



# SOVEREIGN DOWNS



Residential Estate Profile

# *Estate Overview*

Discover the work-life balance you've been searching for at Sovereign Downs, a brand new master-planned Residential Estate in Warwick.





# SOVEREIGN DOWNS

## *Rosenthal Heights*

Nestled in the Darling Downs, a picturesque region in South East Queensland, Sovereign Downs Estate is a residential investment epicentre attracting the attention of seasoned investors and owner-occupiers alike.

A limited release of spacious and well-built Thomas Paul turn-key homes including dual-key designs are now available in this premier master-planned estate in Warwick.

**Sovereign Downs Estate  
offers affordable Rural living  
in a dream location just a  
couple of kilometres from  
the Warwick City centre.**



# Key Features

- 4 bedroom and dual key homes featuring a double garage, master bathroom, and ensuite.
- High-quality brick construction.
- Gourmet kitchen with stone benchtops, spacious laminated cupboards and stainless steel cooktop, rangehood, dishwasher, and fan-forced under-bench oven.
- Stone bathroom vanity benchtop, framed glass shower screen and mixer tapware
- Ducted air conditioning.
- Motorised panel-lift garage door.
- Contemporary concrete patios, driveways, and footpaths.
- Modern alfresco entertainment and dining area.



# Rosenthal Heights Queensland 4370

**Rosenthal Heights is a bustling township  
full of civic pride & lifestyle advantages.**

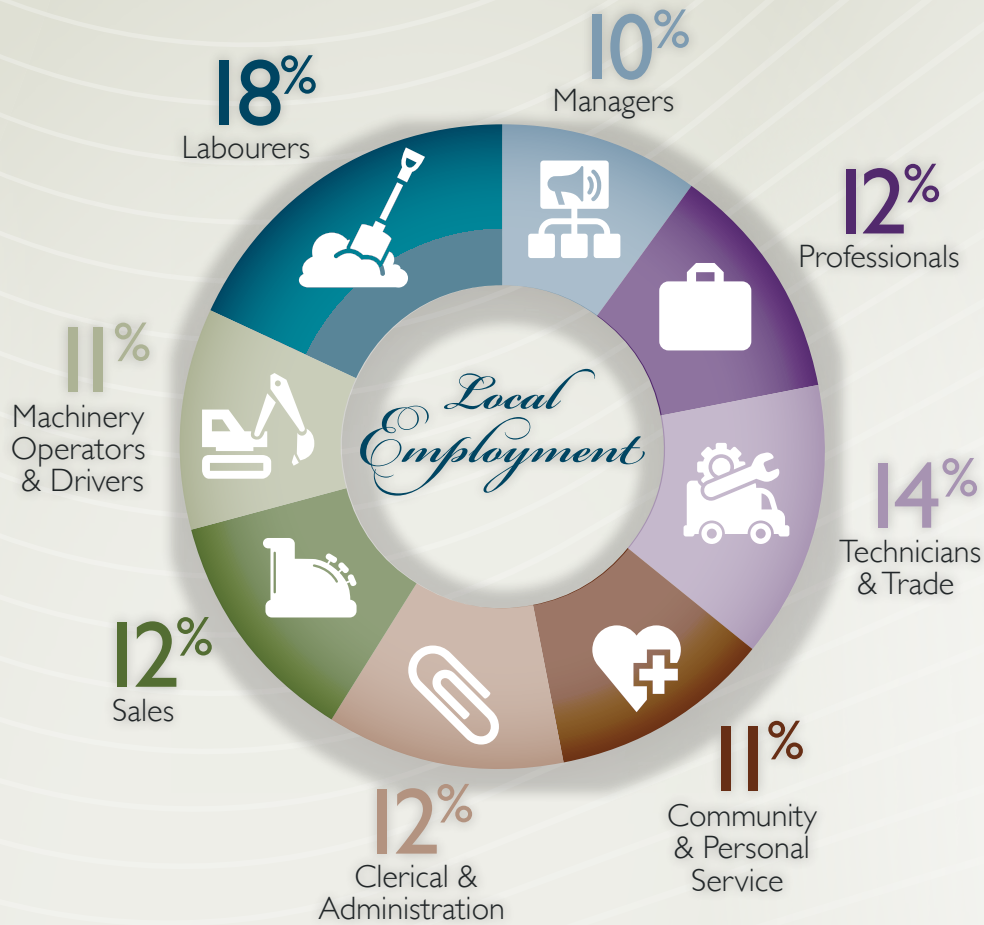
An investment hot spot strategically located on the  
New England Highway in a delightfully picturesque setting.

