

DEEBING DOWNS

Deebing Downs | Stage 1



The Final Nine

DEEBING HEIGHTS, QUEENSLAND 4306

Nine allotments close out Stage 1 of an estate where every home is individually designed — no two the same. Released to market 8 September 2026.

01. THE ESTATE

Individually designed homes. No two the same.

Deebling Downs is a 153-lot master-planned community at Deebling 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 and the estate display home under construction. 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 registration is anticipated late 2026, weather permitting.

MASTER-PLANNED 153 lots	OWNER OCCUPIED ~97%	HOMES APPROVED 25+	REGISTRATION Late 2026
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02. THE RELEASE | NINE ALLOTMENTS

Nine allotments, and then Stage 1 is closed.

LOT	LAND SIZE	THE SHORT STORY	PRICE
Lot 43	706m ²	Level 706m ² end corner on the green edge	\$774,500
Lot 45	745m ²	Five-sided 745m ² at the estate's quietest corner	\$749,000
Lot 49	600m ²	Elevated 18m x 33.3m, north to rear	\$690,000
Lot 67	688m ²	Reserve-front corner on solid natural ground	\$769,000
Lot 70	800m ²	The benchmark — 35m frontage to the reserve	\$849,000
Lot 84	605m ²	26m frontage at the release's entry price	\$675,000
Lot 86	689m ²	Reserve-front corner, retaining to two boundaries built	\$749,000
Lot 88	812m ²	18m x 45m, reserve to one side, one neighbour	\$849,000
Lot 89	884m ²	The largest — a flat, engineered 884m ²	\$849,000

Lots 88 and 89 are attracting multiple interested parties; early enquiry is 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 lots have only just reached the market and, on the enquiry the release is already drawing, they will not last long.

PRICED FROM
\$675,000

LAND SIZES
600 – 884m²

ENQUIRE | 0427 800 774



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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

LAND SIZE
706m²

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

Registration anticipated late 2026. Disclosure plan available on request.

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, shaped like nothing else in the release.

Lot 45 belongs to buyers who never wanted the block next door. Five boundaries break the cookie-cutter mould and 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 five-sided canvas 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

LAND SIZE

745m²

CONFIGURATION

Five-sided corner allotment, two frontages

ASPECT

North-west rear yard

GROUND

Cut, natural ground

SITE WORKS

Developer-built retaining, included

Registration anticipated late 2026. Disclosure plan available on request.

