



RIVER  
RETREAT







# RIVER RETREAT

River Retreat is a stunning residential estate located on the Brisbane River in the tranquil suburb of Karalee, Ipswich. Known for a peaceful atmosphere and picturesque surrounds, Karalee offers the perfect balance of space and privacy, while still having close proximity to essential amenities.

This postcode features lush greenery and prestigious homes on generously sized rural residential lots.







## A SUBURBAN OASIS

River Retreat Estate is ideally situated on the riverfront, just north-east of the rapidly growing Ipswich CBD, and is easily accessible from Arthur Summerville Road. The estate is directly adjacent to Karalee Primary School, with a daycare centre just across the road, and Woolworths only 3 minutes away for all your shopping needs.

The estate is beautifully landscaped to the highest standards and consists of primarily 1 to 1.5-acre lots, many of which offer gently undulating terrain and breathtaking mountain views from elevated sites. Only 10 to 15 minutes from the heart of Ipswich and 35 minutes to Brisbane CBD, River Retreat offers the perfect balance of rural serenity and convenience.





# NEW RELEASE

River Retreat is an established community by QM Properties that sold out over ten years ago. Following the acquisition of a neighbouring land parcel, QM Properties has extended the existing estate, introducing exciting new stages to the market.

The highly anticipated new stages of River Retreat will feature gently undulating allotments ranging from 3,500sqm to 6,014sqm. Buyers can enjoy space for an acreage home with entertaining areas, a pool, a large shed, and landscaped gardens.

## KEY FEATURES:

- Spacious lots with NBN connectivity, underground power, and full-pressure town water
- Walking distance to Karalee Primary School, childcare centres, and recreational parks
- Close to Karalee Shopping Village with retail, dining, and medical facilities
- Choose from a range of house and land packages to suit your lifestyle and budget
- Tranquil bushland surrounds, fresh air, and rural outlooks

Disclaimer: Plan and location maps are approximate, may not be to scale and are for illustrative purposes only. The details of this plan including, but not limited to, the dimensions, size, locations of all roads, allotment numbers, and parklands are subject to change at any time. While we do not doubt their accuracy, we make no guarantee, warranty, or representation as to the accuracy and completeness of the information. Buyers shall refer to the contract documentation for the full particulars of a lot.



Brisbane CBD  
(45 min)

Mt Cootha

Moggill Conservation  
Park

Bellbowrie Tavern

Anstead Bushland

Hawkesbury Road  
Park

Coles Moggill

Westaway Park

Hallett Park

Moggill District  
Sports Park

Joseph Brady Park

Redbank Plaza

ARTHUR SUMMERVILLE RD

WARREGO HIGHWAY  
(8 MIN)

RIVER  
RETREAT

NEW RELEASE

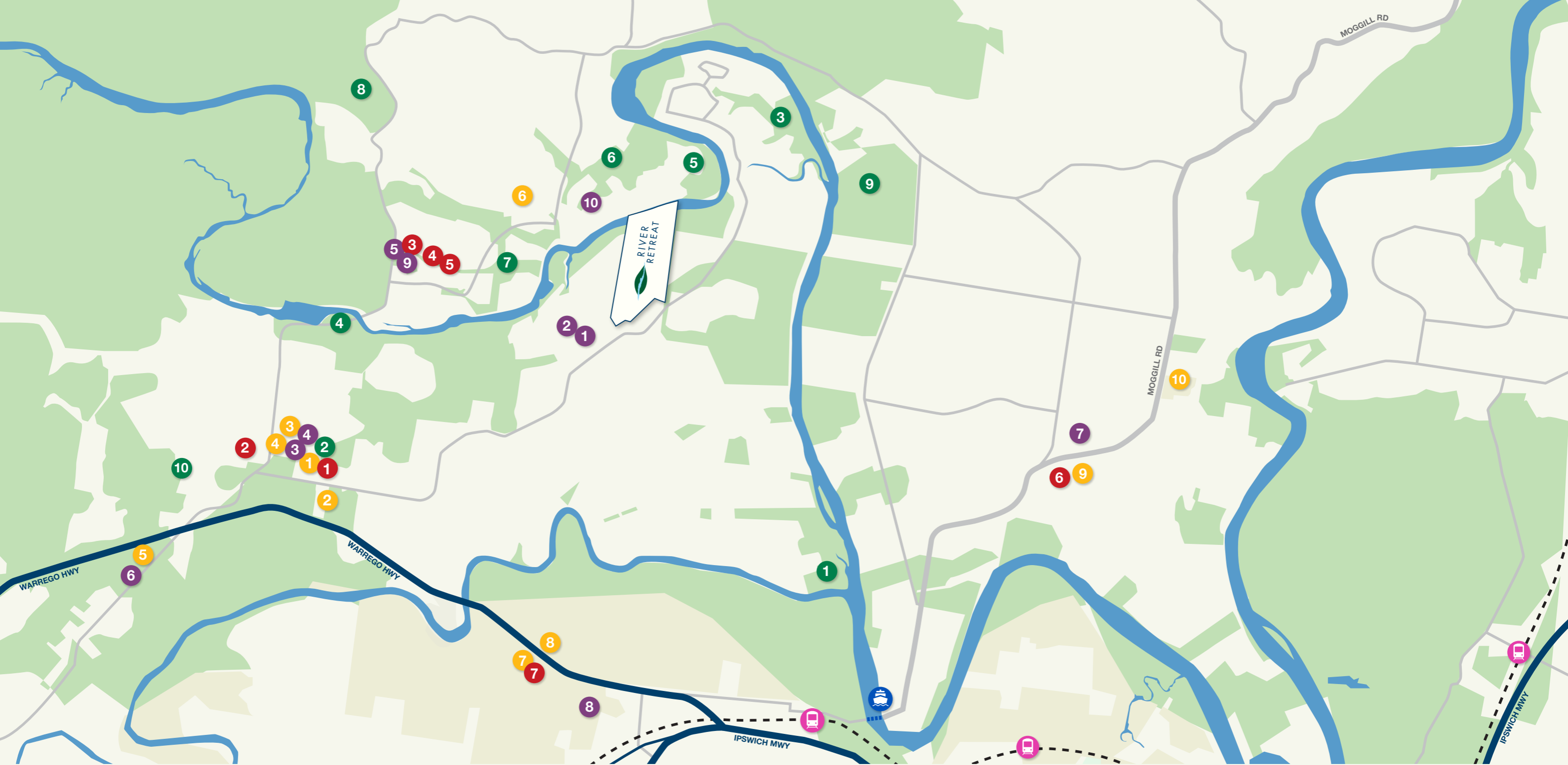
MT CROSBY  
(13 MIN)

