

Sunland Group

**BAYSIDE**  
BUSHLAND BEACH



## Creating Vibrant Communities

Throughout our 35 year history, Sunland Group has created a portfolio of residential communities distinguished by quality, innovation and vibrancy. It's a signature tradition embodied within our developments around Australia – a consistent commitment to enduring design excellence, partnered with human values.

Sunland first unveiled our vision for Bushland Beach in 2005 – a vibrant, master planned community adjoining the idyllic waters of Halifax Bay, enriched by magnificent island views and the amenity of local retail, parklands and nature trails. Today, the intimate link between Sunland and Bushland Beach emerges anew with Bayside – Sunland's latest land release in a journey that has contributed to one of the finest master planned environments in Townsville.

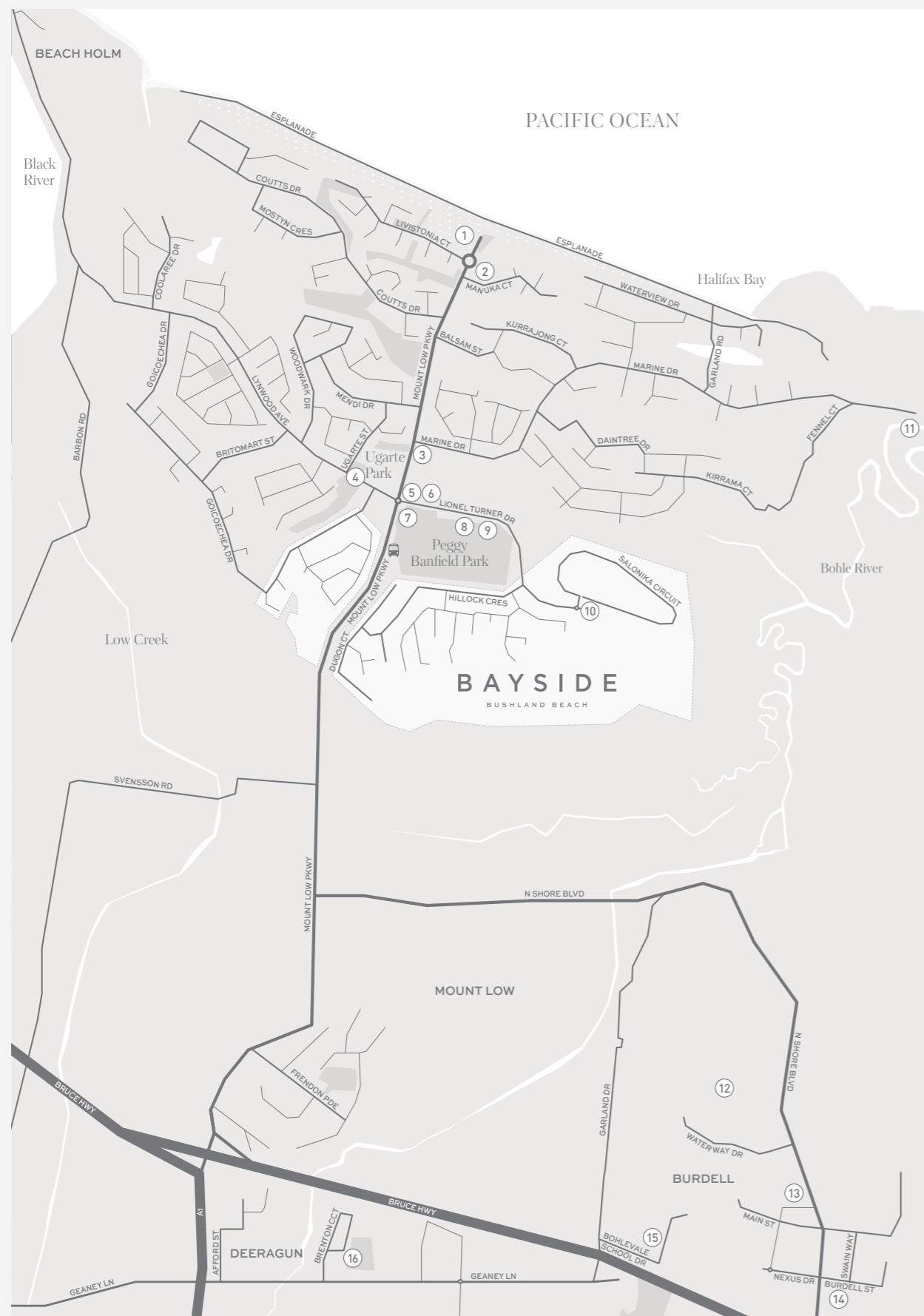
A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a series of loops and a long horizontal stroke.

