



BURPENGARY

Live every moment
at Sage Burpengary.



Discover a community inspired by nature

Sage is a masterplanned community nestled in the heart of Burpengary. Thoughtfully designed for balanced living and set amongst lush green spaces and tree-lined streets, Sage offers a peaceful lifestyle without compromising on connection.

Located just minutes from transport, schools, shops and more, Sage invites you to enjoy the tranquillity of Burpengary while staying connected to everything you need.



Perfectly positioned between the city and the coast

Located in the City of Moreton Bay, Sage sits between the vibrant Brisbane CBD and the stunning beaches of the Sunshine Coast, both easily accessible via the M1. Everything you need is close to home, with Burpengary Plaza and key transport links to the city less than 10 minutes away.



Everything you need, close to home

Living at Sage means being close to everyday essentials and exciting future amenities in the fast-growing region.

Shopping & Dining

Just minutes from home, you'll find Burpengary Plaza and Morayfield Shopping Centre or head a little further to Westfield North Lakes for a day of shopping. Plus, new retail hubs are coming soon to Narangba and Morayfield.

Health & Community Services

Take comfort with close access to local medical centres including the Hub Medical Centre in Burpengary and the Caboolture Hospital under 15 minutes away.

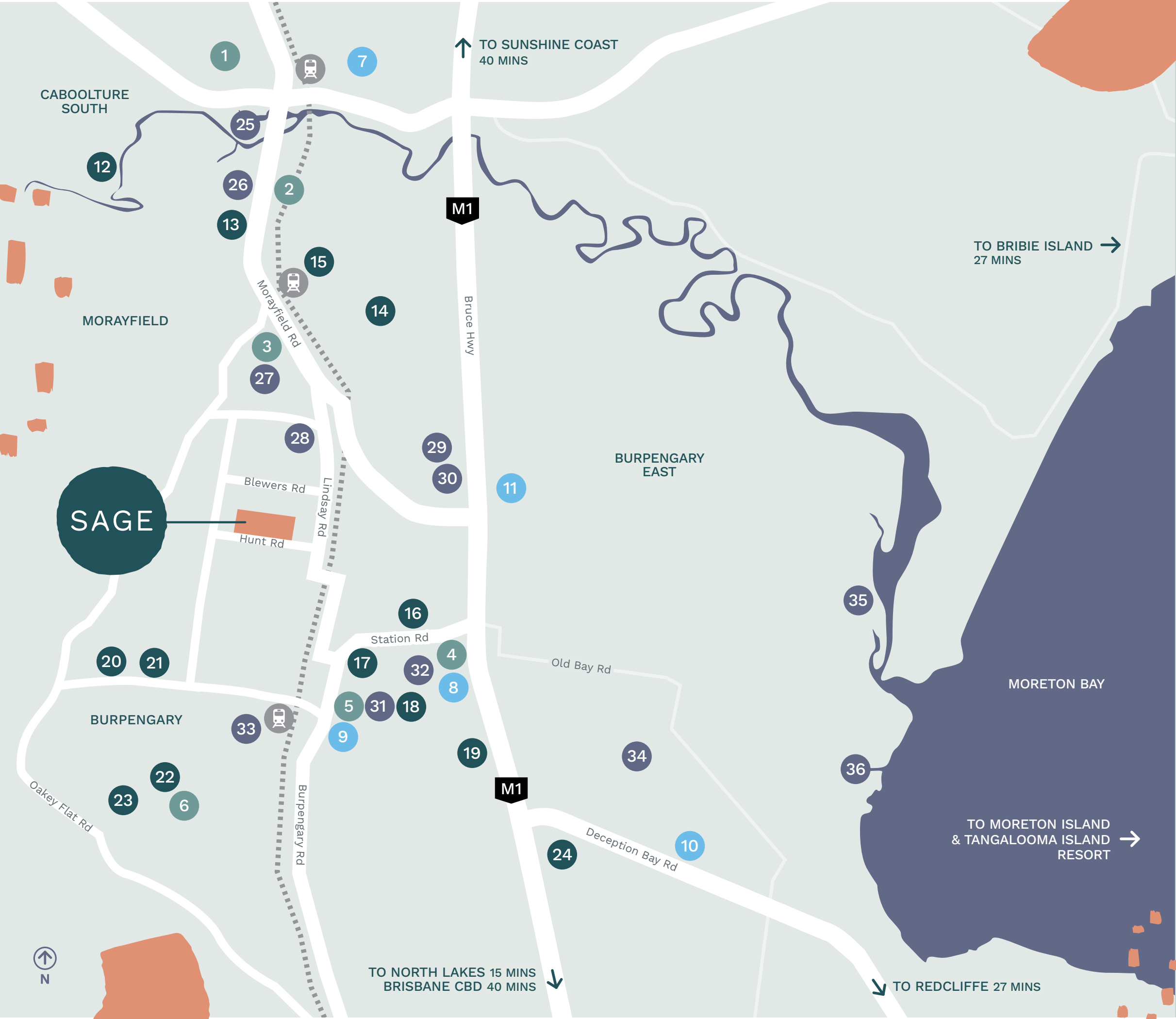
Education Options

The community is well catered for with excellent education options nearby, including Burpengary State Secondary College and St Eugene College, with a new state school proposed for Burpengary East in the future. For tertiary study, the University of the Sunshine Coast's Caboolture campus is just a 15-minute drive away.