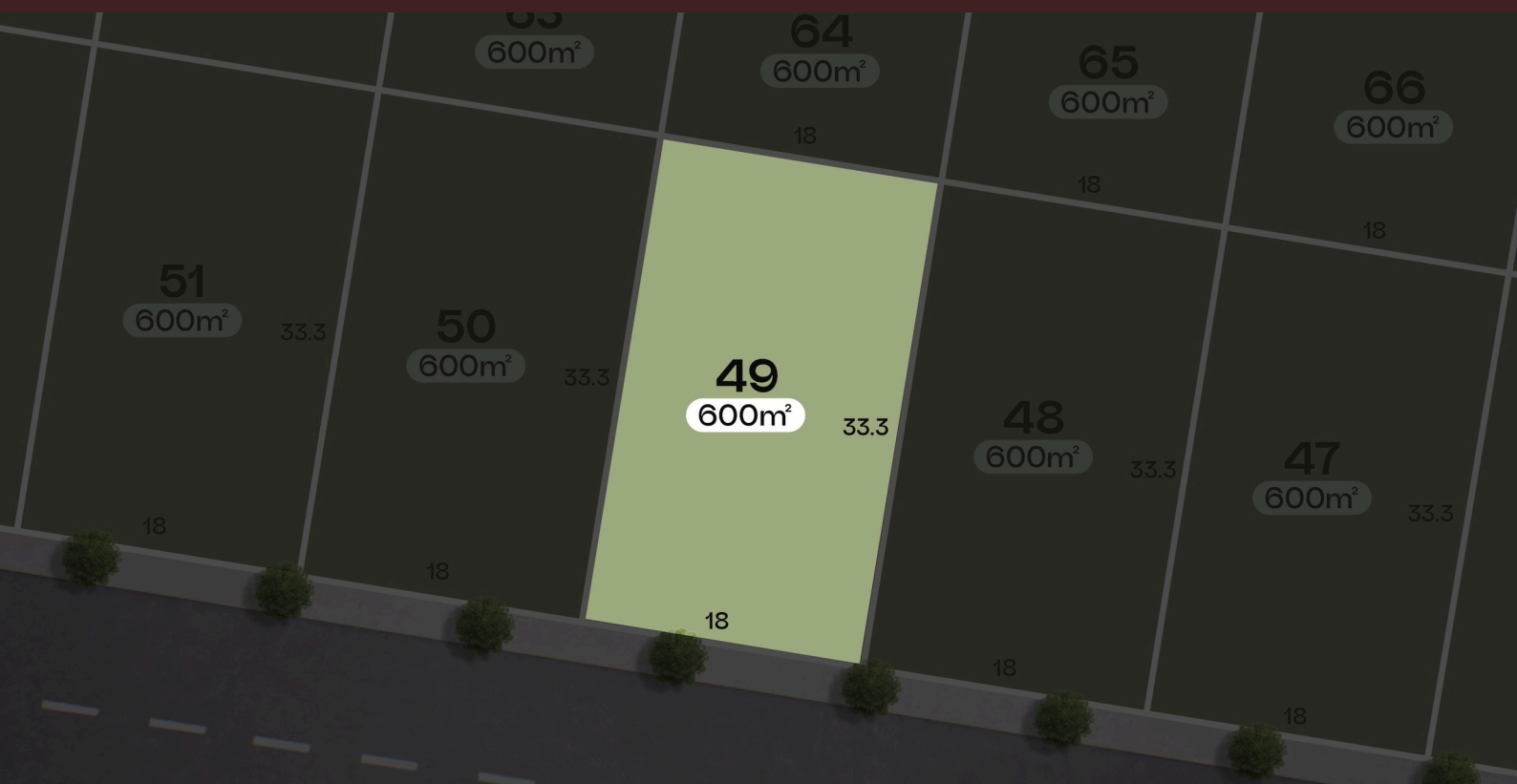
THE BUILDER'S PICK

LOT 49

Bring your plans. This one was made for them.

PRICE

\$690,000 600m²



Elevated, north to rear — the easiest build in the release

The highest ground in the release, a textbook 18-metre frontage, and the backyard facing exactly where it should: north.

Lot 49 is the block your builder hopes you buy. Level with the street, cut to natural ground and a classic 18m x 33.3m, it takes a full family floor plan without a single compromise — then elevates it, literally, above the block behind. Morning coffee in a sun-drenched alfresco, kids in a north-facing yard, and privacy written into the land itself.

WHY LOT 49 STANDS OUT

- Textbook 18m x 33.3m proportions, so every family design fits
- North to rear — winter sun across the alfresco, pool and lawn
- The highest lot of the release, sitting level with its street
- Elevated above the rear boundary for built-in privacy
- Cut, natural ground for a clean, economical build

THE DETAILS

LAND SIZE
600m²

CONFIGURATION
Regular allotment, 18m frontage

ASPECT
North to rear

GROUND
Cut, natural ground — level with the street, elevated above the rear

SITE WORKS
Standard allotment; no purchaser retaining required

Registration anticipated late 2026. Disclosure plan available on request.

