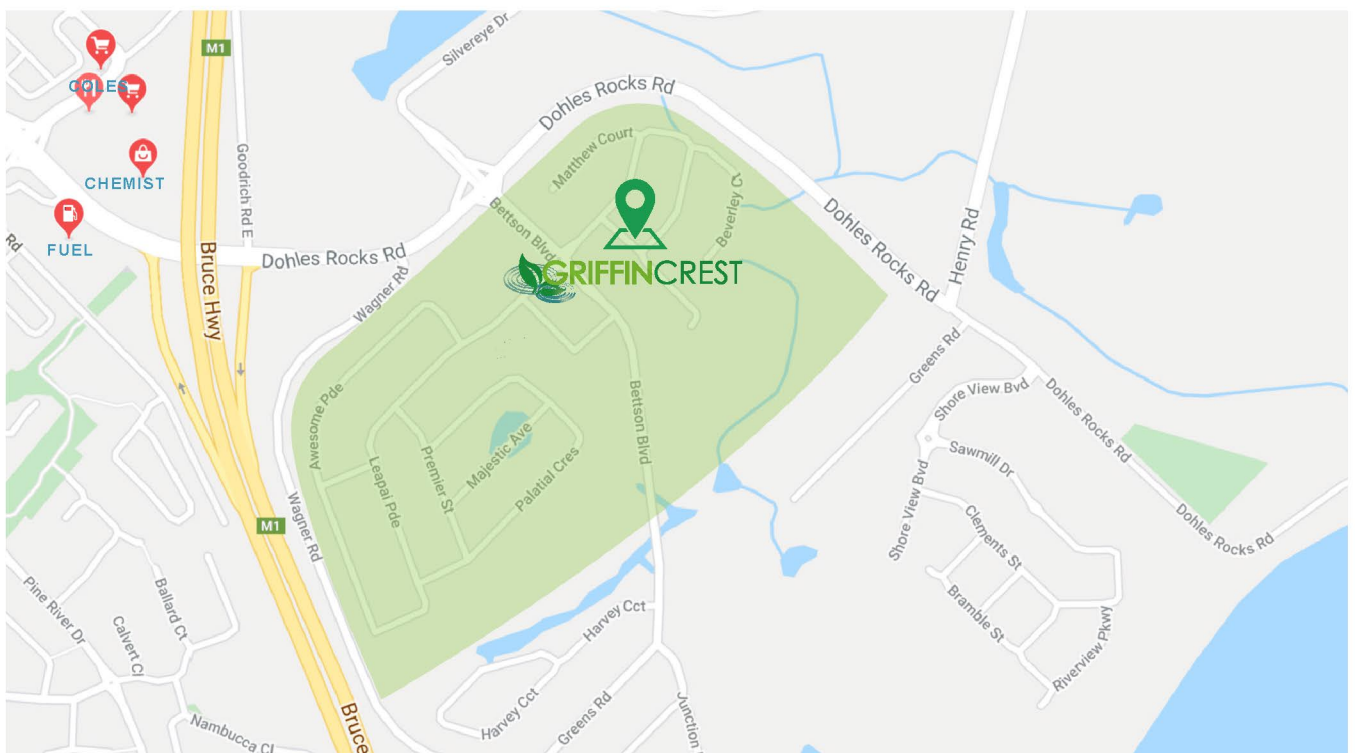
CONVENIENT & AFFORDABLE

Griffin is located in the Moreton Bay region and is a short drive to North Lakes, which is the area's major retail, commercial and industrial hub.

Griffin is an easy commute from Brisbane city, and residents love the fact that everything they need is close by.

Area features include:

- Four major shopping centres nearby
- Lots of great schools, both public and private
- Plenty of parks and sports grounds
- Beautiful Bribie Island just a short drive
- Three major hospitals nearby
- Easy access to Sunshine Coast via the Bruce Highway



Superb location

Area features include:

- 30 minutes to Brisbane CBD
- 35 minutes to the Sunshine Coast
- 16 minutes to the Brisbane airport
- Walk to shopping
- 5 minutes to schools and sports



CONVENIENCE

Public Transport

The local train station is just minutes from the estate and offers regular services to all areas of Brisbane. There are also connecting bus services and the Brisbane International and Brisbane Domestic Airport is just 16 and 20 minute's drive.



Shopping

Griffin offers a huge choice of shopping and dining options, from boutique eateries to mega shopping centres with hundreds of specialty shops. The huge Westfield Chermside and Westfield North Lakes shopping centres are just 15 and 5 minute's drive respectively, and Strathpine shopping centre is less than 15 minutes away.



Superior Healthcare

Healthcare is well and truly catered for in Griffin. There is a medical centre opposite the estate, as well as several local medical centres and six major hospitals including the Royal Brisbane within a short drive.

