

silkwood HOMES
HOUSE & LAND

ARGYLE 178 | SERENITY FACADE

Façade is for illustration purposes only

4 2 1 2

LOT 7, GLEN ROAD, RIVERLEIGH ESTATE, LOGAN RESERVE, QLD 4133

Land size	478 m²
Land price	$690,000
Registration	Registered
House area	178.08 m²

SERENITY FACADE INCLUSIONS:

- ✓ Combination of face brick, render & cladding
- ✓ 1x Gable
- ✓ 2x rendered brick piers
- ✓ Sheet metal roof & garage door
- ✓ 1x sliding window
- ✓ (Refer to working drawings, once available)
- ✓ 2x up down lights

CLICK HERE TO VIEW INCLUSIONS

CLICK HERE TO UPGRADE YOUR HOME

SOLAR INCLUDED

NOW INCLUDING XL 6.6KW SOLAR POWER

- Valued at over $7,000
- Save $35pw on Energy Bills
- Extra Tax Benefits
- Boost Rental Income

TOTAL GOLD TURNKEY PRICE:

$1,069,013

(Build Price $379,013)

TOTAL DESIGNER TURNKEY PRICE:

$1,077,012

(Build Price $387,012)

TOTAL AURUM TURNKEY PRICE:

$1,085,312

(Build Price $395,312)

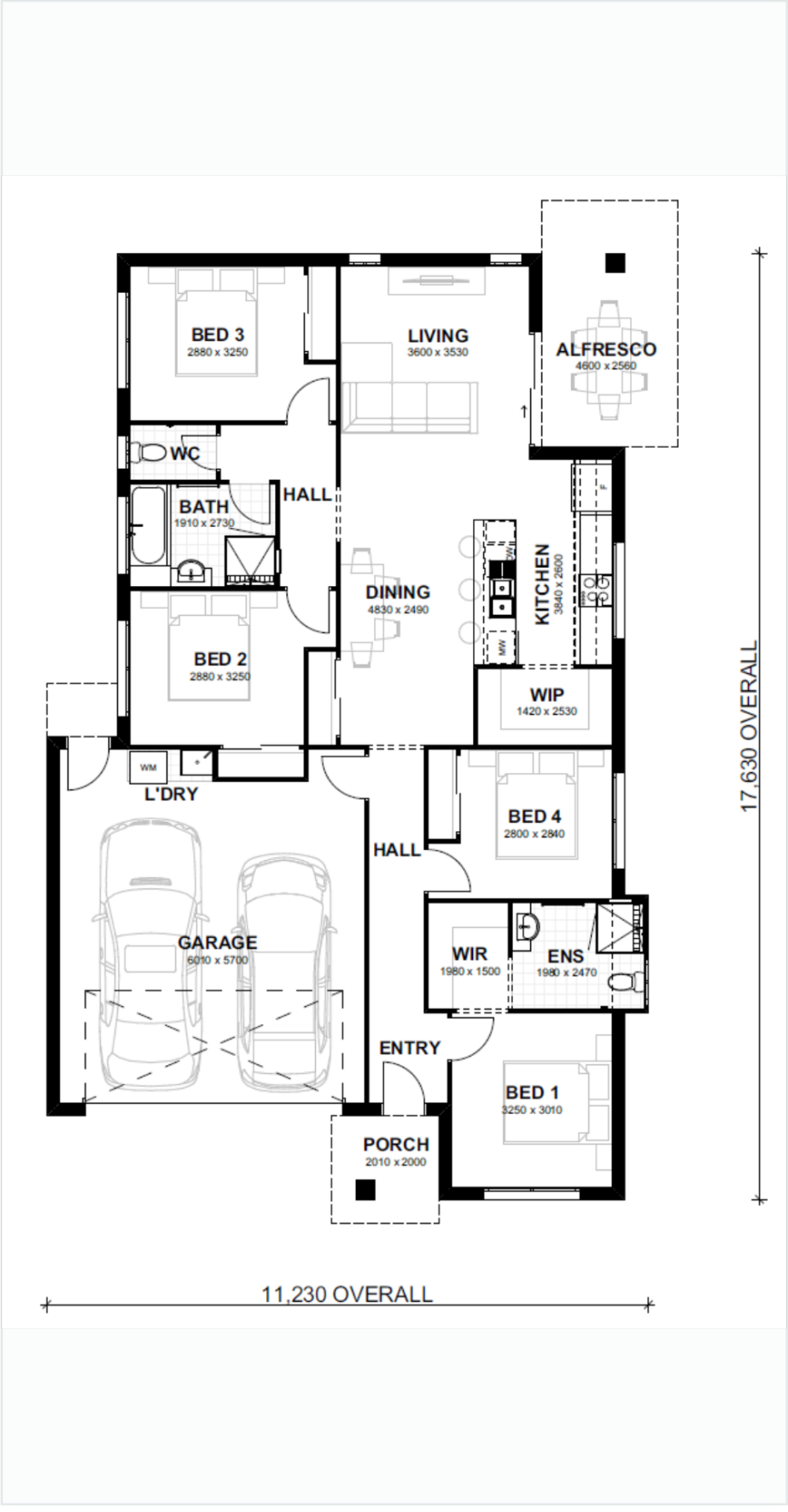
Monthly electricity savings shown are indicative only and may vary depending on site conditions, orientation, and usage. Buyers should conduct their own research as to weekly savings. The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by Silkwood Homes. All images and floor plans remain the property of Silkwood Homes and are protected by copyright. Drawings are not to scale and room sizes may vary to actual build. Land is subject to availability. Silkwood Homes Pty Ltd ABN 65 149 767 966 QBCC: 1218048 | Silkwood Homes (NSW) Pty Ltd ABN: 14 156 406 352 NSW Licence: 248052C

