



**songbird**

G Y M P I E

*the colour of life*



## community atmosphere

Find the perfect land to suit your budget and lifestyle in the latest land release from Hillscorp. Introducing Songbird Gympie – a boutique collection of only 64 elevated residential home sites, surrounded by established communities and pristine scenery.

Imagine building your dream home surrounded by a natural green landscape, yet still within easy access to all your lifestyle amenities and transport links. This spectacular new land release is nestled just 5 minutes north east of the Gympie CBD, with home sites ranging from 500m<sup>2</sup> - 793m<sup>2</sup>.

Songbird is an ideal address for residents seeking a peaceful, family-friendly, community atmosphere that provides plenty of space and the freedom of choice. Only a stones throw away from the town centre with schools, shops, train station and easy access to the new Woondum to Curra Highway (scheduled for completion by mid-2024), Songbird is perfectly positioned in a semi-rural community providing residents with everyday convenience and essential lifestyle needs.

Roads are indicative only.







## — heritage charm —

Home to a diverse and broad demographic, Gympie continues to grow with confidence and is only an hour drive to Noosa and Rainbow Beach – perfect for growing families who enjoy spacious green living and easy day trips to the beach.

The heritage township connects the pioneering spirit with charming turn-of-the-century buildings, museums, art galleries and parks - reminding locals of the rich history the region is renowned for. Gympie is fast becoming a vibrant, popular sustainable community that cleverly integrates affordable living with active open spaces and is within easy reach of a number of schools, shops, parks and leisure activities.

This unique estate provides owners with a low maintenance, secure and convenient lifestyle which has been perfectly planned to suit individual needs without compromise on space or style.

'Songbird' provides the opportunity to build your very own dream home, or the option to explore a house & land package designed around your lifestyle.

# tranquil & connected

This is a rare opportunity to secure a large, easy-to-build homesite in a sought-after semi-rural community so close to town and connected to all you need.



64 PREMIUM  
LEVEL LOTS\*



A DESIRABLE AND  
POPULAR LOCATION



NORTHERLY ASPECT  
WITH FRESH BREEZES



5 MINS FROM GYMPIE  
CBD AND HOSPITAL



20 MIN WALK TO VICTORY  
COLLEGE AND QLD TAFE



1 HOUR FROM NOOSA  
AND RAINBOW BEACH

\* Refer to the Disclosure Plan for site contours.



Jason Rice M 0403 156 549 E [jason@propertylane.com.au](mailto:jason@propertylane.com.au)

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