THE SANCTUARY

ESTATE | WARNER

AUSBUILD

A simple journey home

The Sanctuary

Welcome to The Sanctuary. A vibrant new community in Warner in Brisbane's thriving north-west, where a sensitive approach to master planned urban design has created spaces for life to flourish. A place where rejuvenated conservation corridors, open parklands, and new cycle and pedestrian networks embrace the area's natural beauty. And where home is your sanctuary.

A proud history of community building

At Ausbuild, we are passionate about creating sustainable and liveable communities that families love to come home to. Our journey began more than 30 years ago, with the creation of our first home in The Redlands in 1988.

Since then, we have delivered more than 9,000 homes across 86 residential communities across South-East Queensland. Each home, each community, a reflection of our enduring commitment to sustainability, design excellence and quality craftsmanship.

RADFORD DISPLAY HOME, PROMINENCE PALLARA

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Beautiful and functional, every Ausbuild home is designed with thoughtful use of space, ample storage, and an emphasis on the seamless interaction between indoor and outdoor living. We know that every family is different, with different needs and lifestyle aspirations. Which is why every new home that we build is personalised for you.

A home that you'll be proud of, in a community you are a part of.

And to make your home building journey simple and enjoyable, Ausbuild can connect you with a dedicated team of mortgage brokers to guide you every step of the way.

WANTIMA COUNTRY CLUB, WARNER

DOG PARK, WARNER

BIKE PATH, WARNER

MARKETPLACE, WARNER

Where lifestyle comes naturally

Here, you can create a relaxed and well-balanced lifestyle close to everything your family needs. Become part of a likeminded community, where families have room to grow, and neighbours become friends.

From your doorstep, the great outdoors is yours to discover. Explore your community from the new pedestrian and cycle network, or take a stroll along the wildlife trails to spot a sleepy koala and follow the path home. The Sanctuary's expansive community parkland, complete with children's playground and open green spaces, is the perfect place for picnics and play.

Amenity on your doorstep

Blessed by natural beauty and lifestyle amenity, Warner offers all of life's conveniences close to leading schools, neighbourhood retail and major transport infrastructure.

Located 25 kilometres north-west of the Brisbane CBD, the area has all the advantages of an established family-friendly suburb, with an abundance of local parks and recreation spaces. Great shopping is close to home at Marketplace Warner, Warner Village Shopping Centre and Eatons Hill Village Shopping Centre.

Ideal spots for family fun are also within easy reach, from kayaking on Lake Samsonvale to mountain biking in Bunyaville Conservation Park. Kumbartcho Sanctuary at Eatons Hill is also a local family favourite, renowned for its freshwater lagoons, streams, rainforest and open forest, fairy garden and children's playground.

Bray Park and Strathpine Train Stations are less than 10-minutes' drive, linking directly with the Brisbane CBD and airports.

Albany Creek
Eatons Hill
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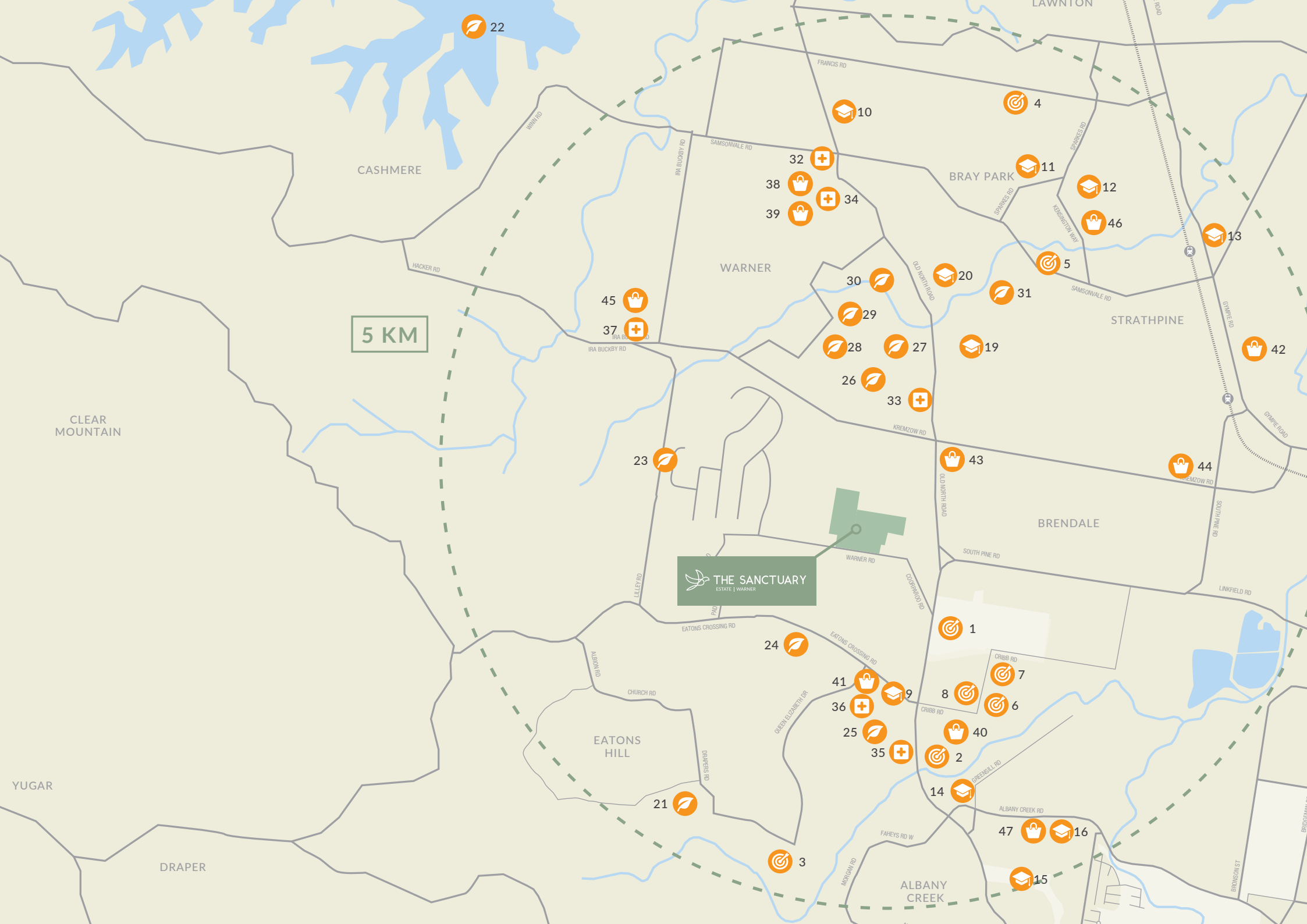
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THE SANCTUARY
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CASHMERE
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Go Exploring