SAHBA ABEDIAN Managing Director



DISCOVER THE BEAUTY OF LIVING BAYSIDE

Located in Townsville's thriving Northern Beaches, Bayside at Bushland Beach presents an unmatched opportunity to become part of Townsville's only master planned seaside community. Every home site enjoys cool ocean breezes and is superbly positioned within walking distance of the shores of Halifax Bay and its stunning views of Magnetic Island. Premium home sites combine the natural advantages of open outlooks and prime position, with the beach as your backyard.

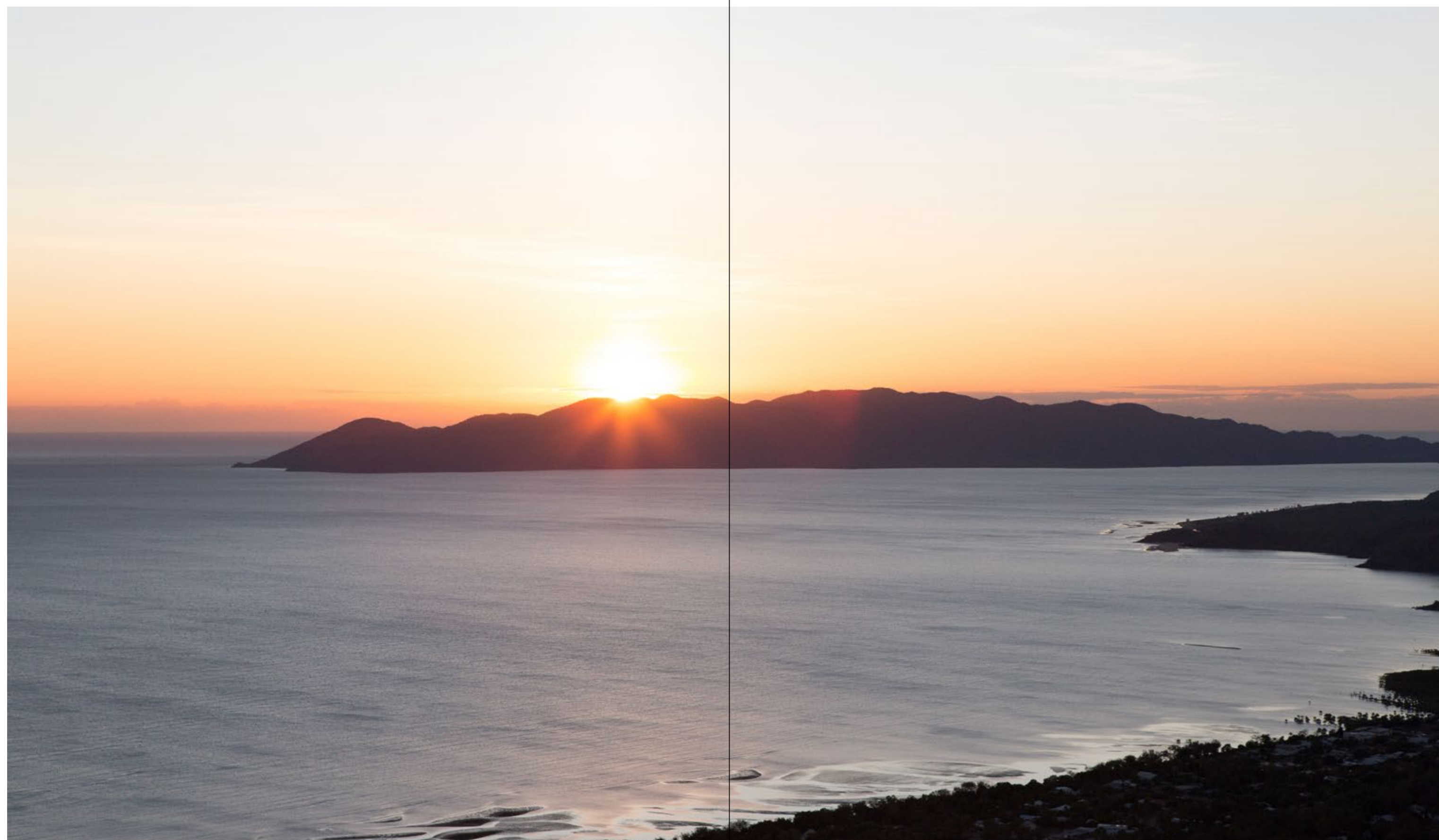


The ideal location.