Price expiry: 30/09/26

PR Number: PR8655

ARGYLE 178

Total house area 178.08 m²



AREA BREAKDOWN

Living	**122.47 m²**
Garage	**39.81 m²**
Porch	**4.02 m²**
Alfresco	**11.78 m²**
Total area	**178.08 m²**

INCLUSION MODIFICATIONS

- Supply and install landscaping and fencing to meet covenant requirements.

VIEW THE FLOOR PLAN
Walk Through Video



The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by Silkwood Homes. All images and floor plans remain the property of Silkwood Homes and are protected by copyright. Drawings are not to scale and room sizes may vary to actual build. Land is subject to availability. Silkwood Homes Pty Ltd ABN 65 149 767 966 QBCC: 1218048 | Silkwood Homes (NSW) Pty Ltd ABN: 14 156 406 352 NSW Licence: 248052C

FACADE OPTIONS

12.5m Frontage

Please select one:



☐ Plantation



☐ Serenity



☐ Panorama



☐ City

The illustrations shown are designed to suit 12.5m frontages - Designs: Argyle, Balwyn, Belmont, Birkdale, Caulfield, Cayman, Eltham, Gembrook, Kensington, Mornington, Oakleigh, Oakmont, Patterson & Toorak.
For Narrow designs please refer to the 10.5m frontage façade options.
*Designs not mentioned above are not included in promotion.

silkwood HOMES

V2.26

*Facade selection is subject to Covenant approval. Prices subject to change at discretion of the builder.
The illustrations provided are artist impressions only and may include alternative finishes and features to those supplied by Silkwood Homes Pty Ltd. All images and floor plans remain the property of Silkwood Homes Pty Ltd and are protected by copyright. Drawings are not to scale and room sizes may vary to actual build. Land is subject to availability. Silkwood Homes Pty Ltd ABN 65 149 767 966 QBCC: 1218048 | Silkwood Homes (NSW) Pty Ltd ABN: 14 156 406 352 NSW Licence: 248052C

Land Sales Act 1984 s.11

DISCLOSURE PLAN
PROPOSED LOT 7

This plan is to be read in conjunction with the disclosure statement prepared for this lot.

Cancelling part of Lots 3, 4, 9 & 10 on RP222044
Locality of Logan Reserve

1. These notes form an integral part of this plan. No part of this plan may be reproduced without these notes being included.
2. All dimensions and areas shown are subject to final survey and relevant local authority approval.
3. This plan has been prepared for issue to a buyer as a disclosure plan under the Land Sales Act 1984. It is not to be used for any other purpose.
4. Levels and contours shown on this plan are not to be used for building design or construction; a topographical survey of the site is required.
5. Any engineering detail (retaining walls, etc.) shown on this plan is indicative only and subject to construction and relevant local authority approval.
6. For further detail regarding services, facilities and features which may have relevance to the proposed lot, reference should be made to the Development Application approval conditions, the approved operational works drawings and current engineering drawings.

