

GAINSBOROUGH LODGE



It's time to secure your place in history. Come home to a brand new neighbourhood among the storied acres of Gainsborough Lodge. Centred by heritage character and connected through great green avenues, this is the Toowoomba lifestyle you love in a community set apart — surrounded by glorious open skies and mountain views, on the western edge of our growing city.







WHAT A BEAUTY TO
GAINSBOROUGH LODGE
X
BEHOLD
FOUNDED 1974 REBORN 2024



TOOWOOMBA'S HEARTLAND

Reborn as Toowoomba's largest masterplanned community from 2024, Gainsborough will be home to over 5,000 new neighbours. Brought together by a reimagined retail and dining centre at the old Stables as well as generous green streets, the Lodge will remain a place of fresh air and refreshing vistas.



THIS IS YOUR PLACE

FOUNDED 1974 REBORN 2024

GAINSBOROUGH LODGE

IN HISTORY

Here, nature will connect everyday life, with lush landscaping cresting the rise to the East, meeting new regional parklands and the edge of town. Just 10km from the centre of Toowoomba and a short drive to Wellcamp Business Park and Airport, Gainsborough Lodge is connected to our burgeoning future as well as our proud past.



Artist's impression

An artistic rendering of the entrance to Gainsborough Lodge. The scene shows a paved road with a white zebra crossing. A dark grey car is parked on the left side of the road. Behind the car is a light-colored, vertically-slatted fence. To the right of the fence is a landscaped area with various trees, shrubs, and purple flowers. A paved path leads from the road towards the background where a building with a dark roof is visible. The sky is blue with some light clouds. In the top left corner, there are some tree branches hanging down.

MAKING AN ENTRANCE

From its sculptured entrance to its reclaimed heritage fencing, Gainsborough Lodge makes a characterful first impression that feels immediately welcoming.

Artist's impression



FOUNDED
1974

WELCOME
TO THE

REBORN
2024

NEIGHBOURHOOD

GAINSBOROUGH LODGE

GAINSBOROUGH
LODGE



GREAT OUTDOORS

Regenerative land management is second nature at Gainsborough Lodge, so it’s no surprise that every tree, shrub and garden bed is being planted to preserve its ecosystem, while enriching everyday connections.

Our roads are more than A-to-B links: they’re grand triple-width promenades that change colour with the season — broad, safe parkways, dotted with places to relax among the trees.



Green-shaded walks and garden-like streets will charm strollers and cyclists alike, creating a sense of community, as neighbours and locals meet and pass the time under the canopy.





RIGHT AT HOME

However large you want to live, Gainsborough Lodge has an option to suit your life and style, with lots ranging from 500sqm up to 1,000sqm. Outsized outside and in, generous yards give way to sustainably designed family homes which balance modern living with classic Toowoomba designs.



Artist's impression



HOMEGROWN HISTORY

Gainsborough Lodge has been part of the Toowoomba landscape for over 50 years. Originally a dairy farm, Gainsborough Lodge was established in the 1970s by Alfred Grant. The Lodge fast became one of the Southern Hemisphere’s premier horse studs as Grant imported an array of impeccable thoroughbred stock, including Charlton, a winning stallion raced by Queen Elizabeth II.



In its '70s heyday the Lodge had its own horse hospital, all-weather training track, and architect-designed stables and breeding barns — at one point, it even boasted its own airstrip.



"Crewman" Bay 1965 Todman-Royal Lark



The Stables



The Richards family have owned Gainsborough Lodge since 1991, when it was purchased by Col Richards to expand his thoroughbred breeding and racing program. Delivering many well-known ribands, including the Swiss Ace and the famed Oliver Twist, Richards’ name grew into a byword for fine Australian bloodstock and Gainsborough Lodge became a local landmark, where healthy mares and foals grazed peacefully in rolling paddocks.



While the stables now stand quiet, its legacy will continue on. New stories of Gainsborough Lodge will unfold as it evolves into one of Toowoomba's finest masterplanned communities.