**Making a tree change to Warwick in Queensland's  
Southern Downs region is about making  
a better life for you and your family.**

It means affordable living in a  
stunning natural setting, getting  
ahead financially and having more  
time to enjoy life. With exciting  
career opportunities, inexpensive  
housing options, impressive education  
facilities and plenty of inspiration  
for weekend exploring, Sovereign  
Downs is the place to begin.

Safety and security is a feature  
of rural living, with supportive  
neighbourhoods where residents  
tend to know each other well. Our  
locals enjoy the benefits of a rural  
lifestyle with the reassurance of high  
quality infrastructure, medical facilities,  
professional services, national brands  
and shopping centres, public transport  
and NBN.





9/10  
*Community*

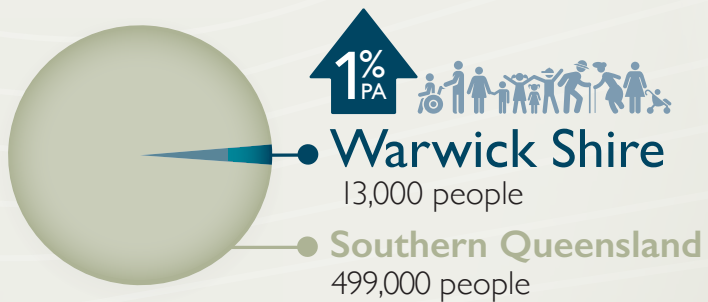
9/10  
*Tranquility*

8/10  
*Family*

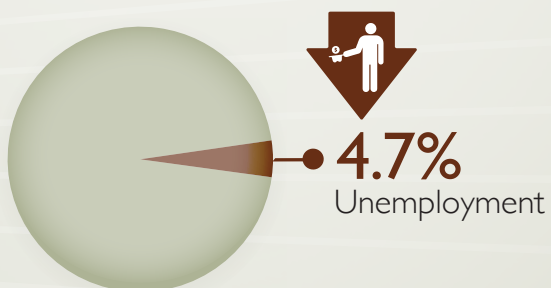
8/10  
*Lifestyle*

8/10  
*Convenience*

8/10  
*Overall Score*

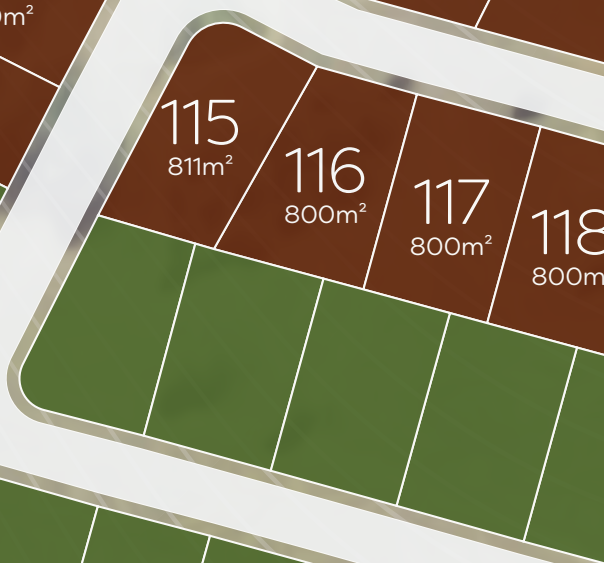
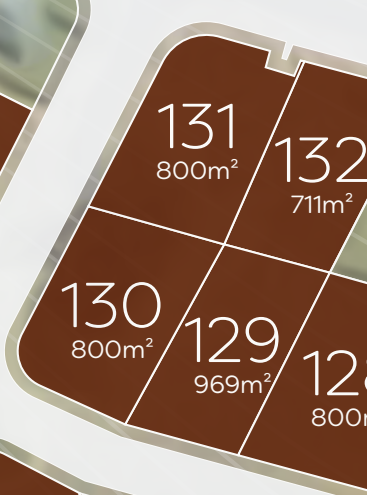