Thoughtful planning is a cornerstone of this perfectly positioned neighbourhood. Bushland Beach Plaza, with its newly-opened Coles shopping centre and specialty retailers, is only moments away. The 15-ha Peggy Banfield Park, located in the heart of the community, features new BBQ facilities, playgrounds, an off-leash dog area, fitness circuit, netball courts, and open green space.

Easy access to the new \$200 million ring road places the Lavarack Barracks, James Cook University, and Townsville Hospital less than 20 minutes away. Townsville Airport is only 15 minutes by car, and major employment nodes, schools, shopping and leisure facilities are all within easy reach.

- 01 [BUSHLAND BEACH TAVERN](#) | 02 [CONVENIENCE STORE](#) | 03 [CHILDCARE CENTRE](#) | 04 [UGARTE PARK](#) |
- 05 [COLES BUSHLAND BEACH](#) | 06 [BUSHLAND BEACH PLAZA](#) | 07 [NORTH THURINGOWA DEVILS RUGBY LEAGUE CLUB](#) |
- 08 [CHILDREN'S PLAYGROUND](#) | 09 [OFF LEASH DOG PARK](#) | 10 [BAYSIDE SALES SUITE \[OPEN BY APPOINTMENT\]](#) |
- 11 [STONEY CREEK BOAT RAMP](#) | 12 [NORTH SHORE STATE SCHOOL](#) | 13 [TOWNSVILLE GRAMMAR SCHOOL NORTH SHORE](#) |
- 14 [ST. CLARE'S CATHOLIC SCHOOL](#) | 15 [BOHLEVALE STATE SCHOOL](#) | 16 [NORTHERN BEACHES HIGH SCHOOL](#)



Picturesque Halifax Bay



An idyllic coast lifestyle.



A new era in bayside living.

At Bushland Beach, perfect leisure moments range from beachside picnics to leisurely strolls along a network of walking and nature trails. Parks and well-equipped play areas are the natural focal points for gatherings with family, neighbours and friends.