Contour Interval – 0·25 metre

Design Contours

Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)

HW 1.0 / LW 0.2 / AW 0.6 — Height of Highest Point of Wall (Metres) / Height of Lowest Point of Wall (Metres) / Average Height of Wall (Metres)

Compaction of fill will be done in accordance with Australian Standard AS 3798–2007, under Level 1 inspection and testing by the nominated Geotechnical Inspection and Testing Authority.

×0·1 Cut/Fill, calculated between design and existing surface contours

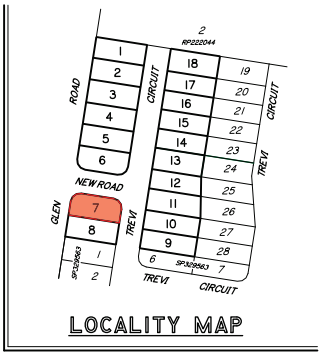
Area to be Cut, as supplied by Colliers Engineers on 28/09/2023.

Area to be Filled, as supplied by Colliers Engineers on 28/09/2023.

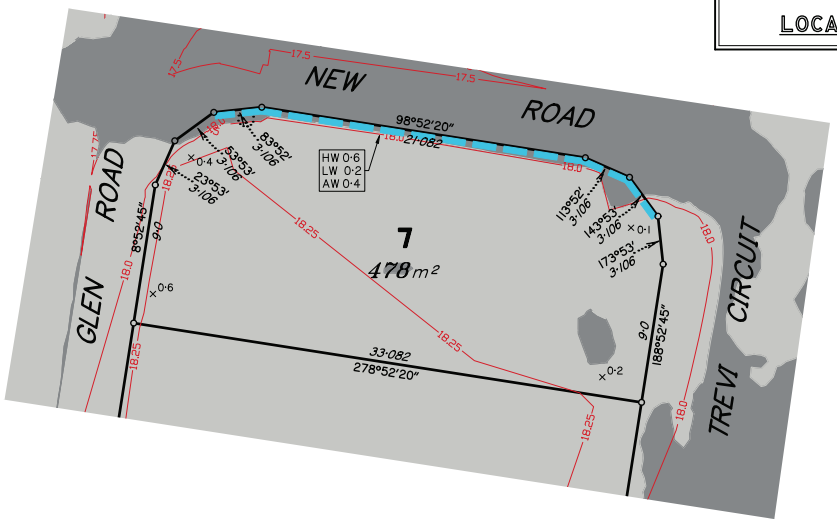
Lot levels and earthworks derived from Engineering Drawings.