BRISBANE RIVER

KARALEE SHOPPING  
VILLAGE (7 MIN)

QM  
PROPERTIES





 **SHOPPING & DINING**

- 1 Karalee Coles & Woolworths
- 2 Karalee Tavern
- 3 Liquorland Karalee
- 4 McDonald's Karalee
- 5 Elderflower Cafe
- 6 Friendly Grocer
- 7 Costco Wholesale Ipswich
- 8 Carl's Junior Riverview
- 9 Coles Moggill
- 10 Bellbowrie Plaza

 **EDUCATION & CHILDCARE**

- 1 Karalee State School
- 2 Karalee Community Kindergarten
- 3 Karalee Kindergarten & Schoolie House
- 4 Play & Learn Karalee
- 5 Mt Crosby State School
- 6 Tivoli State School
- 7 Moggill State School
- 8 St Peter Claver College
- 9 Edge Early Learning Karana Downs
- 10 Sparrow Early Learning

 **RECREATION**

- 1 Joseph Brady Park
- 2 Snap Fitness Karalee
- 3 Riverside Park
- 4 Colleges Crossing Recreation Reserve
- 5 Kookaburra Park
- 6 Brisbane River Golf Club
- 7 Illawong Reserve
- 8 Mt Crosby Bowls Club
- 9 Anstead Bushland
- 10 Tivoli Drive-in Theatre

 **MEDICAL**

- 1 Health Matters Karalee
- 2 Karalee Karana Veterinary Surgery
- 3 Karana Downs Health Centre
- 4 Karana Downs Dental
- 5 Colleges Crossing Family Practice
- 6 Moggill Medical Centre & Skin Clinic
- 7 Bundamba Discount Pharmacy

 **MOGGILL FERRY**

 **TRAIN STATION - IPSWICH LINE**



## COMMUNITY DEVELOPMENT STANDARDS

When buying into River Retreat Estate, you can be assured of the long-term quality of the Estate, due to a quality building Covenant. The high standard of housing within the estate will ensure that all resident's property values are maximized in the future. Please refer to full covenant details within the contract of sale.

As one of the largest residential developers in South-East Queensland, QM Properties employs quality guidelines (covenants) for each of our communities to enhance streetscapes and protect property values for years to come. The high quality of streetscapes, home designs, and beautifully landscaped gardens in our estates is largely the result of these covenants.

Our Covenant Team carefully consider all planned construction, provide expert advice about homesites, and maintain the standards of our communities to protect buyers' investments. The Covenant Team also regularly review each estate to ensure that quality and safety requirements are upheld, providing buyers with peace of mind when they join a QM community.







## THE DEVELOPER

QM Properties was established in 1976 and is one of the largest and most successful privately owned development companies in Queensland. With our associated companies and joint venture partners, QM has a portfolio of over 40 projects throughout South-East Queensland with a realised value of over \$5 billion, including lakeside, residential, canal, marina, medium and high density, commercial, industrial, retail, and leisure developments.

We focus on providing unsurpassed quality and value in every development, large or small, while respecting and enhancing the environment through cutting edge sustainable development practices. QM Properties has prospered over four decades of successful enterprises and continues to create more great Australian communities each year.



## QM PROPERTIES HEAD OFFICE

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Visit our website for information about all our estates:  
[www.qm.com.au](http://www.qm.com.au)



DISCLAIMER: This material and its contents are provided for informational purposes, as a guide only, and are intended to be a general introduction to River Retreat Estate. Its contents (including plans, images, and dimensions) are conceptual, indicative and approximate only, not to scale and are subject to change at any time without notice. Aerial and locator maps and its contents are artist impressions only. QM Properties does not guarantee that all information is accurate, complete or correct. Buyers must make and rely on their own enquires and the contract of sale. Information is correct as at 09-01-2024.