The Roundhouse



Gainsborough Lodge

SAME OLD BRAND NEW

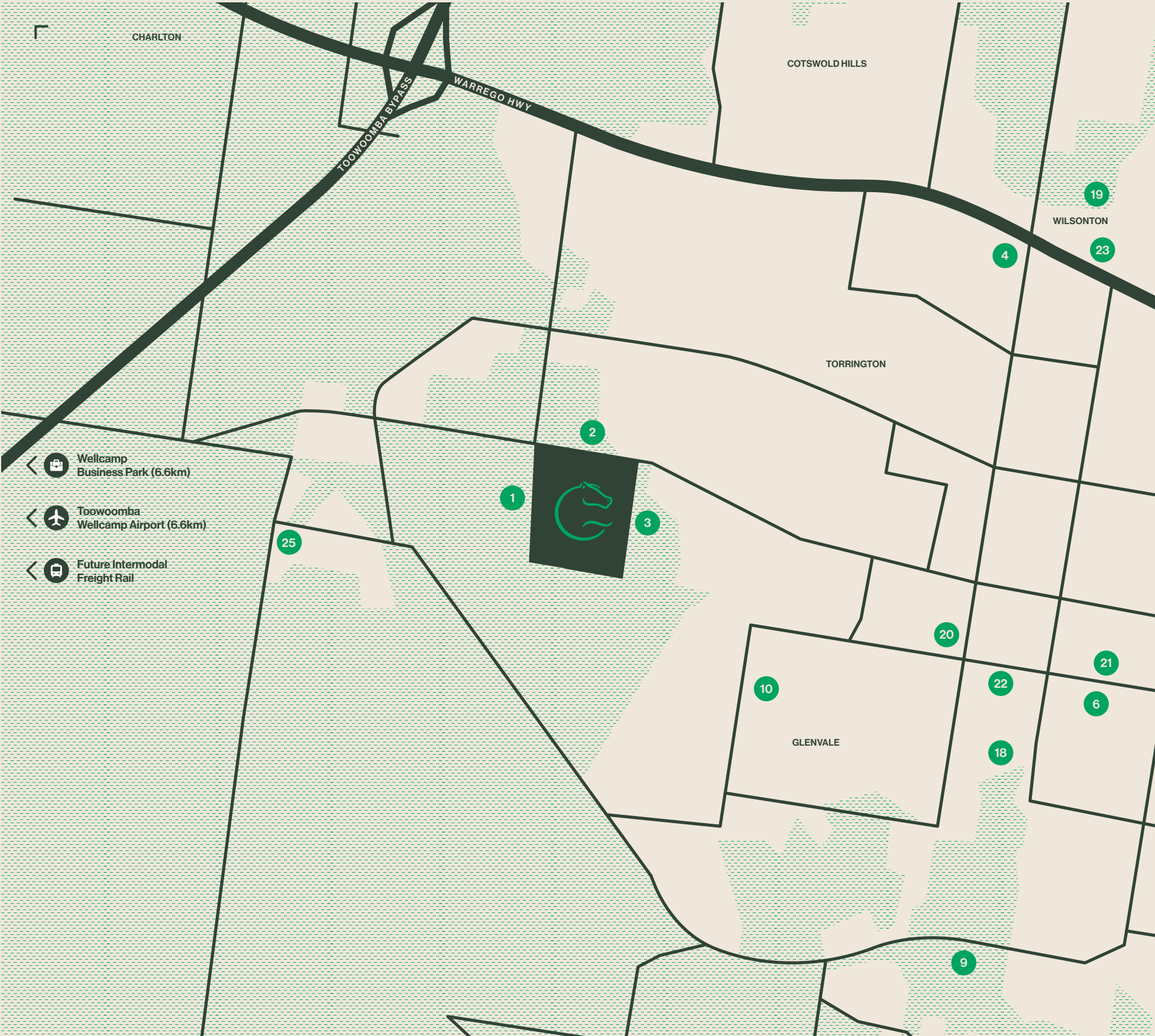
At the centre of this new community is a place for neighbours to come together. The possibilities for the stables are limitless, including a general store, gallery and arts spaces, play areas, or restaurants and cafés — plus a welcoming village green, perfect for farmers' markets and local events.