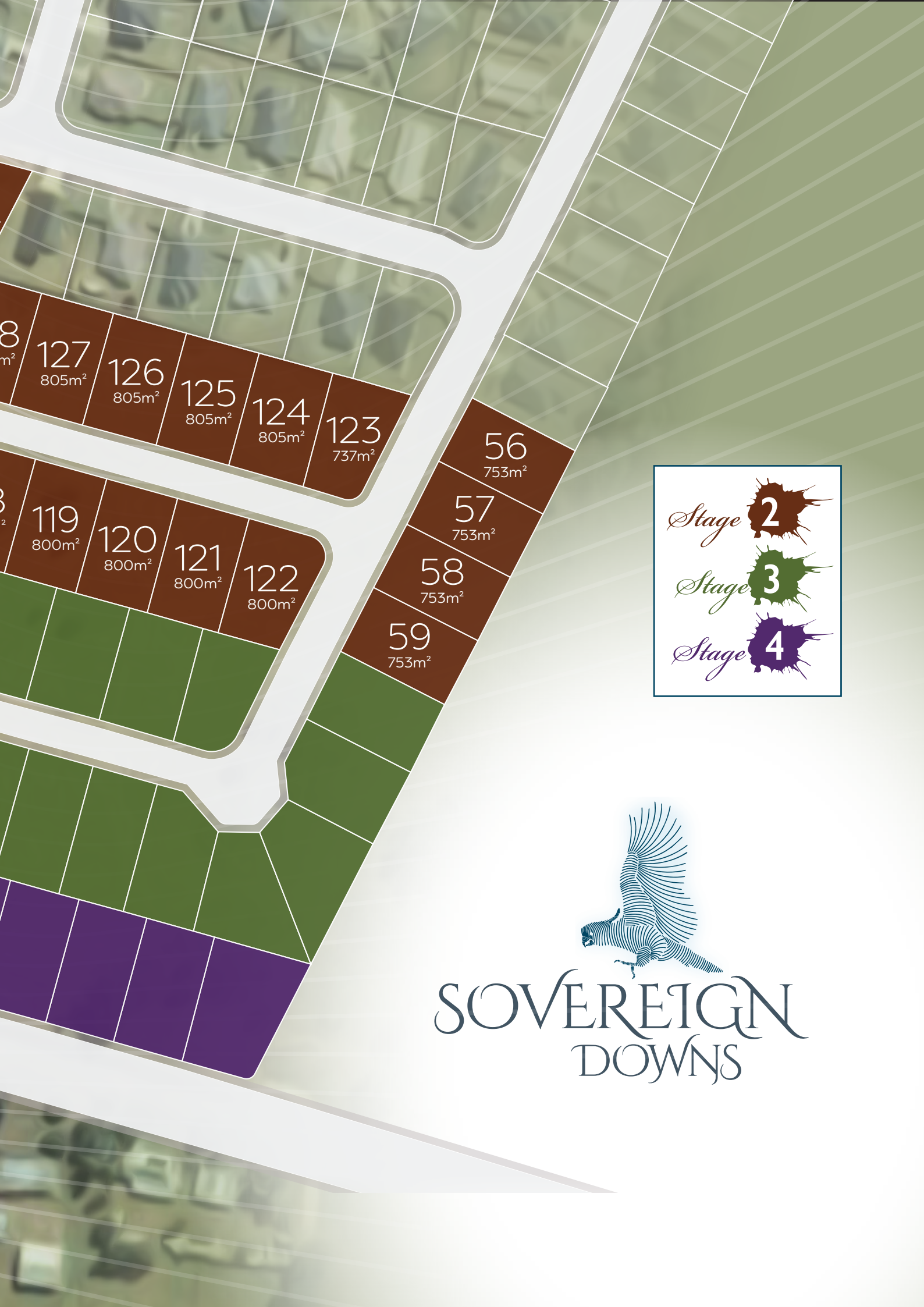
Total population growth more than 1% per annum



