DEEBING DOWNS

Deebing Downs | Stage 1



The Last Remaining Blocks

DEEBING HEIGHTS, QUEENSLAND 4306

Eight allotments close out Stage 1 of an estate where every home is individually designed — no two the same.

MARKETED BY BURN & CO CONSULTANCY

PHONE: 0427 800 774

BURN & CO CONSULTANCY

Burn & Co (QLD) Pty Ltd
10/118 Augusta Parkway
Augustine Heights QLD 4300

DEEBING DOWNS

THE ESTATE
DEEBING HEIGHTS QLD 4306

01. THE ESTATE

Individually designed homes. No two the same.

Deebing Downs is a 153-lot master-planned community at Deebing Heights, protected by a Building and Design Covenant that requires every home to be individually designed — no two the same. The covenant is not a formality; it is the estate's economics. It protects the streetscape, the calibre of what is built beside you, and the value of every allotment in it.

The result is a community that is overwhelmingly owner-occupied — professionals and families building homes they intend to keep — with more than 25 homes already approved under the covenant. A tree-filled green corridor reserve runs the eastern boundary, permanent open space that can never be built out, and many allotments look south-west over the ranges.

Yamanto Central, Ipswich CBD and quality schools sit minutes away, with the Centenary Motorway carrying you to Springfield and Brisbane through one of South East Queensland's fastest-moving growth corridors. On the ground, civil works are tracking ahead of schedule: every block is cut to height and topsoiled, roads are formed, and titles are expected mid-December, weather permitting.

MASTER-PLANNED	OWNER OCCUPIED	HOMES APPROVED	TITLES
153 lots	**~97%**	**25+**	**Mid-Dec 2026**



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DEEBING DOWNS

LAST REMAINING BLOCKS
THE RELEASE | STAGE 1

02. THE RELEASE

Eight allotments, and then Stage 1 is closed.

LOT	LAND SIZE	THE SHORT STORY	PRICE
Lot 4	600m²	Regular 17.4m x 34.5m, the simplest shape in the release	**$679,000**
Lot 43	706m²	Level end corner on the green edge	**$774,500**
Lot 44	683m²	Wide 23.7m frontage, regular shape, retaining built	**$739,000**
Lot 45	745m²	Corner block at the estate's quietest corner	**$749,000**
Lot 67	688m²	Reserve-front corner on solid natural ground	**$769,000**
Lot 70	800m²	The benchmark: 35m frontage to the reserve	**$849,000**
Lot 84	605m²	26m frontage at the release's entry price	**$675,000**
Lot 89	884m²	The largest in the release, a flat engineered 884m²	**$849,000**

Titles are expected mid-December, weather permitting. Early enquiry is strongly recommended.

03. SECURING A LOT

Contracts are on standard terms: 10% deposit on signing, with settlement 30 to 60 days from registration of the land. A disclosure plan for each allotment is available on request. These are the final allotments of Stage 1 — there is no land release behind them — and on the enquiry they are drawing, they will not last long.