Meridian: MGA Zone 56 Yes ☑ No ☐ Contour Height Datum: AHD





LOCALITY MAP



Scale 1:250 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36

dts urban planning, surveying & development

Brisbane
PO Box 3128, West End QLD 4101
Ph: 07 3118 0600
brisbane@dtsqld.com.au

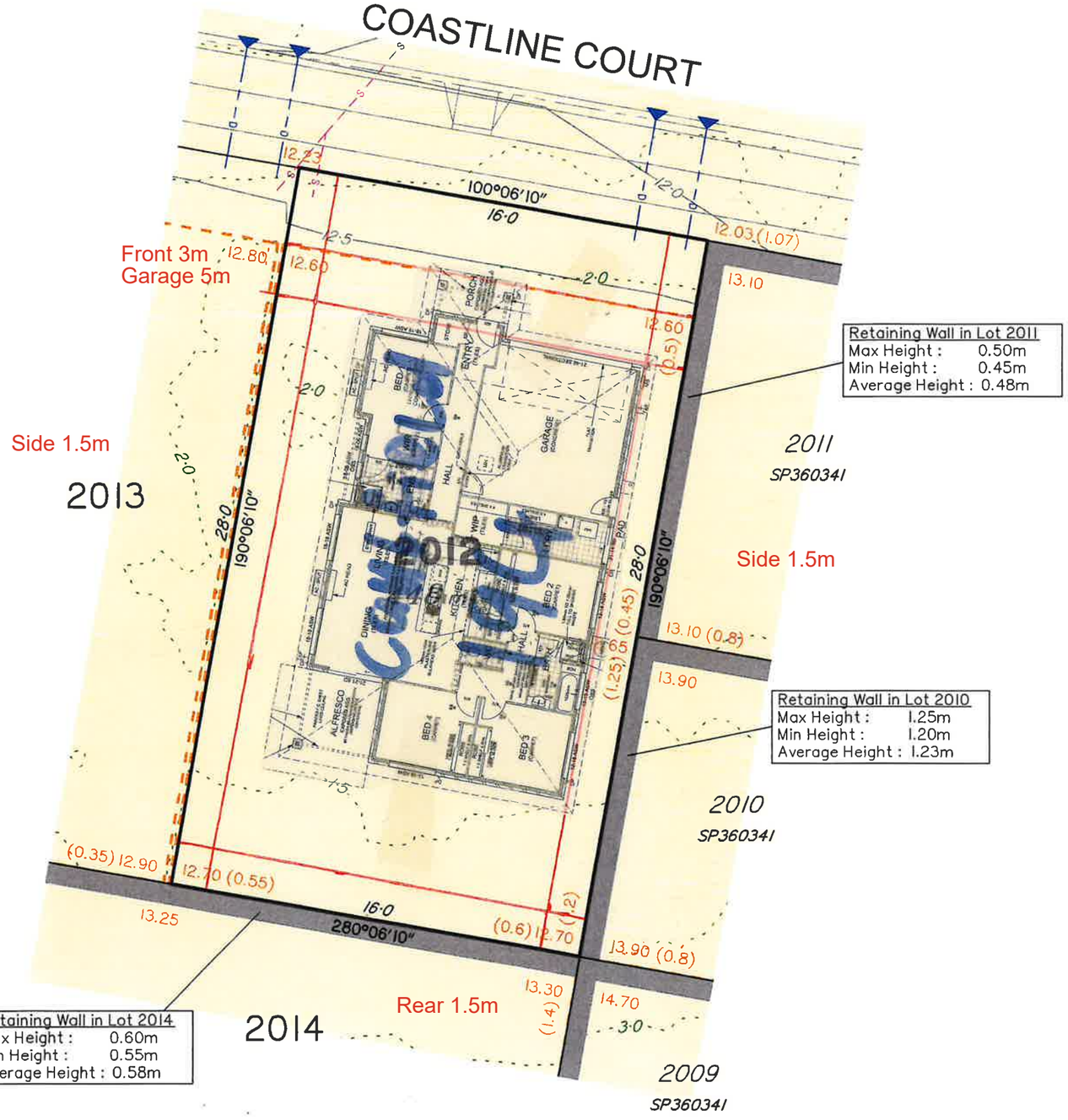
Mackay
PO Box 11711, Mackay Caneland QLD 4740
Ph: 1300 278 783
mackay@dtsqld.com.au

Issue	Details	Date	Drawn	Checked
B	RETAINING WALL ADDED	16/01/24	DR	AV
A	ORIGINAL ISSUE	18/10/23	DR	AV

DISCLOSURE PLAN
WINDLE ROAD DEVELOPMENTS PTY LTD
STAGE 1
GLEN ROAD, LOGAN RESERVE

Dwg No: A3–6752/7 Issue: B
Project: BNE220367
File: B220367Dis1.dwg

Setbacks
Front 3m
Garage 5m
Side 1.5m
Rear 1.5m



LEGEND

- Area of Cut
- Area of Fill
- Design Contours
- Depth of Fill Contours
- Proposed Earthworks Pad
- Proposed Retaining Wall (Height shown on lower side of wall) — (X.XX)
- XX.XX — Finished Surface Design Level
- Proposed Sewer Line / Manhole — S
- Proposed Stormwater Line / Kerb Adaptor — D

(Not all items in this legend may be relevant to the lot shown hereon)

NOTES

This plan has been prepared from preliminary survey plan (SP360354) and engineering data provided on the 02/02/2026 by KN Group Pty Ltd.