Well below the State average of 6.2%







8  
m²  
127  
805m²  
126  
805m²  
125  
805m²  
124  
805m²  
123  
737m²

8  
m²  
119  
800m²  
120  
800m²  
121  
800m²  
122  
800m²

56  
753m²  
57  
753m²  
58  
753m²  
59  
753m²

Stage 2

Stage 3

Stage 4



# SOVEREIGN DOWNS

# *Regional Overview*

## *A breath of Fresh air...*

Rosenthal Height's mild summers and clear, crisp winter days allow residents and travellers to soak up all the area has to offer. Rosenthal Height's is a town which encourages its residents to reconnect with nature and enjoy the great outdoors. The town lies on the banks of the Condamine River. The Connolly Dam is south-east of Warwick, and the Leslie Dam nearby is a favourite spot for biting yellow-belly, silver perch and murray cod.

Located just northeast of Rosenthal Heights is the World Heritage-listed Main Range National Park. Take a hike through the Goomburra section to spot koalas and birdlife amongst cascading waterfalls and rainforests.

During Summer Sunflower fields are in full bloom across the southern down region, in particular around Rosenthal Heights, and it's the perfect time to snap one of the region's most 'blooming' gorgeous sights.



## **Nestled in the Darling Downs by the Condamine River where the longest river system in Australia begins.**

Warwick is a large regional city situated 500 metres above sea level on the Darling Downs, a high-growth region in South East Queensland. It's surrounded by the natural beauty of fertile farmlands with the rolling hills of the Great Dividing Range to the east. Warwick lies 83 kilometres south of Toowoomba and 130 kilometres southwest of the Brisbane central business district.

Warwick offers an appealing mix of big city conveniences and country charm. Its crepe myrtle tree lined streets and historic sandstone buildings give the town centre real character.



# *Culture*

Warwick also hosts a number of annual events. July is reserved for the Jumpers and Jazz festival and the town's deciduous trees are dressed with custom-knitted jumpers and live music fills the streets. Warwick is known as the "Rose and Rodeo Capital" hosting the annual October hoe-down of Australia's elite bull riders. These yearly celebrations bring locals together and attract tourists to this tight-knit Darling Downs community.



# *Medical*

The Southern Downs region is fully equipped with modern medical facilities to keep up with population demand. The region is home to:

- 324 bed hospital with full access to specialist facilities
- 13 GP and specialist medical centres
- Natural medicine practices
- 4 Aged care facilities



# Retail

Warwick's historic town centre is home to a range of boutique stores and larger national chains. Rose City Shopping world is the town's main shopping hub, a \$40 million complex.

In addition to Rose City's stores, locals can shop for essentials at Palmerin Street, a vibrant shopping strip with a post office, discount and convenience stores, fashion boutiques, specialty outlets, and cafés.

