FLOURISH
SOUTH MACLEAN, QUEENSLAND

CEDAR WOODS
DEVELOPING TOMORROW TODAY



KEY INFORMATION

PROJECT	Flourish
LOCATION	South Maclean, Queensland
SCALE	41ha
YIELD	510 Residential Lots and a Childcare Centre
PRODUCT	Masterplanned community with proposed childcare centre and a community park
DURATION	2023 - 2028
CAPITAL COST	$114 million

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STRATEGICALLY LOCATED IN LOGAN, ONE OF QUEENSLAND'S FASTEST-GROWING CORRIDORS, FLOURISH DELIVERS A RARE BLEND OF AFFORDABILITY, LIFESTYLE AND LONG-TERM INVESTMENT POTENTIAL - JUST 40 MINUTES FROM BRISBANE AND ONE HOUR FROM THE GOLD COAST.

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> OVER 30% OF THE SITE IS DEDICATED TO GREEN SPACES, FEATURING PARKLANDS, WALKING TRAILS, AND THE SCENIC FLAGSTONE CREEK.



Pebble Creek Parklands

PROJECT SUMMARY

Flourish is a masterplanned residential community located in South Maclean, Queensland, offering 510 residential homesites ranging from 250m^2 to 1,168m^2. This development provides first-time buyers, young families, downsizers and investors with diverse options to secure a home in one of the region's most rapidly growing areas.

Positioned within the high-growth Flagstone corridor, which lies between Brisbane and the Gold Coast, Flourish offers residents the ideal balance of peaceful suburban living and proximity to major urban centres. With excellent connectivity to key hubs such as Flagstone, Jimboomba, and Yarrabilba, residents benefit from convenient access to essential services, including schools, shopping centres, healthcare facilities, and recreational amenities.

Flourish presents an attractive opportunity for those seeking homeownership, with affordable land and house packages catering to a range of budgets. House and land packages at Flourish start from $720,000, providing a competitive affordability advantage over Brisbane's median house price of $989,818 (April 2025, NAB Brisbane Property Market Insights). This affordability, paired with the development's community-focused masterplan, positions Flourish as a compelling option for families seeking to secure their first home without compromising on lifestyle or quality of living.

The development is committed to fostering a sustainable and connected community. Over 30% of the site is dedicated to green spaces, featuring parklands, walking trails, and the scenic Flagstone Creek that runs through the heart of the community. This dedication to green space ensures that residents enjoy the benefits of a natural environment alongside access to modern amenities.

Sustainability remains a key priority in the development of Flourish, with continuous investment in environmental initiatives aimed at preserving local bushland, protecting fauna habitats, and supporting long-term ecological balance. Flourish is a forward-thinking development that integrates residential growth with environmental stewardship, creating a community that caters to both the needs of its residents and the preservation of the surrounding environment.

KEY FEATURES

Flourish is strategically located in South Maclean, a rapidly growing region within the Logan Corridor in South-East Queensland. Positioned approximately 40 minutes south of Brisbane and one hour from the Gold Coast, Flourish offers a tranquil lifestyle while maintaining convenient access to the amenities and opportunities of both major urban centres.

The area benefits from strong road connectivity, with direct access via the Logan and Mount Lindesay Highways to key employment hubs, shopping districts, and essential services. In addition to its transport links, Flourish is situated near other growing suburbs, including Flagstone, Jimboomba, Yarrabilba, and Greenbank, all of which provide a wide array of services such as schools, healthcare facilities, and retail centres. This connectivity ensures that residents enjoy the convenience of modern living while retaining the tranquillity of a suburban environment.

Flourish's affordability within the broader South-East Queensland market distinguishes it as a compelling option for buyers, particularly as many are finding it increasingly challenging to enter the property market.