PRICED FROM
$675,000

LAND SIZES
600 – 884m²

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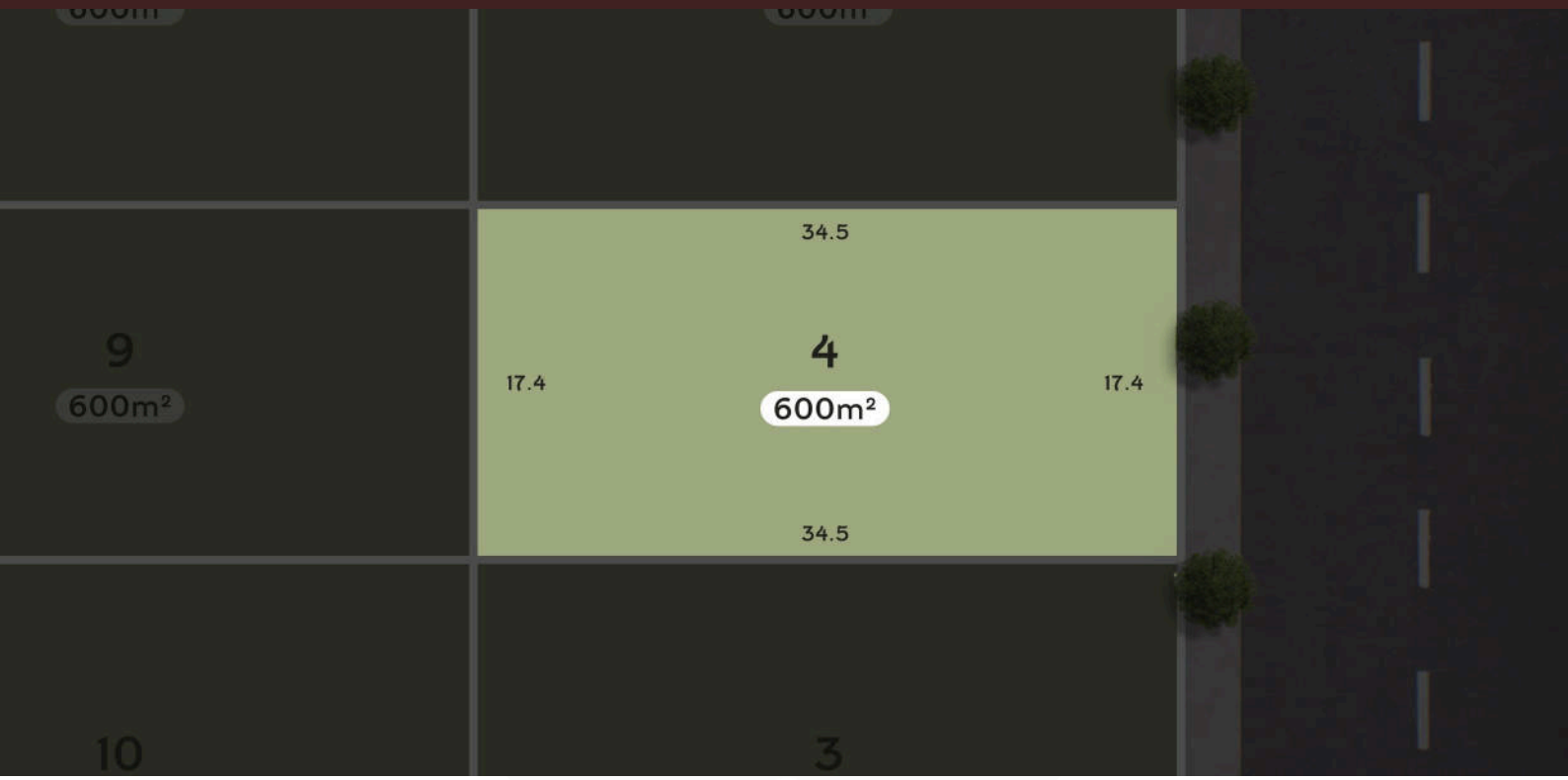
DEEBING DOWNS

LOT 4
LAST REMAINING BLOCKS | STAGE 1

THE SIMPLE SIX HUNDRED
LOT 4

Good design starts with a simple shape.

PRICE
$679,000 600m²



A plain 600m² rectangle that plans itself

Four square corners, a 17.4-metre frontage and 34.5 metres of depth. The simplest shape in the release, at one of its sharpest prices.

Lot 4 is a true rectangle: parallel boundaries, square corners and 34.5 metres of depth behind a 17.4-metre frontage. A floor plan goes down without wasted corners, with room for a double garage and a generous entry. The street is to the east, so the rear yard faces west to the afternoon sun. At $679,000 it is one of the two most attainable ways into Stage 1.

WHY LOT 4 STANDS OUT

- 600m² in a regular 17.4m x 34.5m rectangle
- Square boundaries for an efficient, economical floor plan
- A 17.4m frontage with room for a double garage
- East-facing frontage, with the rear yard to the west
- One of the two most attainable lots in the release

THE DETAILS

CONFIGURATION
Regular allotment — 17.4m frontage, 34.5m depth

ASPECT
East-facing frontage, west to rear

WHERE IT SITS



Lot 4 within the estate — indicative only

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DEEBING DOWNS

LOT 43
LAST REMAINING BLOCKS | STAGE 1

THE EASY SEVEN HUNDRED
LOT 43

Space without the site costs. That is the whole story.

