



BURPENGARY



Gather. Inspire. **Connect.**

Sage is a new masterplanned community in the heart of the Moreton Bay Region. Live amongst natural greenspaces in a serene enclave full of tree-lined streets. An inspirational new address, crafted for those who desire balance in their everyday lives. Live just minutes from transport hubs and amenity, whilst savouring the tranquility of the Burpengary locale.



Embrace a **balanced** life.

Located in the Moreton Bay Region, between the bustling Brisbane CBD and the sparkling beaches of the Sunshine Coast, every amenity you need is just a stone's throw from your doorstep. Less than 10 minutes away you will find Burpengary Plaza, as well as transport nodes which connect to the CBD.



Embrace Sage's natural surroundings



Enjoy slow mornings in your family home



Enjoy coffee at local hotspots



A place to grow and live naturally

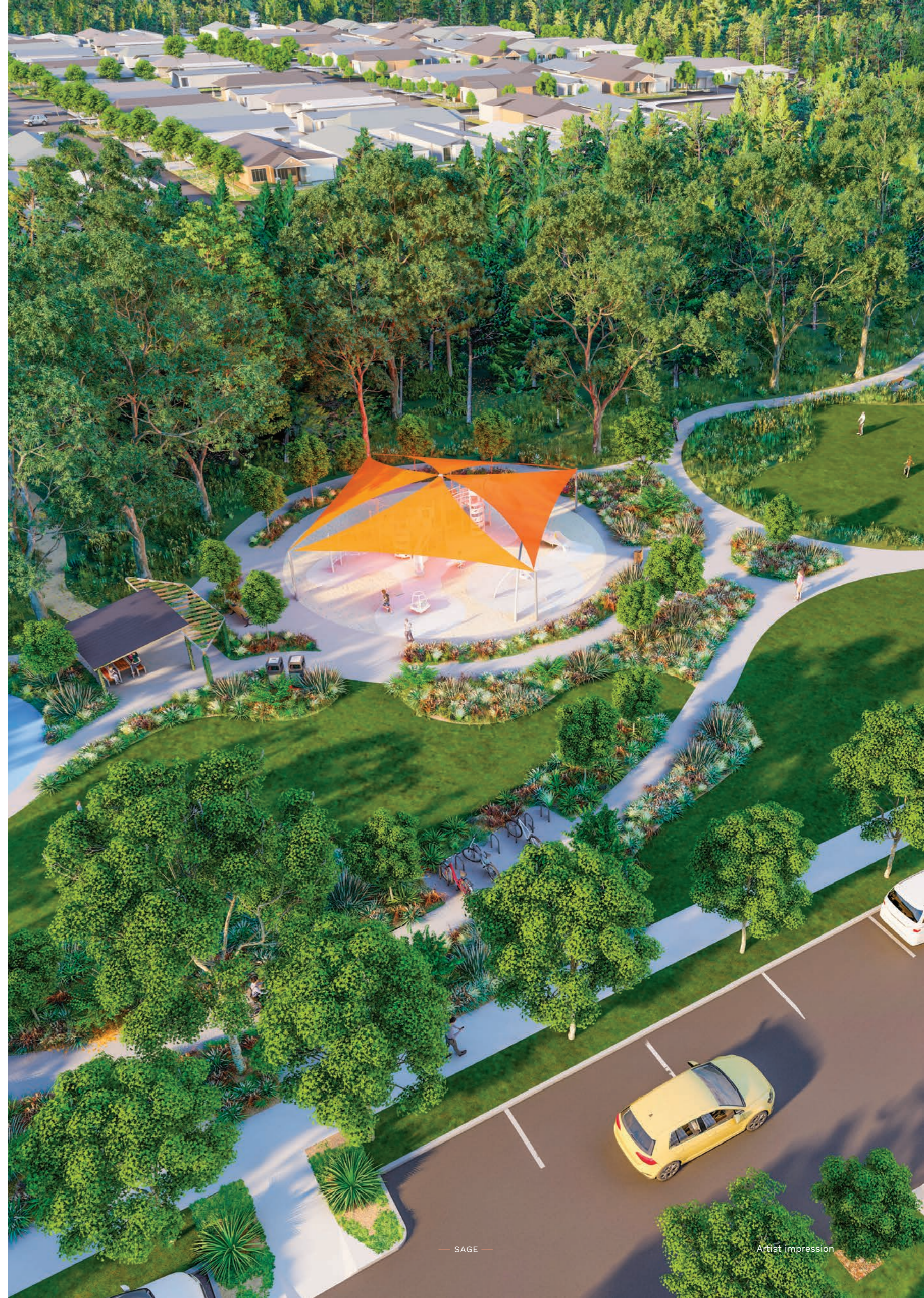


Spend quality family time enjoying the community park

Live in the heart of Burpengary.