BAYSIDE - BUSHLAND BEACH



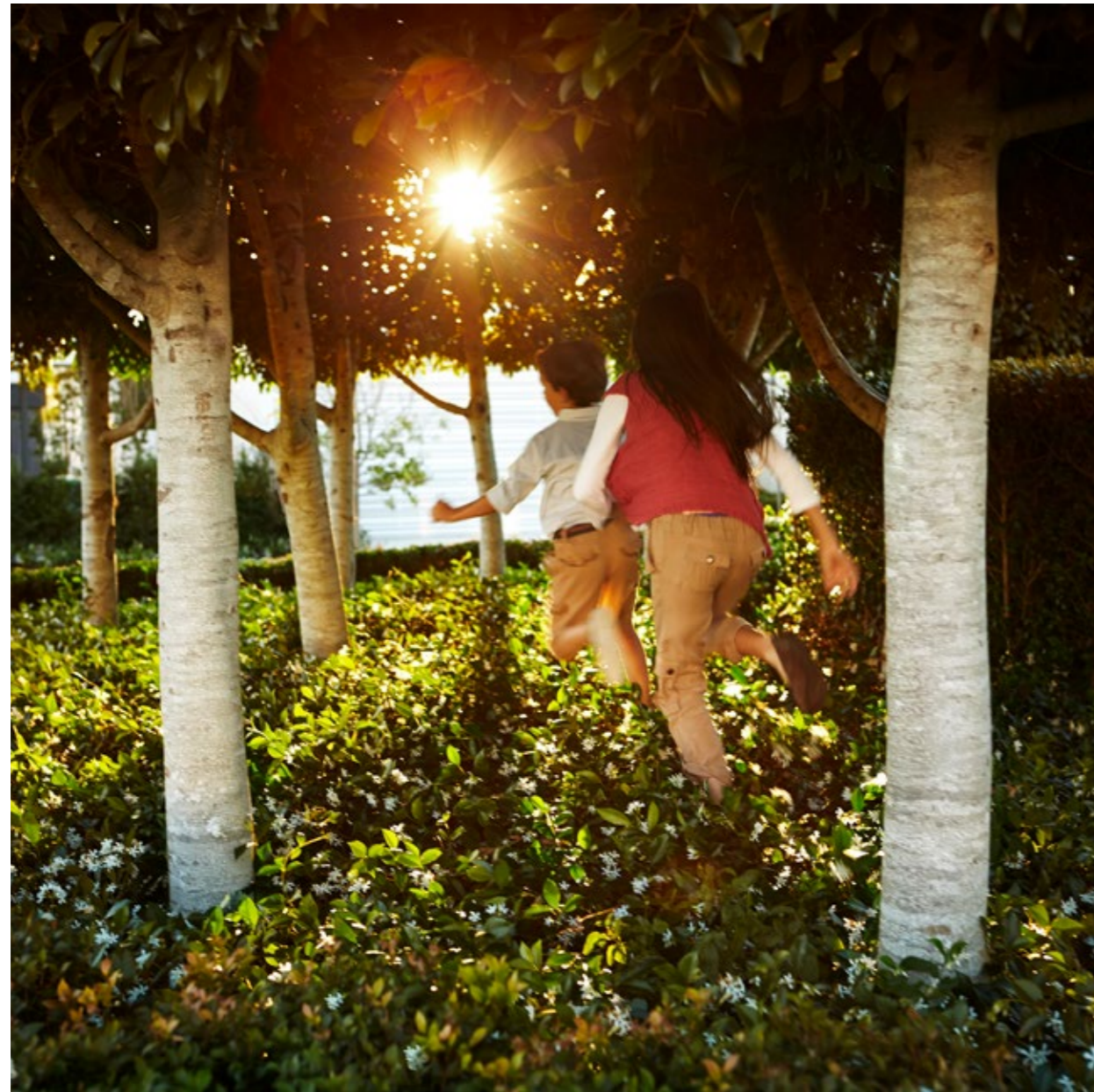
The Stoney Creek boat ramp gives you direct access to Halifax Bay and the nearby islands via the Bohle River. Some of Queensland's most picturesque bays and beaches are waiting to be explored on Magnetic Island, Townsville's off-shore island playground.





BUILD YOUR DREAM HOME YOUR WAY

At Bayside at Bushland Beach, thoughtful master planning means home sites offer unsurpassed choice to suit your life and style – extra-large or conveniently compact, level or gently undulating. The master plan also incorporates changing elevations, maximising the wide ocean views, as well as views to the Townsville CBD and west to the Pinnacles. Best of all, you're free to select the professional builder whose ability and experience will bring your vision to life.



## Comfort by design

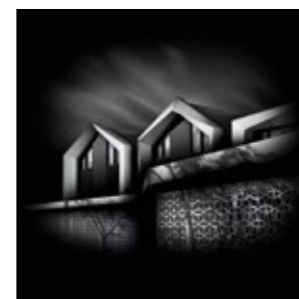
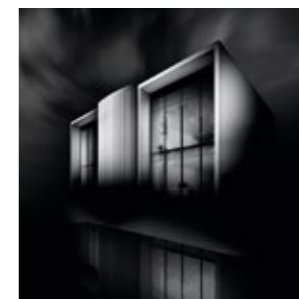
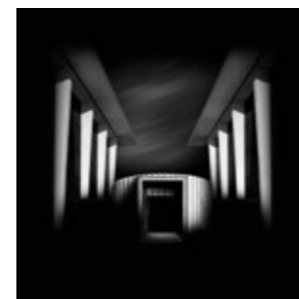
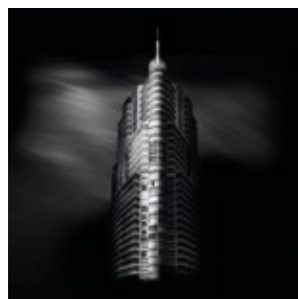
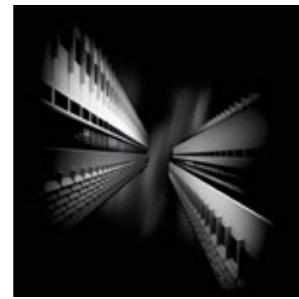
As you apply your individual taste and style, it is comforting to know that well-considered lifestyle design guidelines will enhance your neighbourhood and protect your investment into the future. The Building Covenants and Design Guidelines at Bushland Beach have been created to protect your investment and uphold the high standards of home design and presentation Bushland Beach is renowned for. All proposed dwelling construction must be approved by the Bushland Beach Residential Estate Design Assessment Panel prior to seeking formal building approval.