PRICE
$774,500 706m²



706m² of level, build-ready land on the green edge

More than 700m², level with the street, and green across the road — the easiest big block you will find this year.

Blocks over 700m² have all but vanished from new releases in this corridor, and ones this simple to build on were rare even then. Lot 43 sits at grade with its street on cut, natural ground with the developer's retaining already in, holding the corner at the end of its row with the estate's green buffer to the front. No drama. Just room.

WHY LOT 43 STANDS OUT

- Over the 700m² line the market has largely left behind
- At grade with the street for an easy, economical build
- Corner position at the end of the row
- Green buffer outlook to the front
- Cut lot with developer retaining constructed

THE DETAILS

CONFIGURATION
Corner allotment at the end of the row

OUTLOOK
Green buffer to the front

GROUND
Cut, natural ground — level with the street

SITE WORKS
Developer-built concrete sleeper retaining, included

WHERE IT SITS



Lot 43 within the estate — indicative only

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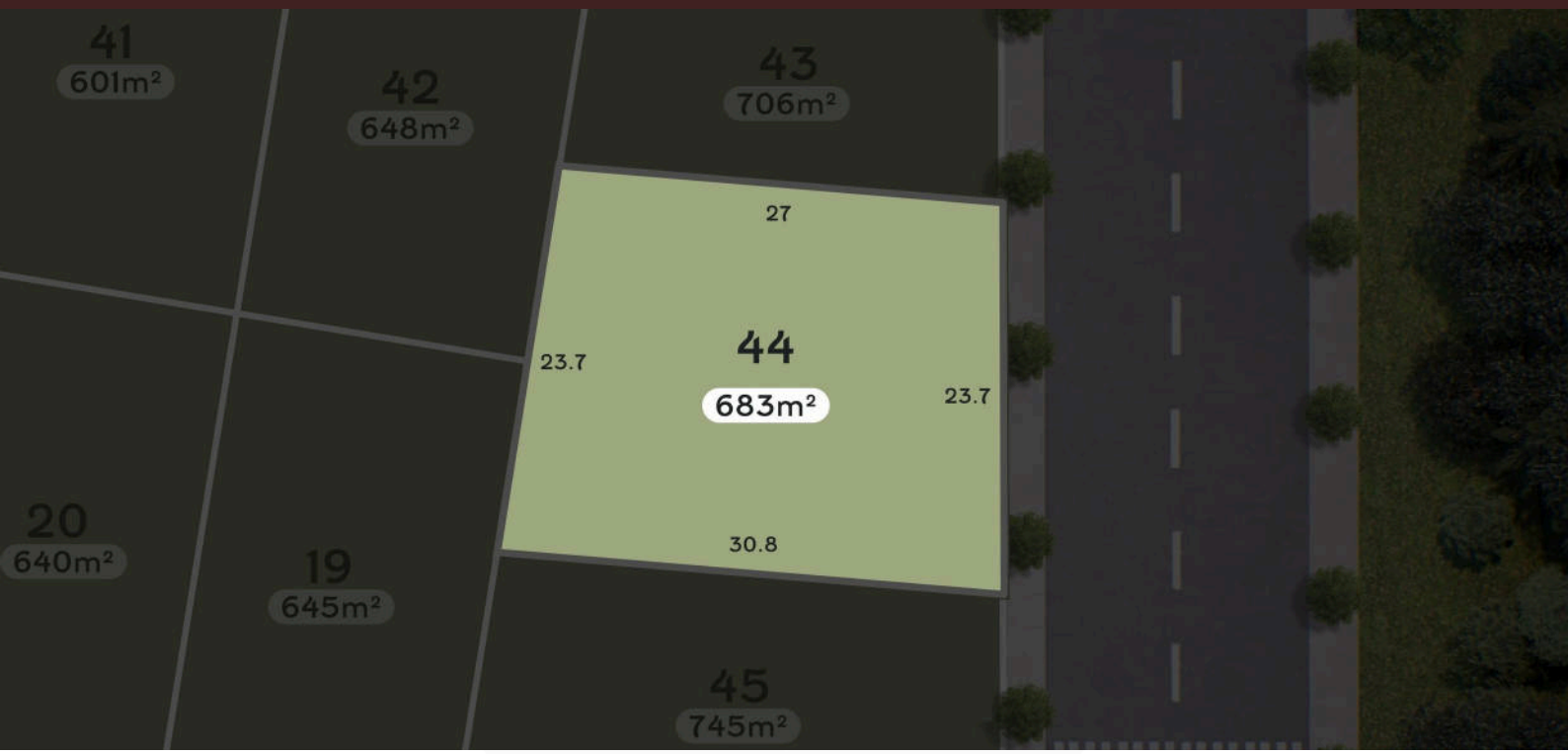
DEEBING DOWNS