- Groceries -Aldi, Foodworks, Coles, IGA and Supa IGA, Woolworths and Bi-Lo
- Fast Food -McDonalds, Subway, Hungry Jacks, KFC, Eagle Boys, Red Rooster, Zaraffas Coffee, The Coffee Club, Dominoes Pizza, Sammy's Kebabs, Warwick Westside Snack Bar, Wen's In Warwick
- Department Stores -Big W, Target, & Harvey Norman
- Hardware -Bunnings, Home Timber & Hardware, Stihl Shop and Warwick Industrial Supplies
- Fine Dining -Soban House, Mussel's Restaurant, Rose's Chinese Restaurant, The Cherry Tree Coffee & Dining Chung Hing Licensed Chinese Restaurant.
- Clubs -Condamine Sports Club, Warwick RSL Services & Citizens Memorial Club, Warwick Golf Club, Southern Cross Bowling Club, Warwick RSL Sub Branch
- Banking -CBA, NAB, ANZ, BOQ and Suncorp Bank Branches



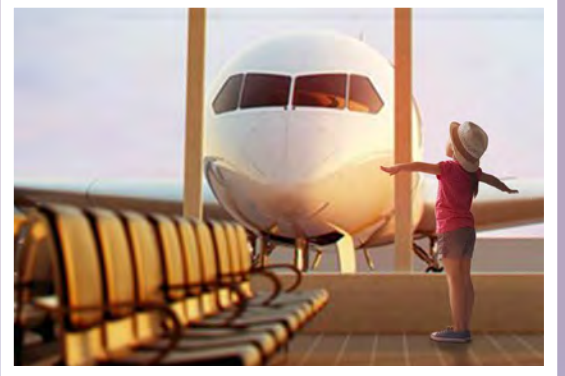


# *Transport*

Making your way around the Southern Downs region is made easy with access to the following facilities:

- **Public transport bus & taxi services**
- **Daily bus network to Toowoomba & Brisbane**
- **Regional airport equipped to accommodate twin engine jet aircraft**

Well maintained highways pass through the Southern Downs providing easy access in and out of the region by car with Toowoomba a short 83 kilometres, and Queensland's capital Brisbane is only 154 kms from the heart of the Southern Downs



# *Education*

Warwick is home to 24 different educational facilities, including state and private primary and secondary institutions, and tertiary and training colleges. The following schools ensure students of all ages are just a short drive away from a quality education:

- Warwick Central State School
- Warwick East State School
- Warwick West State School
- St Mary's Catholic Primary School Warwick
- The Scots PGC College Warwick
- The School of Total Education Warwick
- Satellite College Warwick
- Southern QLD Institute of TAFE Warwick
- Assumption College Warwick





# *Economic Drivers*

## **Fresh Produce**

Long before the Southern Downs region earned its reputation as Queensland's premier wine region, a multimillion dollar horticultural and agricultural industry flourished. There is little that the Southern Downs region cannot produce from its rich, alluvial soils. While we are famous for our grapes, apples and stone fruit, there is an abundance of fresh produce to savour every season.

## **Primary Producers**

### **Meat & Eggs:**

Lyon's Street Butchery (meat, bread, milk & eggs), Carabeen Beef (beef & veal products including sausages & mince), Carey & Sons Quality Meats (milk, bread & eggs), Eggcettera (free range meat & eggs), Echo Valley Farms (beef, pork & eggs), Gleneden Family Farm (meat) & Rose City Premium Meats (meats, honey & eggs).

### **Fruit & Vegetables:**

Percy's Fruit (fruit & veg), Rose City Fruits (fruit & veg), Wickhams Farms (fresh potatoes & other vegetables) & Sam's Farm Fresh (seasonal produce)

### **Wine & Beer:**

Summit Estate Wine, Tobin Wines, Ravenscroft Wines, Sirromet Winery, Granite Belt Brewery, Heritage Estate Wines, Pyramids Road Wines & Golden Grove Estate.

### **Restaurants & Cafes:**

Bluebird Kitchen Smokehouse, Warwick Gardens Galore, Char Belas, Cherry Tree Warwick, Little Gallery Café, Queen Mary Falls Caravan Park and Café, Spring Creek Mountain Café, The Coffee Club & The Malt House.