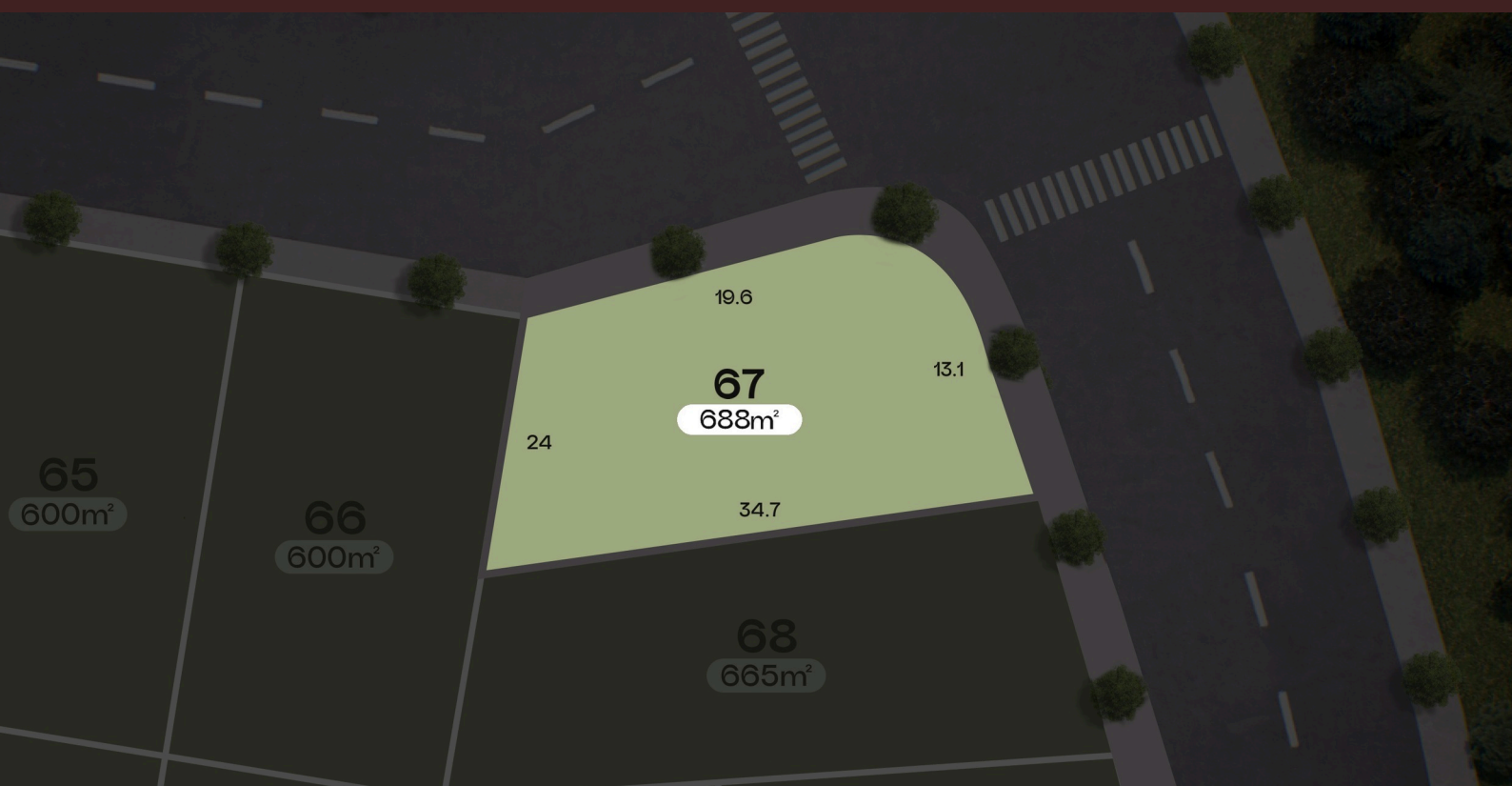
THE FOREVER CORNER

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

LAND SIZE
688m²

CONFIGURATION
Corner allotment, two frontages with a generous splay

OUTLOOK
Fronts the tree-lined green corridor reserve

GROUND
Cut, natural ground

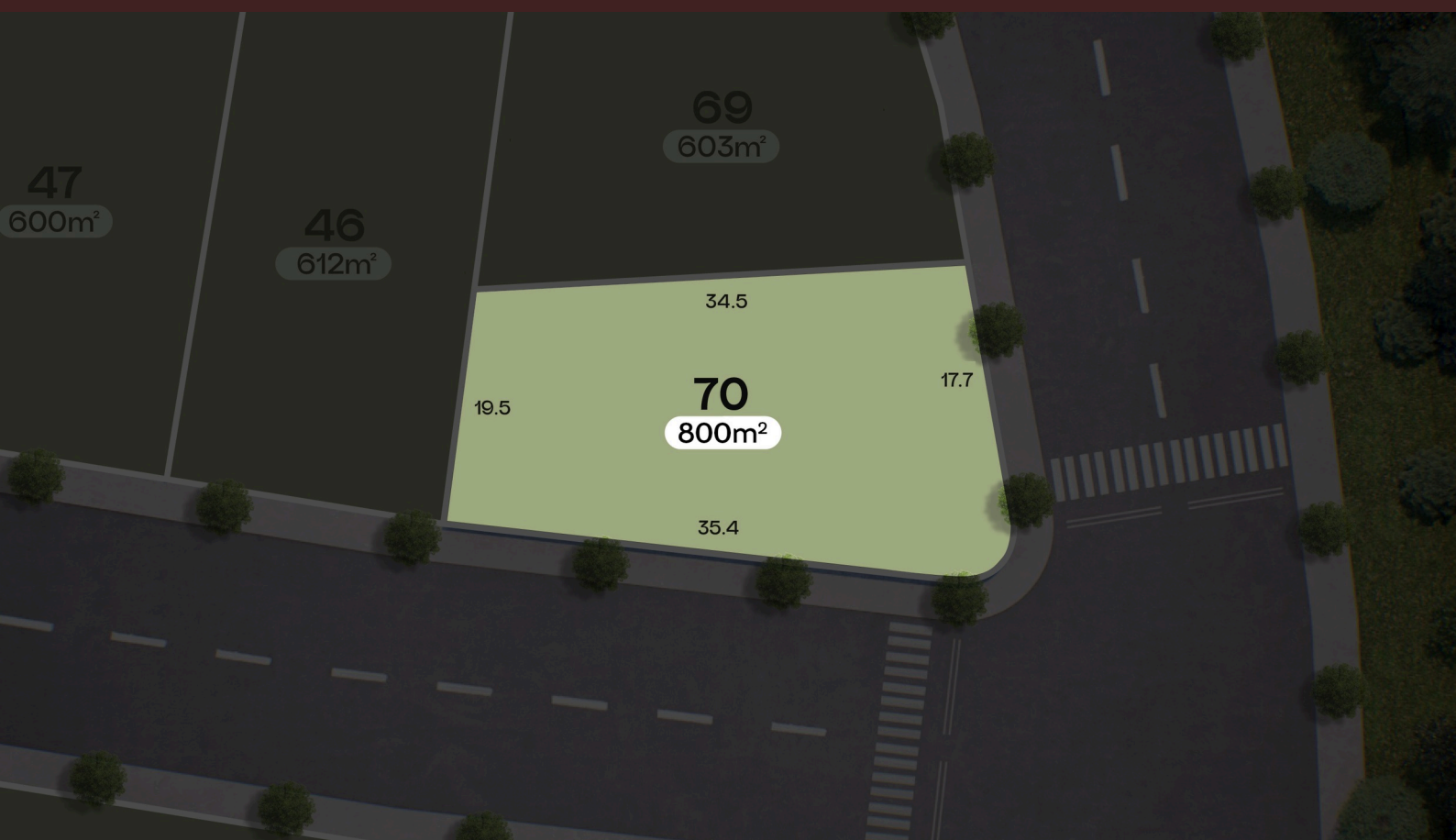
SITE WORKS
Developer-built retaining, included

Registration anticipated late 2026. Disclosure plan available on request.

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 Deebling 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

LAND SIZE
800m²

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

Registration anticipated late 2026. Disclosure plan available on request.