LOT 44
LAST REMAINING BLOCKS | STAGE 1

THE WIDE 683
LOT 44

Wide where it counts. Simple everywhere else.

PRICE
$739,000 683m²



A wide, regular 683m² with nothing to work around

A 23.7-metre frontage, a clean regular shape and the green buffer across the road. The 683m² that is not a corner.

In a release defined by corners, Lot 44 is the straightforward one. Its 23.7-metre frontage gives an individually designed facade room to breathe, with space for a double garage and side access, and the regular shape lets a family floor plan sit without compromise. The engineered building platform falls gently to the street, the developer's concrete sleeper retaining is already in, and the estate's green buffer sits across the road. Tucked between Lots 43 and 45 in the quiet south-eastern pocket, this is 683m² that simply fits the home.

WHY LOT 44 STANDS OUT

- 683m² in a clean, regular shape
- A wide 23.7m frontage for a confident facade
- Room for a double garage with side access
- Green buffer across the road
- Developer-built concrete sleeper retaining included

THE DETAILS

CONFIGURATION
Regular allotment — 23.7m frontage

OUTLOOK
Green buffer across the road

GROUND
Engineered building platform with a gentle fall to the street

SITE WORKS
Developer-built concrete sleeper retaining, included

WHERE IT SITS



Lot 44 within the estate — indicative only

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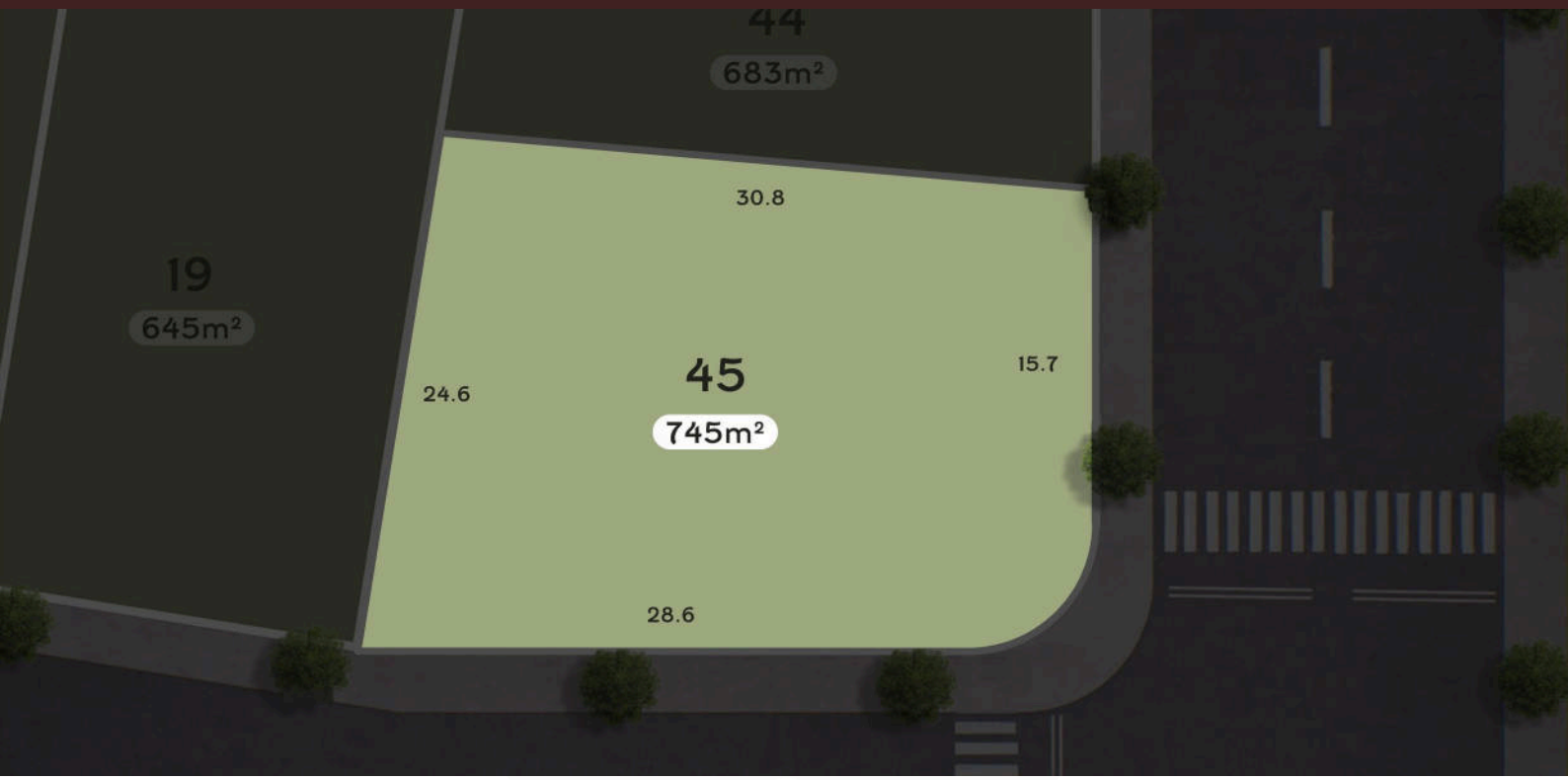
DEEBING DOWNS