## Awards of Excellence

Each year, accolades and awards honour the Group's contribution to the Australian design landscape – advanced through a commitment to architectural excellence and betterment.

[\[2018\] MAGNOLI RESIDENCES](#) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS, BEST USE OF STEEL FRAME HOUSING | [\[2018\] ABIAN](#) QUEENSLAND ARCHITECTURE AWARDS, RESIDENTIAL ARCHITECTURE AWARD FOR MULTIPLE HOUSING | [\[2017\] THE TERRACES](#) HIA SUNSHINE COAST/WIDE BAY HOUSING AWARDS, TOWNHOUSE/VILLA DEVELOPMENT | [\[2017\] PARK TERRACES](#) HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, SPEC HOME OF THE YEAR | [\[2017\] THE TERRACES](#) MASTER BUILDERS SUNSHINE COAST HOUSING AND CONSTRUCTION AWARDS, MEDIUM DENSITY | [\[2016\] QUAYS HOPE ISLAND](#) HIA QLD HOUSING AWARDS, TOWNHOUSE/VILLA DEVELOPMENT | [\[2016\] QUAYS HOPE ISLAND](#) HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, TOWNHOUSE/VILLA DEVELOPMENT | [\[2016\] MELIAH](#) HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, SPEC HOME | [\[2016\] MARINA RESIDENCES](#) HIA-CSR AUSTRALIAN HOUSING AWARDS – APARTMENT COMPLEX OF THE YEAR | [\[2015\] WHYTE UDIA \(VIC\) AWARDS FOR EXCELLENCE – MEDIUM DENSITY DEVELOPMENT](#) | [\[2015\] MARINA RESIDENCES](#) HIA QLD HOUSING AWARDS – APARTMENT OF THE YEAR | [\[2015\] MARINA RESIDENCES](#) HIA QLD HOUSING AWARDS – APARTMENT COMPLEX OF THE YEAR | [\[2015\] ABIAN UDIA \(QLD\) AWARDS FOR EXCELLENCE, MARKETING EXCELLENCE](#) | [\[2015\] MARINA RESIDENCES](#) HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, APARTMENT COMPLEX OF THE YEAR | [\[2015\] MARINA RESIDENCES](#) HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS, APARTMENT OF THE YEAR | [\[2015\] PENINSULA RESIDENCES](#) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS, LOW-RISE MULTI-RESIDENTIAL HOUSING (BELOW 3 STOREYS) | [\[2015\] MARINA RESIDENCES](#) MASTER BUILDERS GOLD COAST HOUSING & CONSTRUCTION AWARDS, RESIDENTIAL BUILDING (HIGH-RISE OVER 3 STOREYS) OVER \$20 MILLION | [\[2015\] MARINA RESIDENCES](#) GOLD COAST/NORTHERN RIVERS REGIONAL ARCHITECTURE AWARDS – REGIONAL COMMENDATION | [\[2014\] CHANCELLOR RESIDENCES UDIA \(VIC\) AWARDS FOR EXCELLENCE – MEDIUM DENSITY DEVELOPMENT](#) | [\[2014\] CHANCELLOR RESIDENCES UDIA \(VIC\) AWARDS FOR EXCELLENCE – LANDSCAPE AWARD](#) | [\[2014\] PENINSULA RESIDENCES](#) HIA GOLD COAST/NORTHERN RIVERS HOUSING AWARDS – TOWNHOUSE/VILLA DEVELOPMENT | [\[2014\] CONCOURSE VILLAS](#) MASTER BUILDERS ASSOCIATION GOLD COAST HOUSING & CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLICES) | [\[2013\] GARDENE \(STAGES 2-4\)](#) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (TOWNHOUSES) | [\[2012\] CONCOURSE \(TYPE D3\)](#) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – DISPLAY HOME \$376,000 - \$475,000 | [\[2012\] GARDENE \(STAGE 1\)](#) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (TOWNHOUSES) | [\[2012\] MEDINAH](#) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLICES) | [\[2011\] THE ADDRESS](#) MASTER BUILDERS GOLD COAST HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLICES) | [\[2011\] PALAZZO VERSACE CONDE NAST TRAVELLER \(USA\) READER'S CHOICE AWARDS – RANKED 7TH BEST RESORT, OCEANIA REGION](#) | [\[2011\] PALAZZO VERSACE CONDE NAST TRAVELLER \(USA\) READER'S CHOICE AWARDS – RANKED 2ND BEST RESORT, AUSTRALIA](#) | [\[2010\] THE PARC \(STAGE 3B\)](#) MASTER BUILDERS ASSOCIATION QUEENSLAND – HOUSING AND CONSTRUCTION AWARDS – LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLICES AND TOWNHOMES) UP TO \$4 MILLION | [\[2010\] THE ADDRESS](#) HIA CSR GOLD COAST / NORTHERN RIVERS HOUSING AWARDS, BATHROOM PROJECT OF THE YEAR | [\[2010\] THE ADDRESS](#) MASTER BUILDERS ASSOCIATION QUEENSLAND – HOUSING AND