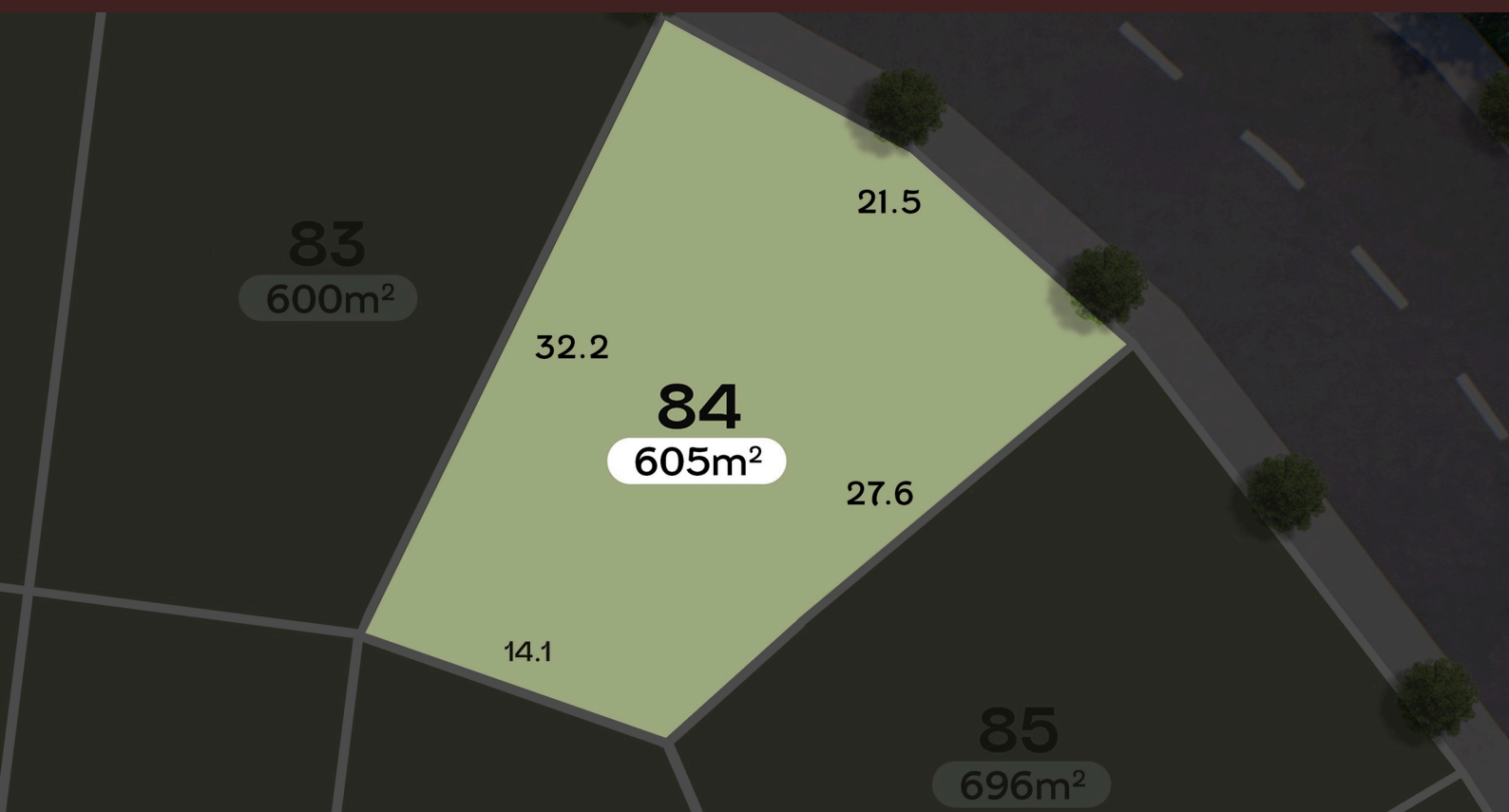
THE SMART ENTRY

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 Deebling 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

LAND SIZE
605m²

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

Registration anticipated late 2026. Disclosure plan available on request.

