

Cadence

RIPLEY

An AVJennings community.



AVJennings®

Cadence

RIPLEY

Live life at your tempo.

Situated in Brisbane's fast-growing south west corridor, this vibrant new master-planned community offers all the advantages and convenience of a connected modern lifestyle.

Bringing a unique tempo into this corridor, we endeavour to create a beautiful and inclusive life for residents from different walks of life.

Tucked into the Ripley Valley, Cadence is just 45km west of Brisbane, 10km south of Ipswich and 3km from Ripley Town Centre. It's a great location and our carefully-planned community has fewer than 330 homes, so you'll never feel crowded out.

There's a great range of land lots and a variety of homes suitable for all budgets and life stages. At Cadence, it's easy to find the perfect place and space that works for you, both now and into the future.



Brisbane
CBD
45 Kilometres

Ipswich
10 Kilometres

RAAF
Amberley Base
13 Kilometres

Ripley Valley
Primary School &
Secondary College
5 Kilometres

Ripley Town
Centre
2.8 Kilometres

Springfield
Lakes
18 Kilometres



Go with the flow.

At Cadence it's easy to get where you need to go. The community is well serviced by major roads to speed you to work, to Ipswich, Springfield, Brisbane and to all points between. Supermarkets, shopping, entertainment, childcare, schools and services are all within easy reach from here.

A place of peace and seclusion.

We're doing things a bit differently at Cadence. We're in a developing region, so we're treating the natural environment we have as precious and working to fit in with it, not stand out from it. Cadence features a family-friendly park, perfect for exercise or just enjoying the rhythms of nature...



Artist Impression



A place of playfulness and inclusion.

Inspired by it's name, Cadence has been designed with movement in mind and features an inclusive children's playground suitable for all abilities. Enjoying the great outdoors has never been easier!



Artist Impression



Cadence, close to it all.

EDUCATION & CHILDCARE

1. Deebing Heights State School
2. Bremer State High School
3. Ipswich Grammar School
4. Ipswich Girls' Grammar School
5. Amberley District State School
6. Goodstart Early Learning Yamanto
7. Starkids Early Learning Centre
8. USQ Springfield Campus
9. Claremont State Special School
10. Churchill State School
11. Bethany Lutheran Primary School
12. Ipswich Central State School
13. Ipswich State High School

CONNECTIVITY

14. Centenary Highway
15. Ipswich Motorway
16. Springfield Central Station
17. Cunningham Highway
18. Centenary Highway
19. Springfield Station

LEISURE CENTRES

20. Splash 'n' Play Adventure Park
21. Orion Lagoon
22. Ipswich Indoor Sports Centre
23. Ipswich Netball Association
24. Sandy Gallop Golf Club & Function Centre Ipswich
25. Brookwater Golf & Country Club
26. Willowbank Raceway
27. Yamanto Anytime Fitness
28. Snap Fitness 24/7 Yamanto
29. Ripley Markets
30. Ripley Anytime Fitness
31. Ipswich Golf Day & Night Driving Range

MEDICAL

32. Ipswich Hospital
33. Mater Private Hospital Springfield
34. Yamanto Family Practice
35. Priority Health Medical Centre
36. St Andrews Private Hospital
37. Ripley Dental
38. Ripley Medical & Skin Clinic