Easy access to the Bruce Highway places you less than an hour's drive from the white sand beaches of the Sunshine Coast, while the Brisbane CBD is just 40 minutes away. Wherever you roam, there's so much to explore in Queensland's south-east, before returning home to The Sanctuary.

Sport & Recreation

1 Wantima Golf Course
2 Eatons Hill Hotel
3 Sargent Reserve Sports Fields
4 Pine Central Sports Club
5 Pine Rivers United Sports Club
6 Albany Creek Cricket Club
7 Albany Creek Football Club
8 South Pine Sports Complex

Schools

9 Eatons Hill State School
10 Genesis Christian College
11 Holy Spirit School
12 Bray Park State School
13 Pine Rivers State High School
14 Good Shepherd Christian School
15 All Saints Parish Primary School
16 Albany Creek State School
17 Bald Hills State School
18 St Paul's School
19 Strathpine West State School
20 Bray Park State High School

Nature & Parks

21 Kumbartcho Sanctuary
22 Lake Samsonvale
23 Cashmere Dog Park
24 HT Ireland Reserve
25 James Cash Park
26 Sarbi Park
27 Woodhaven Park
28 Warner Lakes Boat Playground
29 Dragonfly Park
30 Warner Lake Dog Park
31 Peter Campbell Park

Medical

32 Warner Family Medical Practice
33 Warner Lakes Family Practice
34 Warner Health
35 Eaton Central 7 Day Practice
36 Eatons Hill Medical Centre
37 Cashmere Medical Centre

Retail

38 Marketplace Warner
39 Warner Village Shopping Centre
40 Eatons Hill Village
41 Eatons Hill Shopping Village
42 Strathpine Centre
43 Bunnings Brendale
44 Brendale Shopping Centre
45 Cashmere Village Shopping Centre
46 Kensington Village
47 Albany Creek Village

ARTIST IMPRESSION

Community in balance with nature

Life at The Sanctuary embraces the warmth of neighbourhood connection and the joy of the outdoors – encouraging a sense of sharing, belonging, and caring for the environment. Its unique natural setting encompasses 11 hectares of rejuvenated conservation corridors complete with 26,000 new trees and shrubs, and special wildlife protections including a dedicated koala and fauna corridor, and koala fencing.

Fixed Price Home & Land Packages

We believe that quality home design is achieved through innovative thought, elegant delivery, and simple presentation. Ausbuild's beautiful home design collection features more than 60 single and double storey homes with a range of layouts and colour schemes, select finishes and premium fittings to personalise it to your life and style.

Our Home & Land packages are carefully developed, ensuring each home design and block of land are perfectly paired, with quality inclusions, striking façades, and hand-picked extras, to offer a complete, new home solution. Rest assured, all of our Home & Land packages include fixed price certainty on all site costs, so there are no hidden costs when you choose to call one of our welcoming communities home.

TAIT DISPLAY HOME, PROMINENCE PALLARA

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Become a part of The Sanctuary today!

1300 526 301

Warner Road, Warner

ausbuild.com.au/thesanctuary

All reasonable care has been taken in the preparation of this brochure. To the best of our knowledge, no relevant information has been omitted. Renders and photographs are illustrative only and all information is correct at the time of printing, September 2021. © Ausbuild. All rights reserved. QBCC 21710

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