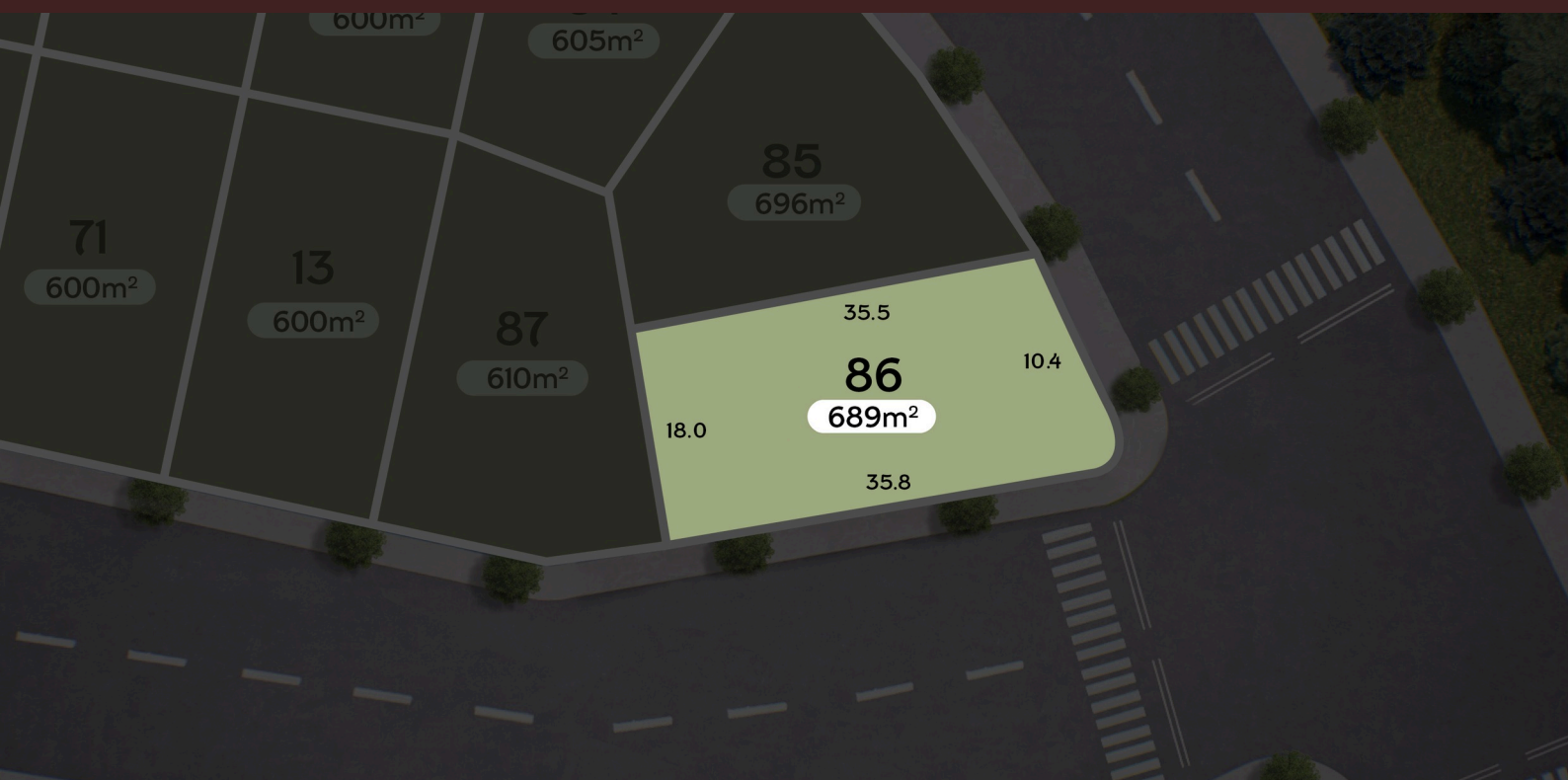
THE VALUE CORNER

LOT 86

See the outlook once and you will
understand the price of every other corner.

PRICE

\$749,000 689m²



Reserve-facing corner with the site works already done

The corner with the view, and the site works already done. This is the smart money's pick of the reserve-front collection.

Positioned on the curve of the eastern loop, Lot 86 looks directly into the estate's green corridor: a tree-filled reserve where no home can ever be built opposite. Better again, the developer has completed concrete sleeper retaining to two boundaries as part of the civil works — thousands of dollars of site costs most corner buyers meet after settlement, already delivered here. Two frontages hand your designer the freedom to chase the outlook.

WHY LOT 86 STANDS OUT

- A permanent reserve outlook: trees today, trees forever
- Retaining to two boundaries, built and included
- 689m² splayed corner with two frontages
- Cut to natural ground
- The sharpest-priced corner facing the corridor

THE DETAILS

LAND SIZE
689m²

CONFIGURATION
Splayed corner allotment, two frontages

OUTLOOK
Faces the green corridor reserve

GROUND
Cut, natural ground

SITE WORKS
Developer-built retaining to two boundaries, included

Registration anticipated late 2026. Disclosure plan available on request.

THE PRIVATE 812
LOT 88

Depth, privacy and northern sun rarely
share an address.

PRICE
\$849,000 812m²



Deep, private, north to rear — with one neighbour

One neighbour. Reserve on the side. North at the rear. Lot 88 is 812m² of the privacy deep blocks promise but rarely deliver.

Running a full 45 metres deep behind an 18m frontage, Lot 88 has the depth for the complete brief: a substantial home, resort-style alfresco living, the pool, and a backyard that still deserves the name. Reserve along one side boundary means a single neighbour, the north-facing rear means winter sun lands exactly where the family lives, and the engineered building platform comes with developer-built retaining already in place.

WHY LOT 88 STANDS OUT

- 812m² — a full 18m wide and 45m deep
- Reserve to one side boundary, so one neighbour only
- North to the rear yard
- Engineered platform with developer retaining constructed
- Multiple interested parties — enquire early

THE DETAILS

LAND SIZE
812m²

POSITION
Reserve to one side boundary — one neighbour only

ASPECT
North to rear

GROUND
Engineered building platform

SITE WORKS
Developer-built retaining, included

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
- Multiple interested parties — enquire early

THE DETAILS

LAND SIZE

884m²

CONFIGURATION

Regular allotment — 18m frontage, 47m depth

ASPECT

North to rear

GROUND

Flat, engineered building platform

SITE WORKS

Developer-built retaining, included

Registration anticipated late 2026. Disclosure plan available on request.

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, anticipated late 2026.

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.



THE FINAL NINE | RELEASED 8 SEPTEMBER 2026

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A place to call home.



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

NINE ALLOTMENTS · 600 - 884M²
FROM \$675,000

EXCLUSIVELY MARKETING BY

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ENQUIRE

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