Development approval has been granted for reconfiguration of a lot for the proposed lot by Redland City Council on 04/11/2025. (Application No. RAL24/0087)
For updates to this development application visit: www.redland.qld.gov.au

Development approval for operational works has not yet been granted for this lot by Redland City Council.

The purchaser should refer to the applicable development approvals for building and/or other requirements that may be applicable to the lot.

Retaining wall locations and thickness are diagrammatic. For detailed design information refer to the relevant civil design and earthworks plans from KN Group.

All fill shall be placed and compacted in a controlled manner under Level 1 supervision and certification in accordance with AS3798-2007.

PRECINCT 3
STAGE 4

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | mail@saundershavill.com

N

ISSUES				
NO.	DRAWN	DATE	DESCRIPTION	CHECKED
A	MS	17.02.2026	ORIGINAL ISSUE	PS

THIS DISCLOSURE PLAN IS PREPARED FOR THE SOLE PURPOSE OF SATISFYING THE DISCLOSURE REQUIREMENTS OF THE LAND SALES ACT AND **SHOULD NOT** BE USED FOR ANY OTHER PURPOSE, PARTICULARLY AS-CONSTRUCTED PURPOSES. THIS INFORMATION IS COMPILED FROM DESIGN PLANS ONLY, UNLESS OTHERWISE STATED, AND THEREFORE IS SUBJECT TO FINAL SURVEY AND CONSTRUCTION OF OPERATIONAL WORKS.

LEVEL DATUM: AHD Der.
ORIGIN OF LEVELS: PM105531
RL OF ORIGIN: 12.419m
CONTOUR INTERVAL: 0.5m
SCALE 1:200 (0 1 2 5m)

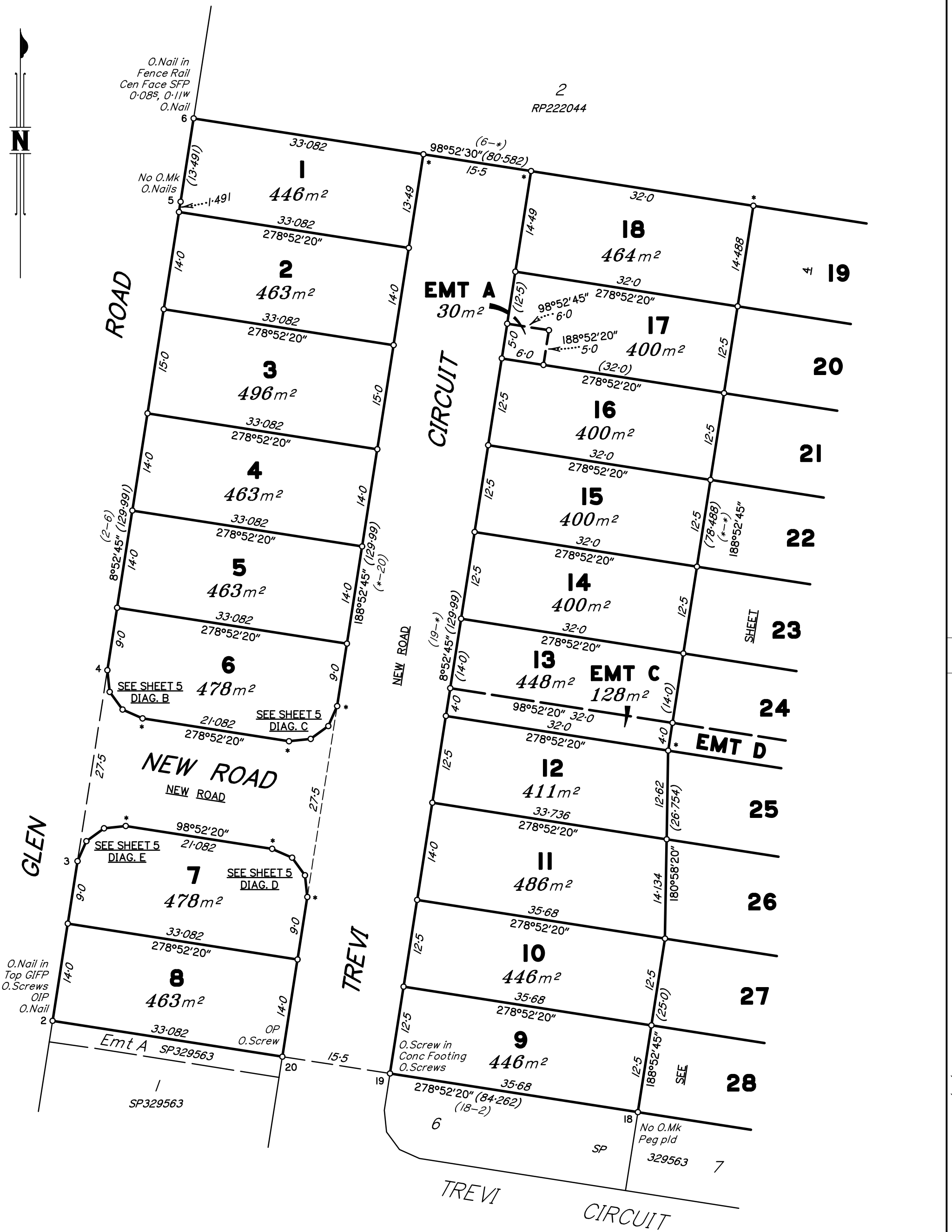
PLAN OF: PROPOSED LOT 2012 ON SP360354
DESCRIBED AS: PART OF LOT 2 ON RP212251
EXISTING TITLE REFERENCE: 17048089
LOCALITY: REDLAND BAY
LOCAL GOVERNMENT: REDLAND CITY COUNCIL