### **Herbs, Vitamins & Supplements, Cosmetics:**

Nutritional Health & Wealth, Warwick Friendly Society Pharmacies, Washpool Skin Wellness & Pureheaven



# Morgan Park Complex

Morgan Park complex, affectionately known as the **"Home of Horse Power"** is a major sports and recreation facility on the outskirts of Warwick, only a few minutes from the city's centre. Morgan Park has become well known for it's international events including; Horse Trials World Cup Qualifier, State Championships in motor racing and the Polocrosse World Cup which delivers a **\$5.6 million economic windfall** for the Southern Downs.

Spending in Warwick increases by more than 40% during the World Cup.

The event has highlighted the opportunity for further world class events to be hosted at Morgan Park.



# *Macintyre Wind Farm* & Cleanco® Queensland

The Southern Downs wind farms have been given the green light by the State Assessment and Referral Agency, with the projects creating up to 600 jobs during construction.

Construction of the \$1.96 billion MacIntyre Wind Farm Precinct at Cement Mills, approximately 40 kilometres south-west of Rosenthal Heights has commenced and expected to be complete in 2024.

The 180 wind turbines would add up to 1026 megawatts of energy into the state's electricity network.



# Major Employment Providers

- Fruit and vegetable farms
- Distribution centres
- Retailers
- Abattoirs
- Road freight companies
- Manufacturing & food packaging
- Southern Downs Regional Council
- APN (Australia Print Media)
- Hospitals and health care facilities
- Educational facilities & child care