Artist's impression



GIDDY UP
TOOWOOMBA
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GAINSBOROUGH LODGE
BUTTERCUP



WHERE CITY MEETS COUNTRY

From the everyday to the extra special, Gainsborough Lodge makes it easy to connect to every aspect of Toowoomba life. Just a short drive away are schools, including Wellcamp State School conveniently located at the end of the road, shopping centres, watering holes, and date-night destinations in the CBD.

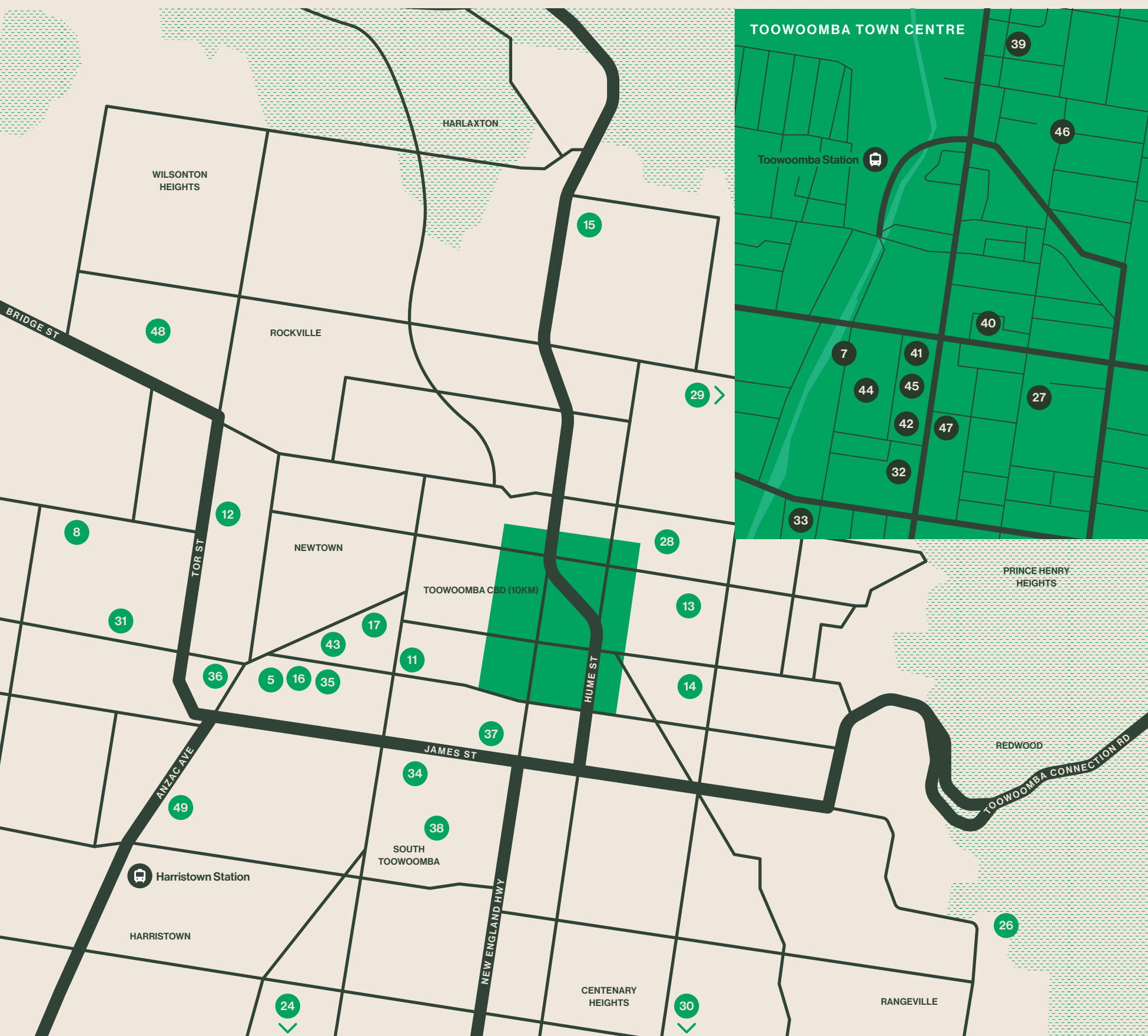
GAINSBOROUGH GROWTH

- 1. The Stables: Future Retail*
- 2. Sovereign Hill: Future Retail and Commercial*
- 3. Future Parklands*