DRAWING TITLE: DISCLOSURE PLAN
DRAWING NO.: 9401 S 62 DP A_2012

Land Title Act 1994 ; Land Act 1994
Form 21A Version 1

ADDITIONAL SHEET

Sheet 3 of 6



Scale 1:500 – Lengths are in metres.

5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70
0 50|mm 100|mm 150|mm

State copyright reserved.

Insert Plan Number **Preliminary SP337883**

B220367L1.DWG 11/01/2024

Masterplan

Lots range from 400m² to 496m²
Frontages range from 12.5m to 15m

Riverleigh is a place where you can come home to riverside living.



*This plan is indicative only and every effort has been made to ensure accuracy. Registered survey plans or disclosure plans should be consulted and purchasers should carefully review information within the contract of sale prior to purchase.

LOGAN

FAST FACTS

2026



Highlights

- One of Queensland's fastest-growing cities
- Around 70 suburbs and localities
- Strategically located between Brisbane and the Gold Coast

Location

- 30km south of Brisbane CBD
- 50km north of the Gold Coast
- Adjacent to Ipswich City
  *Based on CBD

Population

- Estimated population of Logan is 392,339 (2024)
- Population growth: 660,000 by 2026

Housing

- Median house price: $770,000 to over $1.1 million
- Median 4 bedroom house rent $550-$750pw+

Employment

- Employment rate 93.6% (October 2024)
- 120,000 local jobs
- Strong areas of employment consist of: Management, Technicians & Trades, Community and Personal Service Workers, Sales Workers and Machinery Operators & Drivers

Transport

- TransLink Rail & Bus services
- M1 & Logan Motorway

Parks & Recreation

- Hundreds of parks & reserves
- 1260Km's of bike and pathways
- Active & Healthy Program
- Live Well Logan Fitness Clubs
- Logan Metro Sports & Events Centre

Education

- Over 50 Primary and High Schools
- Griffith University
- TAFE Queensland - Loganlea Campus
- Logan Little Legends sports programS
- 9 libraries

Retail

- Hyperdome Shopping Centre (one of the largest shopping centres in Australia)
- Logan Hyperdome (Shailer Park)
- Logan Central Plaza
- Grand Plaza (Browns Plains)
- Home Co Logan & IKEA

Economy

- GRP exceeds $18.24B
- 27,816 businesses (2024)
- 132,383 local jobs

Medical

- Logan Hospital
- 10 public health / community facilities

Government Spending

- $875M Logan Hospital Stage 2 expansion, due to complete in 2027
- $1.22B essential infrastructure and services
- $138.5M water and wastewater infrastructure