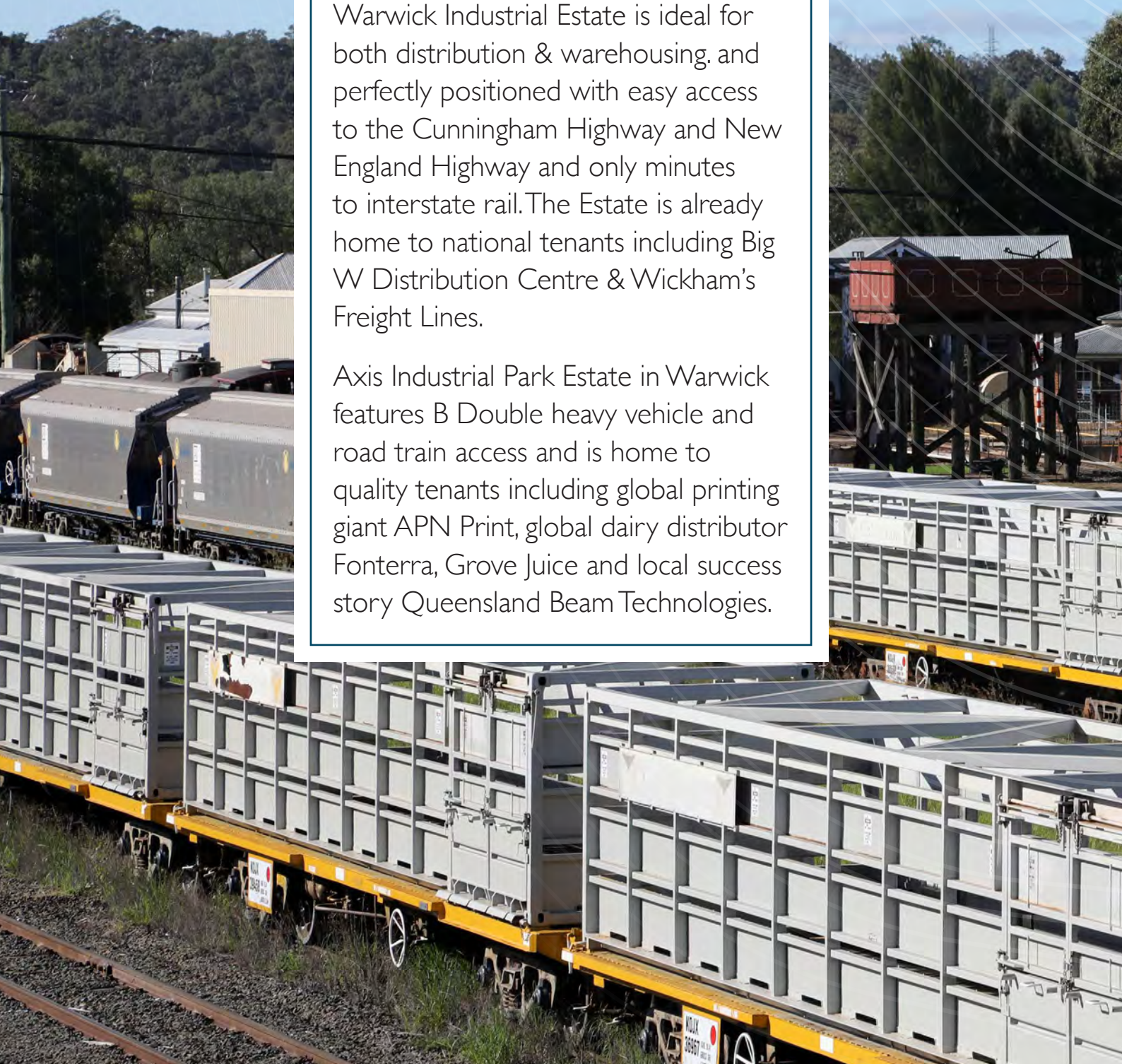


## Warwick *Industrial Precincts*



The Southern Downs offers investors the opportunity to be a part of this exciting time of growth for the region. Warwick Industrial Estate is ideal for both distribution & warehousing, and perfectly positioned with easy access to the Cunningham Highway and New England Highway and only minutes to interstate rail. The Estate is already home to national tenants including Big W Distribution Centre & Wickham's Freight Lines.

Axis Industrial Park Estate in Warwick features B Double heavy vehicle and road train access and is home to quality tenants including global printing giant APN Print, global dairy distributor Fonterra, Grove Juice and local success story Queensland Beam Technologies.





## *Historical claim to fame*

In 1917 a legendary event at Warwick Railway Station catapulted the site to national significance. An egg was thrown at Prime Minister Billy Hughes knocking off his hat whilst he was visiting during the conscription referendum. Hughes demanded that the local police constable arrest the man who threw the egg to which the constable replied "you have no jurisdiction". This incident led to the establishment of the Commonwealth Police.

# *Regional Movers Index*

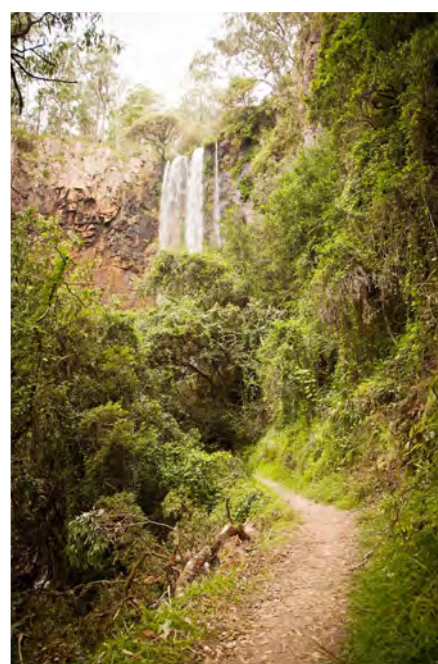
Queensland's Southern Downs has recorded the second-largest growth in migration, as people continue to leave major cities.