CONSTRUCTION AWARDS – DISPLAY HOME \$251,000 - \$400,000 | [\[2009\] PALAZZO VERSACE](#) HOTEL CLUB BEST HOTEL QUEENSLAND STATE | [\[2009\] BALENCEA](#) AUSTRALIAN INSTITUTE OF ARCHITECTS FREDERICK ROMBERG AWARD FOR RESIDENTIAL ARCHITECTURE MULTIPLE HOUSING | [\[2009\] BALENCEA](#) VICTORIAN ARCHITECTURE AWARDS MULTIPLE HOUSING | [\[2009\] BALENCEA](#) AUSTRALIAN INSTITUTE OF ARCHITECTS FREDERICK ROMBERG AWARD FOR RESIDENTIAL ARCHITECTURE – MULTIPLE HOUSING. WOOD MARSH ARCHITECTURE IN ASSOCIATION WITH SUNLAND DESIGN | [\[2009\] THE PARC](#) MASTER BUILDERS HOUSING AND CONSTRUCTION AWARDS, LOW-RISE MULTI-RESIDENTIAL HOUSING (DUPLICES AND TOWNHOUSES) PROJECT OVER \$4 MILLION | [\[2009\] LOUISA ROAD](#) HIA CSR AUSTRALIAN HOUSING AWARDS APARTMENT PROJECT OF THE YEAR | [\[2008\] LOUISA ROAD](#) HIA CSR NSW HOUSING AWARDS, APARTMENT PROJECT OF THE YEAR | [\[2008\] NORTHBRIDGE RESIDENCES](#) RAIA QUEENSLAND ARCHITECTURE AWARDS, REGIONAL COMMENDATION | [\[2008\] CIRCLE ON CAVILL](#) RAIA QUEENSLAND ARCHITECTURE AWARDS, REGIONAL COMMENDATION | [\[2008\] PALAZZO VERSACE](#) AUSTRALIAN GOURMET TRAVELLER AWARDS, BEST LUXURY HOTEL | [\[2008\] PALAZZO VERSACE](#) HOTEL CLUB AWARDS – VOTED ONE OF TOP THREE HOTELS IN AUSTRALIA, NEW ZEALAND AND PACIFIC ISLANDS | [\[2008\] PALAZZO VERSACE](#) HOTEL CLUB AWARDS, JOURNALISTS' CHOICE | [\[2008\] PALAZZO VERSACE](#) LUXURY TRAVEL GOLD LIST AWARDS, AUSTRALIA'S BEST HOTEL | [\[2008\] GREENVUE](#) MASTER BUILDERS ASSOCIATION QUEENSLAND, LOW-RISE MULTI-RESIDENTIAL HOUSING, TOTAL PROJECT OVER \$2.5 MILLION | [\[2007\] YVE](#) RAIA NATIONAL AWARD, RESIDENTIAL ARCHITECTURE, MULTIPLE HOUSING | [\[2007\] NORTHBRIDGE RESIDENCES](#) MASTER BUILDERS ASSOCIATION QUEENSLAND, LOW-RISE MULTI-RESIDENTIAL HOUSING, TOTAL PROJECT OVER \$2.0 MILLION | [\[2007\] CIRCLE ON CAVILL](#) GOLD COAST URBAN DESIGN, BEST BUILT FORM | [\[2007\] CIRCLE ON CAVILL](#) GOLD COAST URBAN DESIGN AWARDS, SUE ROBBINS AWARD FOR EXCELLENCE | [\[2007\] CIRCLE ON CAVILL UDIA \(QLD\) AWARDS, URBAN RENEWAL PROJECT](#) | [\[2006\] NEWSTEAD TERRACES](#) QUEENSLAND ARCHITECTURAL AWARDS, REGIONAL COMMENDATION | [\[2006\] PALAZZO VERSACE](#) THE AUSTRALIAN TRAVEL AND TOURISM AWARDS, ADMITTED INTO 'WINNERS CIRCLE' HAVING WON BEST LUXURY HOTEL FOR LAST 2 YEARS | [\[2006\] PALAZZO VERSACE](#) HM AWARDS FOR HOTEL AND ACCOMMODATION EXCELLENCE, 5-STAR ACCOMMODATION | [\[2006\] CAMMERAY RESIDENCES](#) HIA NSW, APARTMENT PROJECT OF THE YEAR UNDER 10 STOREYS | [\[2006\] Q1](#) RAIA QUEENSLAND ARCHITECTURE AWARDS, HIGH COMMENDATION | [\[2006\] Q1](#) RAIA GOLD COAST REGIONAL ARCHITECTURE AWARDS, BUILDING OF THE YEAR | [\[2006\] YVE](#) RAIA VICTORIAN ARCHITECTURE AWARDS, HAROLD DESBROWE-ANNEAR AWARD | [\[2006\] YVE](#) RAIA VICTORIAN ARCHITECTURE AWARDS, VICTORIAN ARCHITECTURE MEDAL | [\[2005\] PALAZZO VERSACE](#) AUSTRALIAN TOURISM AWARDS, LUXURY ACCOMMODATION | [\[2004\] PALAZZO VERSACE](#) AUSTRALIAN TOURISM AND TRAVEL AWARDS, LUXURY ACCOMMODATION | [\[2004\] PALAZZO VERSACE](#) QUEENSLAND TOURISM AWARDS, LUXURY ACCOMMODATION | [\[2003\] PALAZZO VERSACE](#) AUSTRALIAN TOURISM AND TRAVEL AWARDS, LUXURY ACCOMMODATION FINALIST | [\[2003\] PALAZZO VERSACE](#) QUEENSLAND TOURISM AWARDS, LUXURY ACCOMMODATION | [\[2003\] ARIA](#) RAIA GOLD COAST REGIONAL ARCHITECTURE AWARDS, BUILDING OF THE YEAR | [\[2002\] PALAZZO VERSACE](#) LA CHAINE DES ROTISSEURS, AWARD FOR EXCELLENCE TO VANITAS | [\[2002\] PALAZZO VERSACE](#) QUEENSLAND TOURISM AWARDS, LUXURY ACCOMMODATION FINALIST | [\[2000\] PALAZZO VERSACE UDIA, EXCELLENCE IN MARKETING](#) | [\[1997\] CARMEL BY THE SEA UDIA, EXCELLENCE IN HIGH-RISE](#) | [\[1996\] SUNCITY UDIA, EXCELLENCE IN HIGH-RISE.](#)