LOT 45
LAST REMAINING BLOCKS | STAGE 1

THE PRIVATE CORNER
LOT 45

For the buyer who was never going to build the same home as everyone else.

PRICE
$749,000 745m²



745m² at the estate's quietest point

At the estate's furthest, calmest corner sits its most individual block: 745m² on a corner of its own.

Lot 45 belongs to buyers who never wanted the block next door. Two frontages and a generous 745m² invite a home designed around light, privacy and the north-west rear yard that holds the afternoon sun. Down at the calm south-eastern corner, passing traffic simply does not pass. This is the address for slow mornings and quiet evenings.

WHY LOT 45 STANDS OUT

- 745m² at the estate's most peaceful point
- A generous corner for a genuinely individual design
- North-west rear yard, holding the golden-hour sun
- Corner position with two frontages
- Cut, natural ground with developer retaining included

THE DETAILS

CONFIGURATION
Corner allotment, two frontages

ASPECT
North-west rear yard

GROUND
Cut, natural ground

SITE WORKS
Developer-built retaining, included

WHERE IT SITS



Lot 45 within the estate — indicative only

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DEEBING DOWNS

LOT 67
LAST REMAINING BLOCKS | STAGE 1

THE FOREVER CORNER
LOT 67

For the family building once, and building right.

PRICE
$769,000 688m²



A flawless 688m² corner with a forever green outlook

Solid ground, a clean corner and an outlook that can never change. Lot 67 is the forever-home block, done properly.

Facing straight into the tree-lined green corridor, Lot 67 delivers the aspect this estate was planned around, with none of the compromises corners usually carry. Cut through natural ground with the developer's retaining already built, it offers a generous splay to the corner and a shape that lets a considered, individually designed home address both streets with confidence.

WHY LOT 67 STANDS OUT

- Faces the reserve — no neighbour opposite, ever
- 688m² of solid, natural ground
- Developer-built retaining in place
- Two frontages made for an architectural facade
- A clean, cost-effective site for a considered build

THE DETAILS

CONFIGURATION
Corner allotment, two frontages with a generous splay

OUTLOOK
Fronts the tree-lined green corridor reserve

GROUND
Cut, natural ground

SITE WORKS
Developer-built retaining, included

WHERE IT SITS



Lot 67 within the estate — indicative only

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DEEBING DOWNS

LOT 70
LAST REMAINING BLOCKS | STAGE 1

THE BENCHMARK
LOT 70

Blocks like this are why people drive through estates slowly.