By offering competitive pricing, Flourish provides first-time buyers, young families, and downsizers with the opportunity to own a home in a well-connected and sustainable community. The development's collaboration with leading Queensland builders enables it to offer a diverse range of house and land packages, tailored to suit various budgets and requirements. This flexibility makes Flourish an accessible and appealing choice for those seeking long-term investment potential.

Flourish is designed to create a strong sense of community, with a planned community park and childcare in its future, all encouraging interaction and connection between neighbours. The development's emphasis on greenspace is another key feature, with more than 30% of the site preserved for parklands, walking trails, and natural bushland. These open spaces foster an environment conducive to outdoor activities, social gatherings, and a healthy lifestyle.

Flourish's greenspace, fauna corridors, and sustainable design principles reflect a long-term commitment to environmental responsibility. This long-term environmental focus positions Flourish as an attractive option for those seeking a community that prioritises both ecological responsibility and high quality of life.

With its combination of affordability, connectivity, and community-focused design, Flourish offers an ideal living environment for families, first-time buyers, and investors. The development's thoughtful approach to long-term sustainability ensures its future potential as a smart investment in a growing and vibrant region.



"FLOURISH IS DESIGNED TO CREATE A STRONG SENSE OF COMMUNITY, WITH A PLANNED COMMUNITY PARK AND CHILDCARE IN ITS FUTURE, ALL ENCOURAGING INTERACTION AND CONNECTION BETWEEN NEIGHBOURS."

IN A WORLD WHERE RENT IS GOING THROUGH THE ROOF, TO INVEST IN OUR OWN FUTURE AND HAVE A PIECE OF LAND AND A HOME IS EXCITING.

Justin
First-time Buyer



A COMMUNITY BUILT ON GROWTH AND CONNECTION

Flourish is rapidly evolving into more than just a residential development; it is becoming a place where families can fulfil their homeownership aspirations, thrive within a connected community, and enjoy the benefits of a sustainable environment.

Early buyers have expressed strong enthusiasm regarding the development's affordability compared to other areas in South East Queensland, as well as the sense of community it cultivates.

For many, the opportunity to own a home in Flourish became a reality thanks to the development's competitive pricing and carefully designed, affordable packages. First-time buyers Benjamin Tubb-Hearne and his husband Justin shared their experience: "We thought home ownership was out of reach for us in the current market, but after working with our mortgage broker and Sam from the Flourish sales team, we quickly realised the dream of owning our own home was achievable."

The affordability of homes at Flourish has made it a viable option for first-time buyers and young families, many of whom might otherwise have been unable to afford properties in other parts of South-East Queensland. As Justin noted: "In a world where rent is going through the roof, to invest in our own future and have a piece of land and a home is exciting."

Flourish's pricing structure allows families to build their dream homes within a supportive and well-planned community, while maintaining a reasonable budget.

The diverse range of land and house packages offers flexibility to suit various budgets and needs, making it an attractive choice for those seeking homeownership without compromising on lifestyle quality.

In addition to affordability, Benjamin and Justin both emphasised the importance of the community and the long-term investment potential that Flourish offers. “We can’t wait to live in a thriving community, surrounded by other young families and like-minded people who are also proud to call Flourish home.”

The sense of community is also a key factor for downsizers such as Kamni Radhika and her husband Kumar, who shared their decision to build at Flourish: “We chose to build our forever home at Flourish so that we could start our next chapter of retirement in comfort and be part of a friendly, peaceful and clean neighbourhood.”

“We have owned property before but are building for the first time. We’ve had a very positive experience at Flourish and have been impressed by the masterplan since our first visit.”

“I even recommended the area to a friend, and she has also decided to build a home at Flourish just two streets from us, and we are already planning our neighbourhood walks together after we move in.” Kamni said.

With affordability and community at its core, Flourish enables more families to realise their dream of homeownership in a community that fosters connection, sustainability, and long-term growth. For many others, Flourish represents a chance to not only own a home but to become part of a thriving, connected community for years to come.



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> **Kamni**
> Downsizer