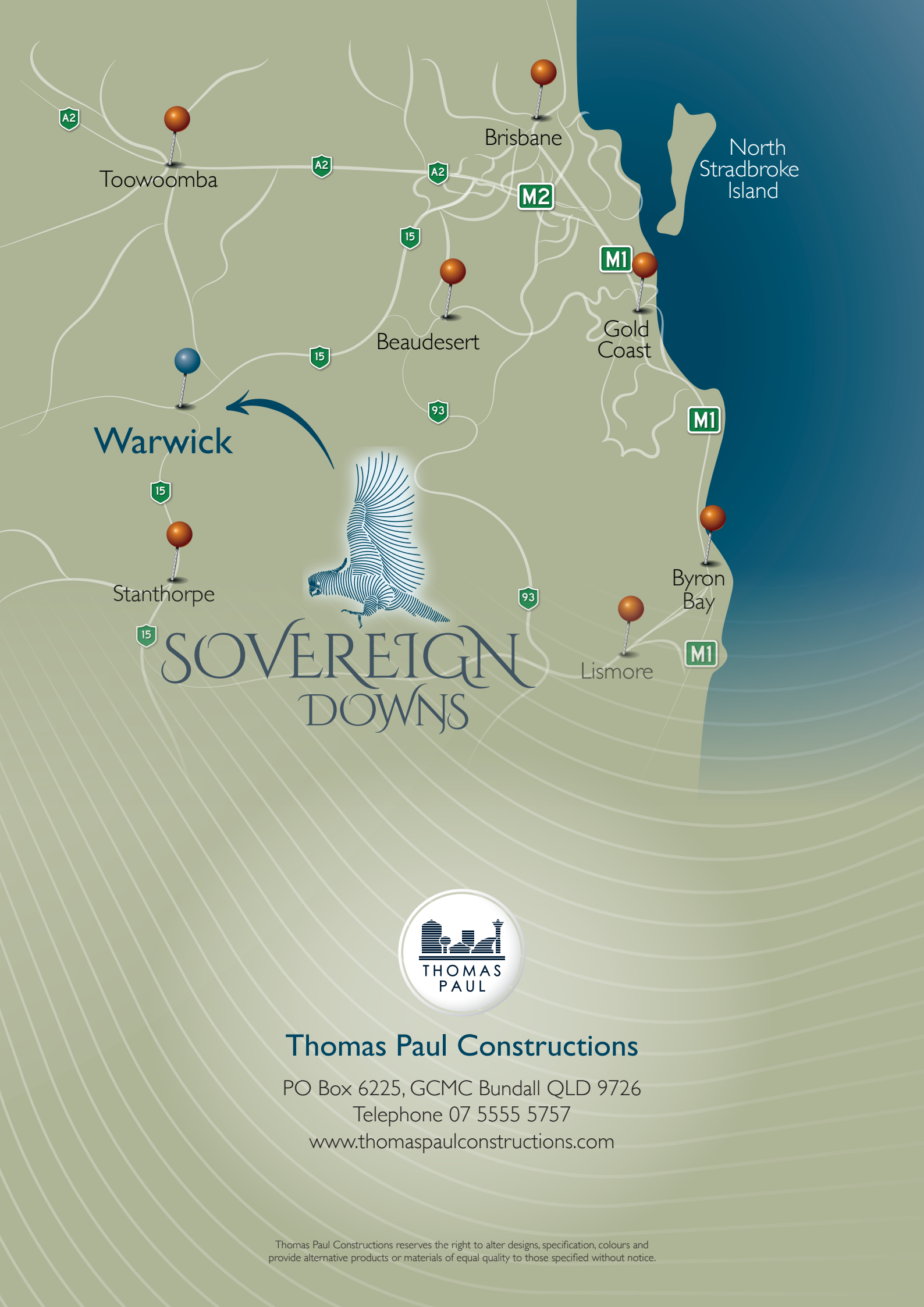
According to the Regional Movers Index by the Regional Australia Institute (RAI), net migration to the regions was up 66% at the end of the financial year, with more people leaving cities than arriving, and more regional people choosing not to move. The Regional Movers Index enables the early identification of growth trends and flags emerging hotspots.

People have started moving inland. Queensland's Southern Downs had the second-largest growth of inward migration of any local government authority, increasing by 44%,

The RAI report found 96% of those leaving the city came from Sydney and Melbourne, with people mainly heading to regional Queensland and New South Wales.

The COVID-19 pandemic also helped drive growth in regional Australia, with flexible work making it possible for people to relocate beyond built-up coastal cities, according to a peak regional research body.





Warwick

SOVEREIGN  
DOWNS



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