PRICE
$849,000 800m²



The one they'll all compare to

Every release has its benchmark. At Deebing Downs, the benchmark is Lot 70.

A commanding 35-metre frontage to the widest sweep of the green corridor. North to the rear. Permanent open space in front that can never be built out. This is the allotment the estate's covenant was written for, where the gentle fall across natural ground invites a stepped, split-level design worthy of the cover of the estate brochure. If you have been sketching the home for years, this is its address.

WHY LOT 70 STANDS OUT

- 800m² corner with a commanding 35m frontage
- Fronts the widest section of the tree-lined reserve, never to be built out
- North to rear, with sun through the living zones, alfresco and yard
- Natural ground with developer-built retaining in place
- The premier allotment of the Stage 1 release

THE DETAILS

CONFIGURATION
Corner allotment — 35m frontage to the reserve

ASPECT
North to rear

GROUND
Natural ground with a gentle fall — suits a stepped or split-level design

SITE WORKS
Developer-built retaining, included

WHERE IT SITS



Lot 70 within the estate — indicative only

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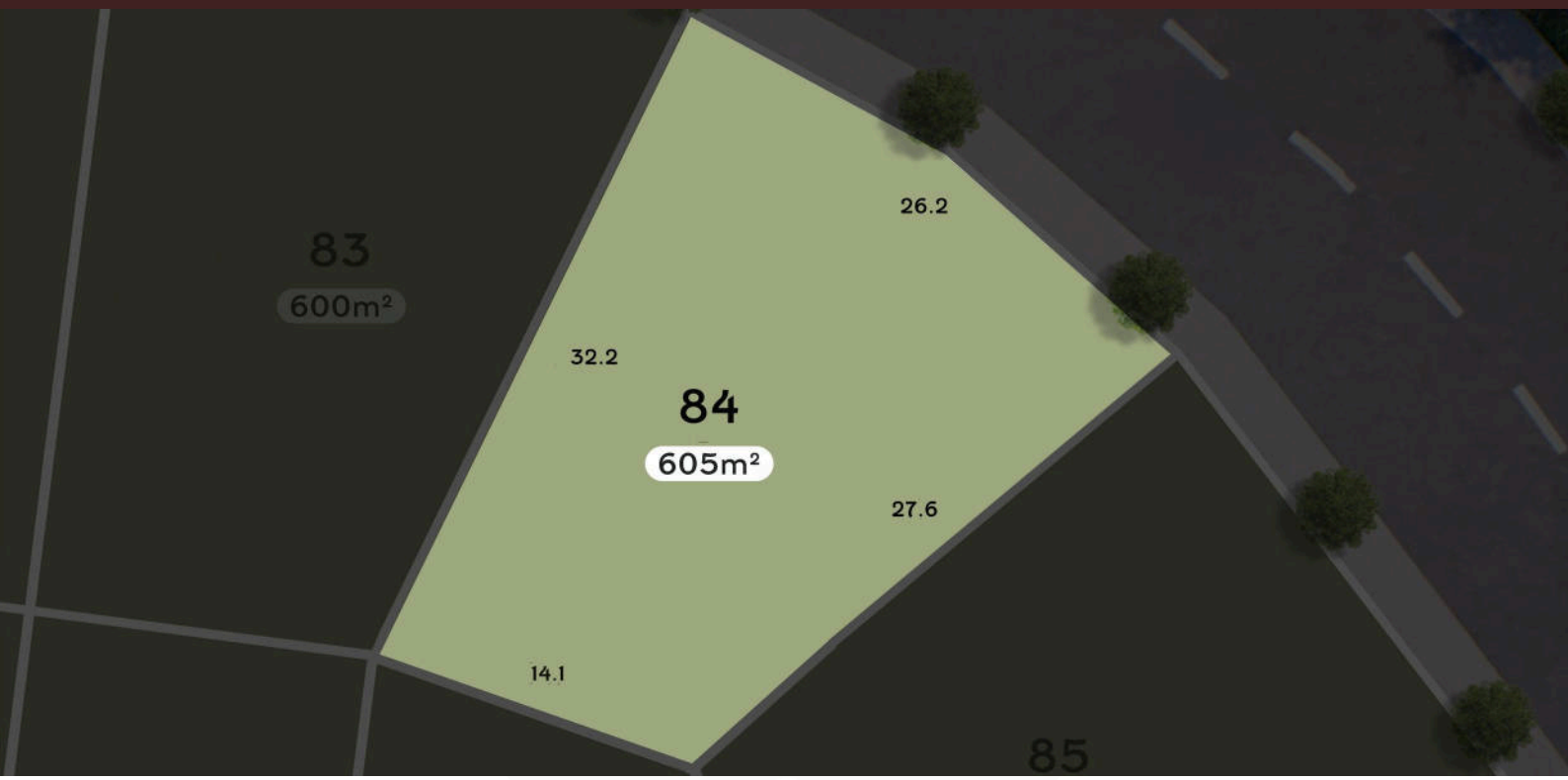
DEEBING DOWNS