[1983] 27 CABANA BOULEVARD  
[1987] SANCTUARY COVE  
[1996] CARMEL BY THE SEA  
[2000] PALAZZO VERSACE

[2002] ARIA  
[2004] LUMIERE  
[2005] Q1  
[2006] YVE

[2007] CIRCLE ON CAVILL  
[2008] LOUISA ROAD RESIDENCES  
[2008] BALENCEA  
[2010] THE BOULEVARDE

[2011] THE CONCOURSE  
[2014] CHANCELLOR RESIDENCES  
[2014] MARINA RESIDENCES  
[2014] PENINSULA RESIDENCES

[2014] CONCOURSE VILLAS  
[2016] MELIAH  
[2016] THE TERRACES  
[2017] THE GARDENS

[2017] CARRÉ RESIDENCES  
[2017] ABIAN  
[2017] THE HEIGHTS RESIDENCES  
[2017] ANCORA

[2017] MAGNOLI RESIDENCES  
[2018] THE LAKES RESIDENCES  
[2018] SHEA RESIDENCES  
[2018] MARINA CONCOURSE

[2018] 18 MACPHERSON STREET  
[2018] ARBOUR RESIDENCES  
[2019] THE HILLS RESIDENCES  
[2020] MAGNOLI APARTMENTS

## Sunland Group

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