Major Hospitals

- Redcliffe 18 minutes
- Prince Charles 19 minutes
- Caboolture 20 minutes

School

Primary and High schools, private schools, TAFEs and Universities are all within a short drive and school bus pick-ups are available throughout Griffin. The Murrumbidgee State Secondary College is rated very highly and is one of the top-performing schools in the area.



LOCATION

Rivers – Beaches

Griffin is within reach of some of the finest rivers, estuaries and beaches in Australia.

Sunshine Coast is a 35 minute drive.

The Sunshine Coast is not just famous for its beaches, but also its huge choice of fun activities.



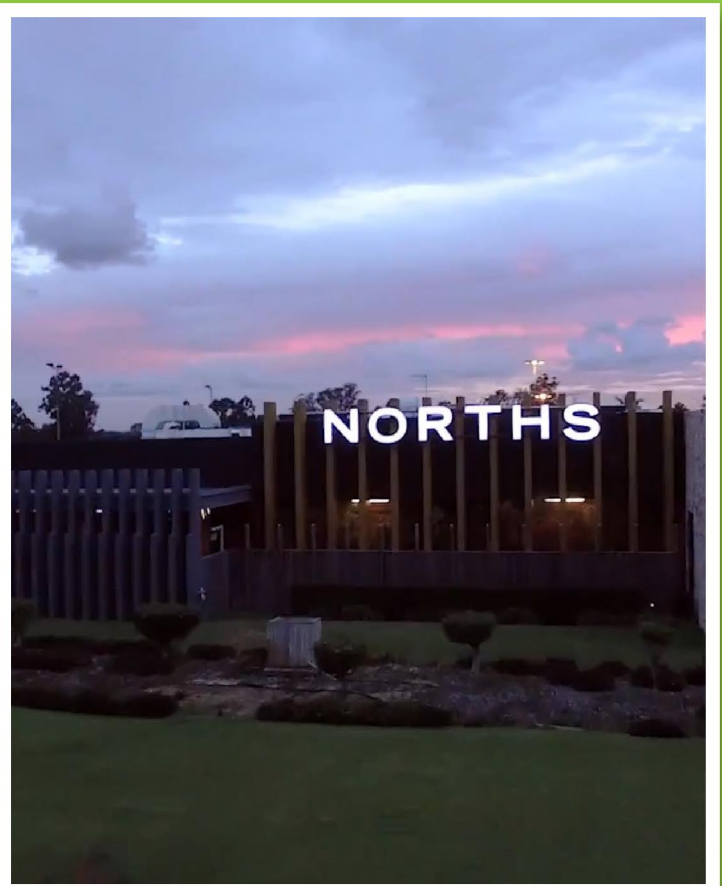
Great Outdoors

Dozens of forests and parks, including the spectacular Fraser Island, are all within reach.



Sporting Clubs

Sports and clubs are huge in Griffin, with most sports having local clubs with their own facilities. The running track is situated at the John Oxley Reserve and Norths Leagues club on Anzac Avenue.



Benefits of Buying with Oxmar Properties

WE CREATE OWNER-OCCUPIER COMMUNITIES

Most estate developers have one goal - to sell their land as quickly as possible. Often, this is accomplished by selling land to investors, who then rent their properties. A wise developer, however, will limit the number of investment properties in order to maximise the harmonious lifestyle of all residents in the estate.

Let's face it - many of us have rented and rentals are certainly necessary. But if you are putting your hard-earned money into your home, it is comforting to know that your neighbours own their own homes as well. This adds to the value of your area.

Owner-Occupiers take great pride in the street appeal of their homes, and this makes for a better streetscape and, hence, better home values.

Heavy rental estates suffer from things like:

- The front yard not being mowed
- Wheelie bins not being brought in or overflowing
- Cars parked on footpaths
- New residents every 6 - 12 months
- Excessive noise

THE OXMAR APPROACH

To guarantee the quality and community of our estates, we have a strict Owner-Occupier-to-investor ratio in place. Once this ratio is met, we only allow Owner-Occupiers to purchase properties in our estates.

At Oxmar Properties, our objective is to create estates that people love to call home. We think you will be happy living amongst like-minded families - rather than renters that change every 6 - 12 months.

WE'RE A FAMILY RUN BUSINESS

Oxmar is a family-run business that is based in Brisbane and run by Brisbane locals. This means that we have a deep and personal understanding of the Brisbane property market, and can work with you to ensure that you purchase the right home for your family. We will help you through every step of the buying, planning and building process. If you're unsure of where to start or how the home-purchasing process goes, we are here to help!

WE RUN OUR ESTATES SMOOTHLY

We go above and beyond to make sure that our estates run smoothly. This involves communicating with occupants, being available to solve problems and helping to keep the land pristine. If our residents ever notice anything that is out of place in their community, they can contact us and know that we will sort it out straight away. According to our current residents, this support and the commitment we make to creating (and maintaining) great communities is one of the many reasons why they chose us. No bins left out by the neighbours all week when you live at an Oxmar estate!