A well kept secret amongst its residents, Burpengary is the perfect balance of outdoor living whilst being connected to some of Brisbane's best retail amenity. A true family friendly neighbourhood, with a large selection of schools and early learning facilities within the community.

Stretch a little further and you will find the neighbouring suburbs of Caboolture with health hubs and hospital facilities, as well as North Lakes featuring Westfield, IKEA and dining precincts. An address at Sage Burpengary means a life well balanced.





SAGE

Morayfield Shopping Centre

Home Centre Morayfield

Morayfield Train Station

Caboolture Hospital

Morayfield East State School

Burpengary Regional Aquatic & Leisure Centre

Moreton Bay Central Sports Complex

Sandstone Point

Bribie Island

Beachmere

Moreton Island

Public Boat Ramps

St Eugene College

Burpengary Plaza

Burpengary Cafés and Dining

Sunshine Coast 54km

North Lakes 12km
Brisbane CBD 40km

SAGE

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Easy access to public transport



Local shops and amenity just moments away



Catch up with friends at one of the many restaurants on your doorstep



Just 20 minutes to major retail hubs

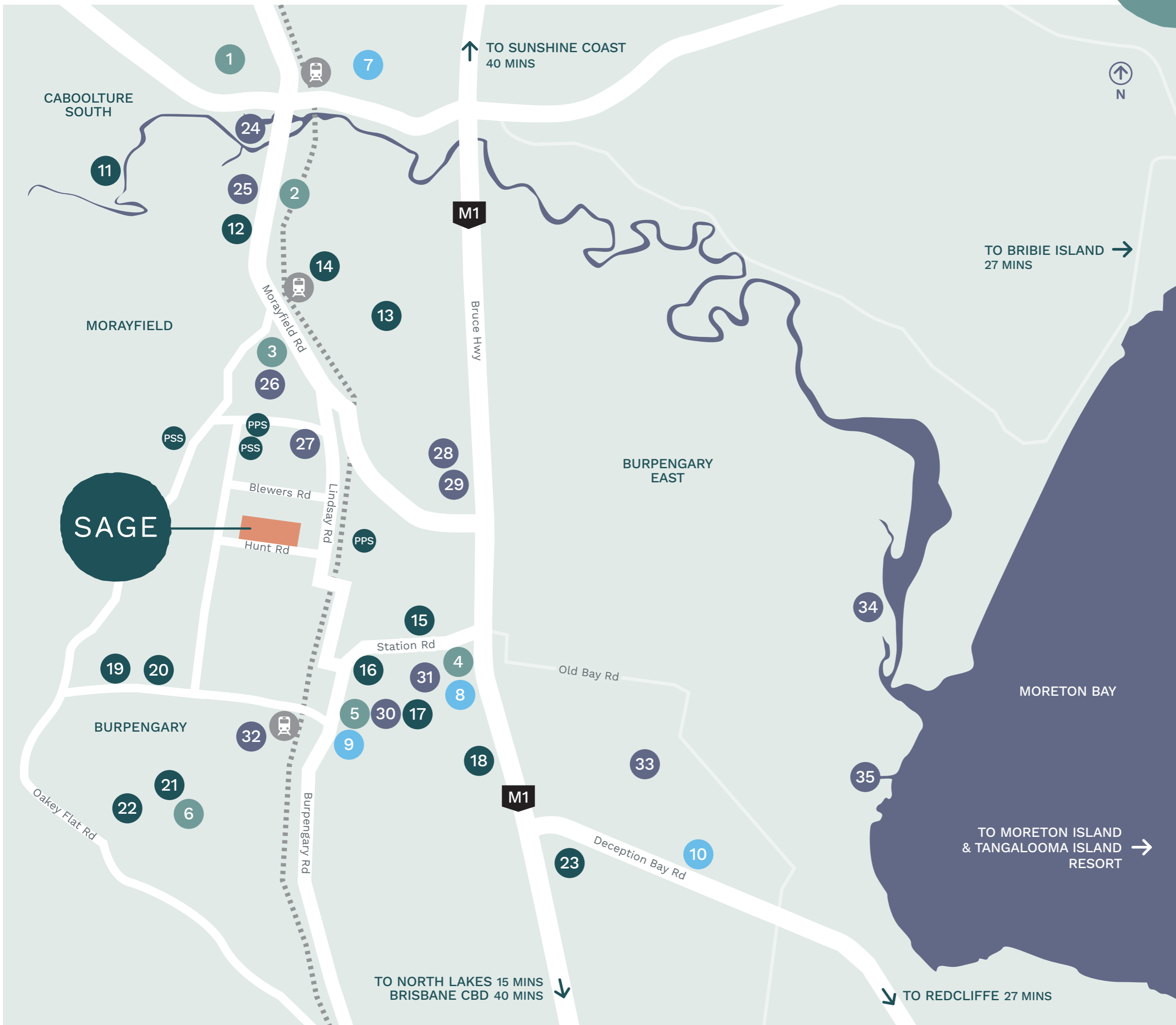


Take a bike ride to one of the many parks nearby

Explore local amenity.

Sage is perfectly positioned to access connectivity to both the Brisbane CBD to the South and Sunshine Coast to the North whilst still being surrounded by natural beauty.

Brisbane's northern suburbs offer a variety of lifestyle amenity to Sage residents including major retail hubs, scenic parks and sporting fields, and established schools and childcare centres.



Perfectly positioned.

Shopping

1. Caboolture Town Square
2. Morayfield Shopping Centre
3. Bunnings Morayfield
4. Burpengary Plaza
5. Seasons IGA Burpengary
6. Narangba Valley Shopping Centre

Medical

7. Caboolture Hospital
8. Burpengary Family Medical Practice
9. Burpengary Station Medical Centre
10. Deception Bay Doctors

Education

11. Bellmere State School
 12. Morayfield State School
 13. Morayfield East State School
 14. Morayfield State High School
 15. St Eugene College
 16. Burpengary State School
 17. C&K Burpengary Kindergarten
 18. Burpengary State Secondary College
 19. Goodstart Early Learning Burpengary
 20. Burpengary Meadows State School
 21. Narangba Valley State High School
 22. Narangba Valley State School
 23. Arethusa College Deception Bay Campus
- Proposed State Primary School
 Proposed State Secondary School

Recreation