LOT 84
LAST REMAINING BLOCKS | STAGE 1

THE SMART ENTRY
LOT 84

Entry points like this do not repeat.

PRICE
$675,000 605m²



26 metres of street presence at the release's smartest price

Twenty-six metres of frontage. One very smart price. This is the block that gets you into Deebing Downs.

While most new blocks squeeze the street to 12 and 14 metres, Lot 84 opens out to a sweeping 26m frontage: room for a wide, confident facade, a grand entry and the street presence usually reserved for the top end of an estate. North-facing to the front, your facade and front living zones catch the light all day long.

WHY LOT 84 STANDS OUT

- A 26m frontage and a facade you will be proud to drive home to
- 605m² of cut, natural ground, with no fill under your slab
- Developer-built concrete sleeper retaining, done and paid for
- North-facing frontage for light-filled front rooms
- The most attainable entry into the Stage 1 release

THE DETAILS

CONFIGURATION
Wide-frontage allotment — 26m to the street

ASPECT
North-facing frontage

GROUND
Cut, natural ground — no fill under the building platform

SITE WORKS
Developer-built concrete sleeper retaining, included

WHERE IT SITS



Lot 84 within the estate — indicative only

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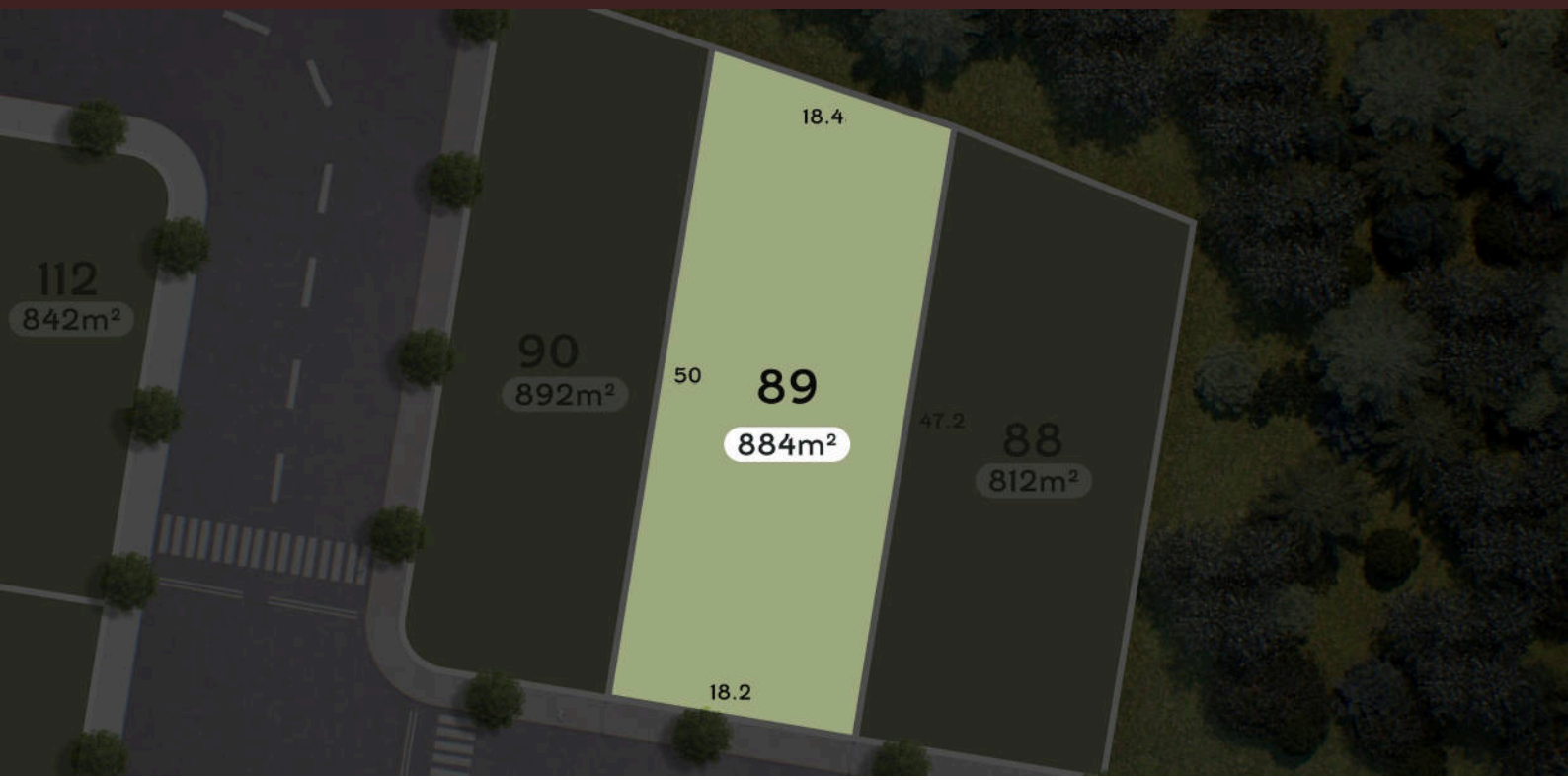
DEEBING DOWNS