Dohles Rocks



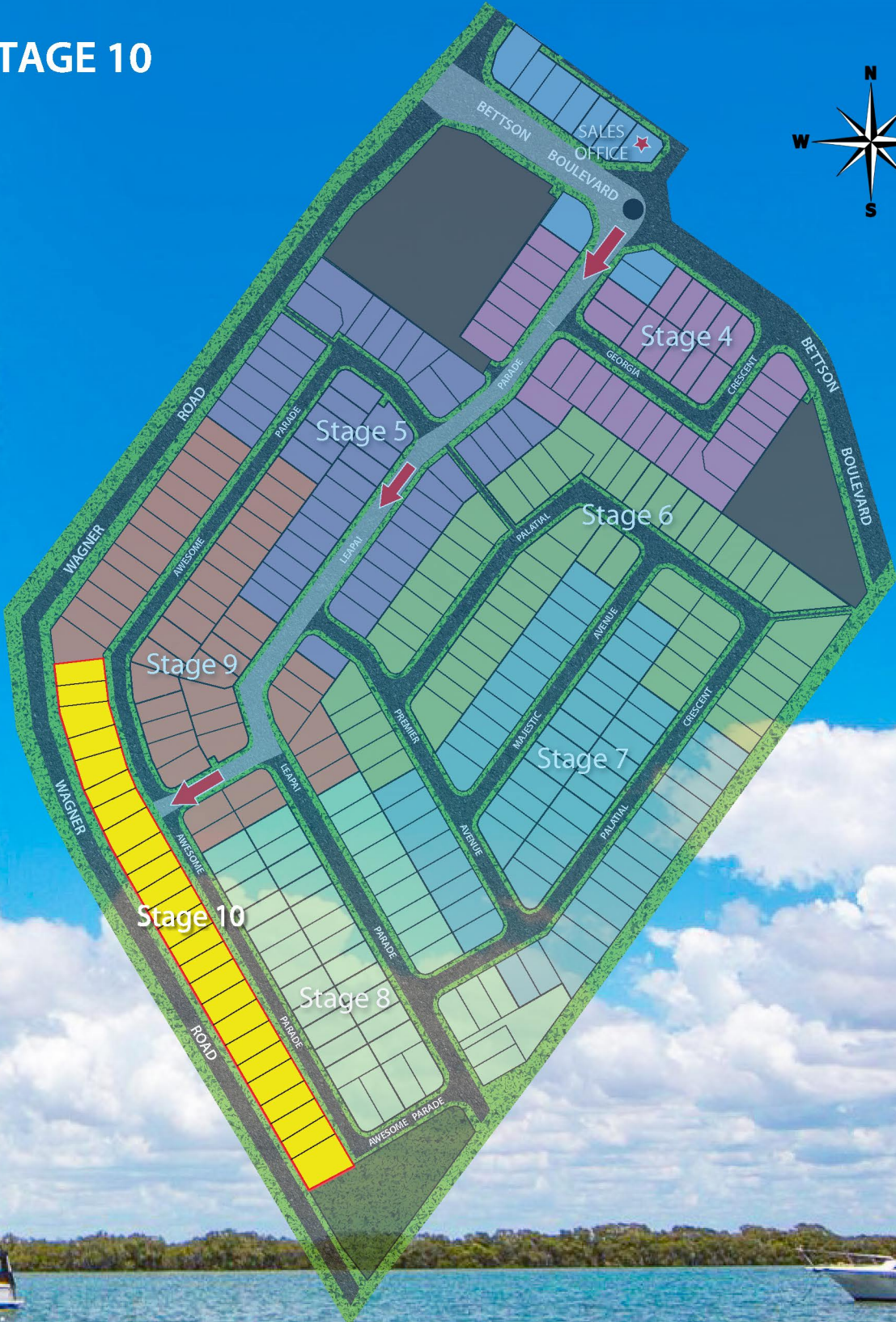
Moreton Bay
Brisbane, Australia

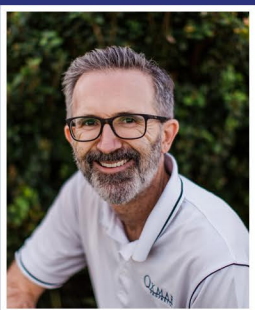
Blue Topping's Ramp

Lawrence Scott Topping or 'Blue', born in 1916, moved to Dohles Rocks in 1969 where he and his wife Irene raised 11 children. Blue was President of the RSL Pine Rivers District sub-branch from 1968 to 1969 and was made a life member in 1976. He was also an avid fisherman.

Estate Plan

■ STAGE 10





Justin Murphy
Sales Specialist

p: 3263 4977

e: justin@oxmarproperties.com.au

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