Lifestyle & Leisure

Enjoy boating at Scarborough Harbour, swing a club at the Deception Bay Driving Range, plan a fun-filled day at Australia Zoo, or enjoy waterfront dining and events at Sandstone Point Hotel.





Explore Sage's Surrounds

Shopping

- 1. Caboolture Town Square
- 2. Morayfield Shopping Centre
- 3. Bunnings Morayfield
- 4. Burpengary Plaza
- 5. Seasons IGA Burpengary
- 6. Narangba Valley Shopping Centre

Medical

- 7. Caboolture Hospital
- 8. Burpengary Family Medical Practice
- 9. Burpengary Station Medical Centre
- 10. Deception Bay Doctors
- 11. Hub Medical Centre

Education

- 12. Bellmere State School
- 13. Morayfield State School
- 14. Morayfield East State School
- 15. Morayfield State High School
- 16. St Eugene College
- 17. Burpengary State School
- 18. C&K Burpengary Kindergarten
- 19. Burpengary State Secondary College
- 20. Goodstart Early Learning Burpengary
- 21. Burpengary Meadows State School
- 22. Narangba Valley State High School
- 23. Narangba Valley State School
- 24. Arethusa College Deception Bay Campus

Recreation

- 25. Centenary Lakes Park
- 26. Morayfield Tavern
- 27. Morayfield Sports & Events Centre
- 28. Lindsay Road Sports Ground
- 29. Burpengary Aquatic & Leisure Centre
- 30. Moreton Bay Central Sports Complex
- 31. Burpengary Community Club
- 32. The Central Tavern Burpengary
- 33. Burpengary Equestrian Centre
- 34. Deception Bay Driving Range
- 35. Uhlmann Road Public Boat Ramp
- 36. Captain Cook Park Boat Ramp



Emilie & Jordan: Building **Their Future** at Sage

More space, more connection, more peace of mind.


For Emilie and her partner Jordan, Sage was the perfect place to create their forever home.

Located between Brisbane and the Sunshine Coast, Sage offers the ideal balance of connection, space, and tranquillity. The couple fell in love with the peaceful, secure setting, beautiful bushland surrounds, and exceptional value of the house and land packages.

They are now building a spacious four-bedroom home close to the Sage Community Park with room for a future pool, the perfect foundation for starting a family.

“Sage is tucked away, peaceful and feels secure, which is important to us,” Emilie said.

“The whole experience has been smooth and positive, and we can’t wait to move in.”



“The whole experience has been smooth and positive, and we can’t wait to move in.”

Emilie & Jordan



Jenna & Alex: **Coming Home** to Sage


From first home dreamers to proud Sage residents.

When first-home buyers Jenna and Alex Kennedy returned to the Moreton Bay region they grew up in, they found their dream address at Sage.

Drawn to the natural beauty of the ecological corridor, the couple secured the final homesite in the first stage at Sage and partnered with local builder Emerald Developments to bring their vision to life.

Completed in just 15 weeks, it was the very first home finished at Sage. Now, with their dogs Sophie and Freya, they enjoy morning walks through landscaped streets and the warm, welcoming feel of the growing community.

“It’s surreal standing in our new home, looking out into the ecological corridor, and knowing Sage is our community,” Jenna said.



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Jenna & Alex



The heart of Sage

At the heart of Sage lies a thoughtfully designed community park, a vibrant, green space where families, neighbours and nature come together.

Surrounded by established flora and linked by walking and bike paths, the park features a wide range of recreational facilities including play equipment, a basketball/netball half court, cricket net, and open kick-space.

Picnic shelters and shaded green pockets in the park create the perfect setting for weekend gatherings or relaxed afternoons right at your doorstep.

- SAGE -



Living in harmony with nature

The Sage community is thoughtfully designed to embrace the leafy surrounds of Burpengary. More than 30% of the project is dedicated to green open space, including a 7.5-hectare ecological corridor and an 8,200sqm recreation park.

With over \$1 million invested in environmental initiatives, rehabilitation works feature native planting and the installation of more than 200 nesting boxes, creating a haven for local wildlife.

Sage offers a lifestyle that harmoniously balances modern living with the serene natural surroundings.



Image courtesy of Creation Homes.

Room to **grow**, space to live naturally

Discover your perfect homesite with space to live naturally amongst a tranquil bushland setting.

Partnering with Queensland's leading builders, we also offer a range of house and land packages suited to a range of lifestyles and budgets.

Build your brand-new home and create a space uniquely you at Sage.

- SAGE -

↑ **Sunshine Coast**
40 minutes



↓ **North Lakes**
15 minutes

↓ **Brisbane CBD**
40 minutes

Legend

-  Playground
-  Cricket Net

-  Half Court
-  Future Connection

-  Community Park
-  Point of Interest

SAGE

Masterplan



Ellendale, Upper Kedron QLD

About the Developer

Established in Perth in 1987 and listed on the Australian Stock Exchange in 1994, we have grown to become one of Australia's leading property companies with a portfolio of award-winning projects in Western Australia, Victoria, Queensland and South Australia. We place great importance on understanding our customers and their lifestyle, creating solutions to enrich

their lives. From green, crafted parklands that connect us with our environment and the people around us, to considered designs that enhance day to day living.



Come home to Sage
An **inspired** new address



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