Recent Government Spending

- $135.98M funding (part of a $334.53M project)
  Project: Chambers Flat Wastewater Treatment Plant
  Impact: Enables development of 20,000+ new homes
  Key areas: Yarrabilba, Park Ridge, Logan Village

- $52.1M social and community housing - delivering 172 social homes either under construction or under contract

Grow&Co
PROPERTY AGENTS

REAL ESTATE LICENSE NUMBER: 4202397
ABN: 624 897 758



RENTAL APPRAISAL

09.2026

Riverleigh Estate

Logan Reserve

TOTAL RENTAL ESTIMATE: $720 - $760 per week

4 2 2

Thank you for the opportunity to appraise the above property for the purpose of ascertaining the likely rent achievable in the current market.

We consider several key factors to determine a realistic weekly rent for your property, including recent comparable leases, current vacancy levels and enquiry activity.

We regard a balance between obtaining maximum rents whilst minimising vacancy as paramount in achieving the best possible result. A range of rental amounts are provided so that you can make a sound decision based on your personal situation and also the current market, which is often subject to the fluctuations typical of a supply and demand marketplace.

Our team would be delighted to manage your investment with your individual needs in mind, if we can answer any further questions, please do not hesitate to contact us.

Ben Jorgensen L.R.E.A
DIRECTOR
0406 507 363
ben@growandco.net

Matthew Crown
New Business Development
0410 588 180
matthew@growandco.net

DISCLAIMER | This appraisal has been prepared solely for the information of the client and not for any third party. This is a current rental market appraisal and subject to change depending on market conditions. Although every care has been taken in arriving at the figure we stress that it is an opinion only and should not to be taken as a sworn valuation, as carried out by a licensed valuer. The figures stated can be subject to change without notice due to market conditions, seasonal variances, along with general factors such as supply and demand and should be reassessed every eight weeks. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way. Any opinion expressed in this letter may be personal to the author and may not necessarily reflect the opinion of the company



07 5644 8600
02 4964 1989
07 5644 8699
admin@silkwoodhomes.com.au
www.silkwoodhomes.com.au
4/13 Indy Court, Nerang Qld 4211
PO Box 2006 Nerang Qld 4211
9/12 Babilla Close, Beresfield NSW 2322

*****Please ensure the name stated below is the legal name stated on your birth certificate*****
****Copies of ID (Passport or Drivers License) is required with this EOI****

Purchasing as: Individual ☐ Company ☐

Company / SMSF:		
ABN/ACN:		
	Buyer/Director 1	**Buyer/Director 2**
Legal name: (Including middle)		
Address:		
Email:		
Mobile:		
Are you buying as (Tick One):	Investor ☐	Owner Occupier ☐

Property Information (Your Sales Pack Number can be found on the house and land sales package provided to you eg. PR2486)			
Site Address:			
Land Price: $		House Price: $	
Total Price: $		Sales Pack No:	
Design:	Facade:	House Size:	Inclusions:
Solicitor Details			
Firm:		Contact Name:	
Address:			
Email:			
Phone:			
Finance Broker / Lender			
Company:			
Address:			
Email:			
Phone:			
Lender:			
Relationship Manager/ Referral Channel:			
Company:		Contact:	
Email:		Phone:	

Please use the PR number listed above along with your surname for anypayments made to direct to Silkwood Homes for this EOI.

_____ Date: _____ Date:
Buyer 1 Buyer 2

Silkwood Homes Pty Ltd (Payment contributes towards 5% Build Deposit)

Please email copy of receipt & EOI to contracts@silkwoodhomes.com.au

Please ensure PR number listed above along with your surname is used as the payment reference

Account Name:	Silkwood Homes Pty Ltd
Bank:	National Australia Bank
BSB:	084-572
Account:	12-474-7237
Amount:	
Reference:	PRXXXX SURNAME

This request for contracts is not binding on the buyer or the seller of the development. Should completed Contracts of Sale not be received by the Land holder/agent within a reasonable time of the buyer receiving such contracts, then the property will be placed back on the open market and any deposit monies refunded. For further information phone Silkwood Homes 07 5644 8600. V07.11.2023