LOT 89
LAST REMAINING BLOCKS | STAGE 1

THE GRAND CANVAS
LOT 89

When the brief is big, start with the land.

PRICE
$849,000 884m²



A level 884m² — the largest in the release

The largest allotment of the release: 884m² of flat, engineered ground with the rear yard to the north.

Some briefs simply need more land. Lot 89 answers with an 18m frontage running 47 metres deep: a flat, engineered platform ready for the grand family home, the pool, the outdoor room, and lawn to spare, with room in the plan for guests, teenagers or the home-office wing. In an estate of individually designed homes, this is the scale that lets a design breathe.

WHY LOT 89 STANDS OUT

- 884m² — the largest block in the release
- Flat, engineered building platform
- North to the rear yard
- A full 47m of depth behind an 18m frontage

THE DETAILS

CONFIGURATION
Regular allotment — 18m frontage, 47m depth

ASPECT
North to rear

GROUND
Flat, engineered building platform

SITE WORKS
Developer-built retaining, included

WHERE IT SITS



Lot 89 within the estate — indicative only

04. NEXT STEPS

Securing your allotment

01
ENQUIRE

Call or email to discuss the release, the covenant and the allotment that fits your brief.

02
REVIEW

Receive the disclosure plan and covenant material for your preferred lot, and complete your own enquiries.

03
CONTRACT

Contracts are issued on standard terms — 10% deposit on signing at the agreed price.

04
SETTLE

Settlement falls 30 to 60 days from registration of the land. Titles are expected mid-December, weather permitting.

THE ESTATE IN ONE LINE

A master-planned community of individually designed homes — no two the same — held almost entirely by owner-occupiers, on the green edge of one of South East Queensland's strongest growth corridors.

DEEBING DOWNS

THE LAST REMAINING BLOCKS

Kurt Cockburn
Director | Masterplanned Land and Residential Sales

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Burn & Co (QLD) Pty Ltd | ABN 45 625 542 734

Information is provided in good faith; intending purchasers must rely on their own enquiries and the disclosure documents. Dimensions and areas are subject to council sealing and registration. Images are artist's impressions and indicative only.



A place to call home.

Eight allotments close out Stage 1 at Deebing Downs. Register your interest, or ask for the disclosure plan on any lot in the release.

EIGHT ALLOTMENTS · 600 – 884M²

FROM $675,000

EXCLUSIVELY MARKETED BY

Kurt Cockburn

Burn & Co Consultancy

ENQUIRE

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