24. Centenary Lakes Park
25. Morayfield Tavern
26. Morayfield Sports & Events Centre
27. Lindsay Road Sports Ground
28. Burpengary Aquatic & Leisure Centre
29. Moreton Bay Central Sports Complex
30. Burpengary Community Club
31. The Central Tavern Burpengary
32. Burpengary Equestrian Centre
33. Deception Bay Driving Range
34. Uhlmann Road Public Boat Ramp
35. Captain Cook Park Boat Ramp



Artist impression

Live every **moment.**

Reconnect with the simple pleasures in life - family and friends gathering for picnics in the park, day trips to nature trails and beaches on the weekends. Sage is a breath of fresh air, away from the hustle and bustle. When you do want to leave your enclave, you won't have to look far for local activities. Sage's community park will offer residents a playground, basketball half-court and shade structures, all located at the heart of the community.



Space to live naturally.

Burpengary is known for its leafy surrounds and the masterplan for Sage has been created with this in mind. Sage will offer a vibrant mix of homesites nestled amongst nature.

Thirty percent of Sage will be formed by green space, rehabilitated to create a seven-hectare environmental corridor and an 8,100sqm recreational parkland for residents to enjoy.

More than 200 nesting boxes will be established within this environmental corridor and surrounding nature reserves to provide habitat for local wildlife.



An inspirational **new address.**



Image courtesy of Coral Homes

Home with room to grow.

Discover your perfect homesite with space to live naturally amongst a tranquil bushland setting. Sage offers a range of land options to suit a variety of lifestyles. Alternatively, find your perfect home with a great selection of house and land packages from Queensland's best builders.

Build your brand new home and create a space uniquely you. A place to grow and live naturally.





Cedar Woods Properties: Ellendale, QLD

The Developer.

Established in Perth in 1987 and listed on the Australian Stock Exchange in 1994, we have grown to become one of Australia's leading property companies with a portfolio of award-winning projects in Western Australia, Victoria, Queensland and South Australia. We place great importance on understanding our customers and their lifestyle, creating solutions to enrich their lives. From green, crafted parklands that connect us with our environment and the people around us, to considered designs that enhance day to day living.



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