CONVENIENCE

- 4. ALDI
- 5. Clifford Gardens Shopping Centre
- 6. Coles Glenvale
- 7. Grand Central Shopping Centre
- 8. Wyalla Plaza

*Subject to Council approval



PARKS & RESERVES

- 9. Eustondale Golf Course
- 10. Glenvale Park
- 11. Laurel Bank Park
- 12. Newtown Park
- 13. Queens Park

EDUCATION & CHILDCARE

- 14. Toowoomba Grammar School
- 15. Downlands College
- 16. The Glennie School
- 17. St Mary's College
- 18. Darling Downs Christian School
- 19. Fairview Heights State School
- 20. Glenvale Christian School
- 21. Glenvale World of Learning
- 22. Glenvale State School
- 23. LEAD Childcare
- 24. University of Southern Queensland
- 25. Wellcamp State School

LEISURE & ENTERTAINMENT

- 26. Picnic Point Parklands
- 27. Empire Theatre
- 28. Toowoomba Farmers Market
- 29. Jubilee Park Trails
- 30. Preston Peak Winery
- 31. Clifford Park Racecourse
- 32. Toowoomba Regional Art Gallery

HEALTH & WELLBEING

- 33. Salt Caves Toowoomba
- 34. Toowoomba Hospital
- 35. Gold's Gym
- 36. EFM Health Club
- 37. The Bar Health & Fitness
- 38. The Cave Gym
- 39. Fitstop

BARS, CAFES & RESTAURANTS

- 40. Cork & Lever
- 41. George Banks Rooftop Bar & Bistro
- 42. Host. Dining + Wine Bar
- 43. Newtown Hotel
- 44. Piccolo Papà
- 45. Proof BBQ & Booze
- 46. The Baker's Duck
- 47. The Rock
- 48. Wilsonton Hotel
- 49. The Stock Hotel

SEE HOW THE GARDEN CITY GROWS

Toowoomba is growing up. With a pipeline of housing and infrastructure development coming down the track, the region is alive with opportunities — especially to the west and around neighbouring Wellcamp, home to an airport, leading-edge business park, and expanding employment hub. There’s never been a better time to set down roots and grow right alongside your city.



CULTURAL CAPITAL

With its grand Town Hall, iconic Queenslanders, and 150 or so public parks, Toowoomba is a city that celebrates beauty. In fact, almost a quarter of a million people visit the Carnival of Flowers and Food and Wine festival each year, while the First Coat Art and Music Festival transforms laneways into street art galleries.





LOCAL FLAVOUR

From the hatted hallows of Zev's to the brewery trails and art-lined streets, Toowoomba's foodie culture is coming into its own; turning heads across the nation as a destination for great, homegrown food and drink.



SMART CITY

Home to some of the region's most highly regarded private and boarding schools, plus the University of Southern Queensland, Toowoomba's smart reputation is on the up thanks to groundbreaking Agtech research and Advanced Manufacturing facilities that are translating further education into further opportunities.



FROM OUR FAMILIES TO YOURS

Gainsborough Lodge is being brought to life in a partnership between two family businesses: Wagner Corporation and the Richards Group. Both organisations have a deep and ongoing connection to the Toowoomba area, and pride themselves on making a positive and lasting difference to local environments, economies and communities.

FOUNDED
G.L
/V 1974
**TOOWOOMBA BORN
& THOROUGHbred**
REBORN
G.L
/V 2024

THE RICHARDS GROUP

The owner of Gainsborough Lodge, The Richards Group of Companies is a privately owned company with interests in real estate, the service industry, and agricultural sector. The Group have experience in creating and developing award-winning, masterplanned communities in southeast Queensland.



WAGNER CORPORATION

Wagner Corporation is a multi-faceted local business, with a proven ability to realise successful precincts and logistics hubs. The team's property division also has a reputation for masterminding successful masterplanned communities, including the well regarded Sovereign Hill Estate in Torrington.



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