SHOPPING & DINING

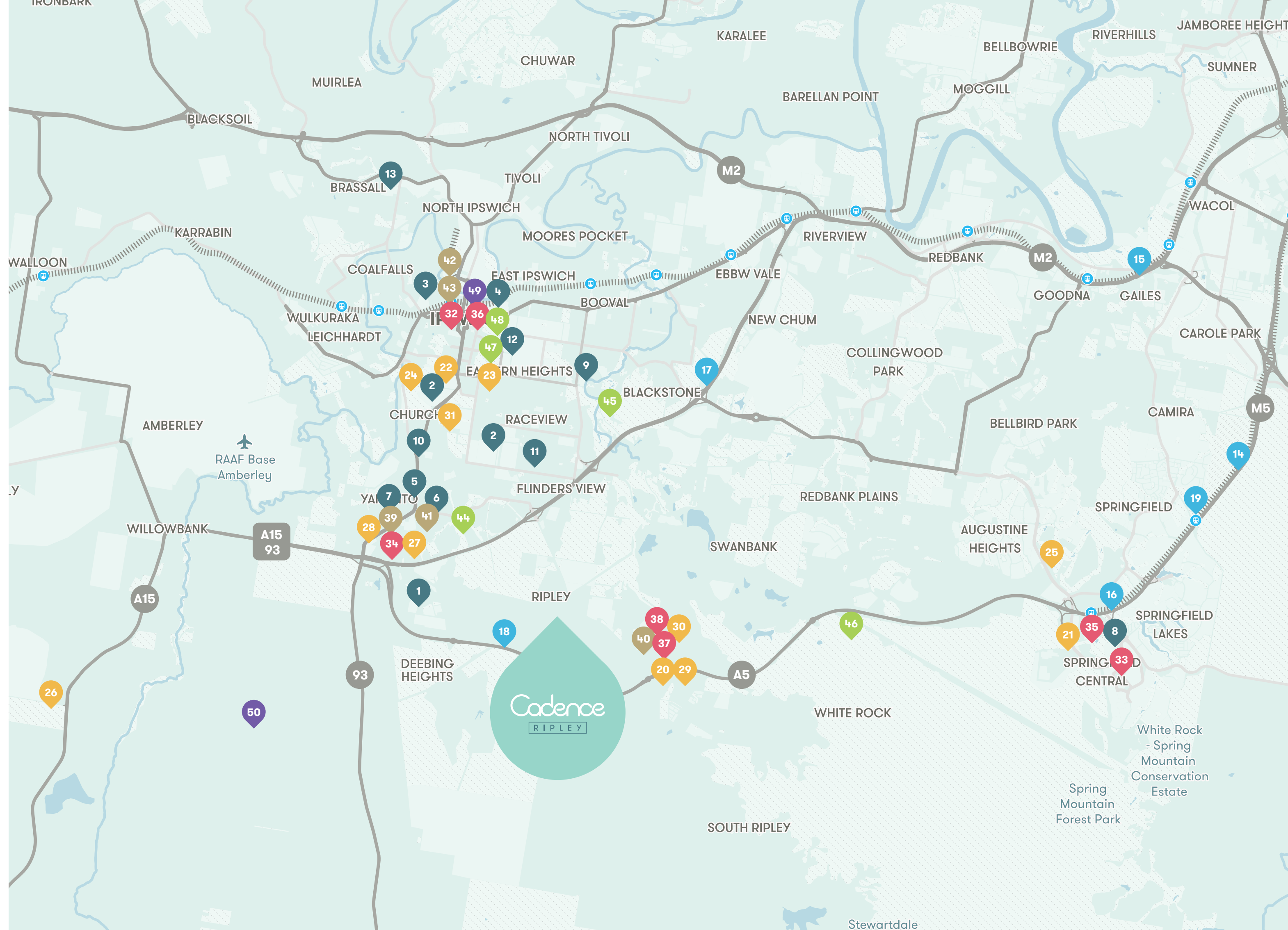
39. Yamanto Shopping Centre
40. Ripley Town Centre
41. Orion Springfield Central
42. Riverlink Shopping Centre
43. Ipswich City Mall

PARKS & FORESTS

44. Deebing Creek Nature Reserve
45. Worley Park
46. White Rock Conservation Area
47. Limestone Park
48. Queens Park

VINEYARDS

49. Belvidere Winery
50. Ironbark Ridge Vineyard





Schools, healthcare & shopping.

Public schools

Primary Schools
Your local primary school is Ripley Valley State School located just 5 minutes drive from Cadence with approximately 300 students from Prep to Year 6. The school caters to a diverse community made up of young and older families from varying backgrounds and cultures.

- Claremont State School
12 minute drive
- Churchill State School
13 minute drive

Private schools

- Ipswich Grammar School
18 minute drive
- Ipswich Girls' Grammar School
15 minute drive
- Bethany Lutheran Primary School
10 minute drive
- Staines Memorial College
22 minute drive
- Springfield Anglican College Secondary School
17 minute drive

Secondary
Ripley Valley State Secondary College opened in January 2020 with approximately 130 Year 7 and 8 students. The school will grow each year with an additional grade until 2024 with the first cohort of year 12 graduates.

- Ipswich State High School
24 minute drive

- Springfield Anglican College Primary School
18 minute drive
- St Peters Springfield
18 minute drive
- Good Shepherd Catholic Primary School
20 minute drive



Health

- Ipswich Public Hospital
17 minute drive. This is a major acute hospital with 341 beds and offers services in all major health specialties.
- Priority Health Medical Centre
17 minute drive
- Yamanto Family Practice
12 minute drive

Mater Private Hospital Springfield
17 minute drive. This hospital is just three years old. It has 80 beds, medical and surgical services, including an oncology unit.

Shopping

Ripley Town Centre
Just 4 minutes by car, the estimated \$1.5 billion master-planned Ripley Town Centre, will grow to become a major, 25 hectare centre, with retail, dining, healthcare and education, commercial, specialty services, entertainment, parklands, and a proposed state-of-the-art transit centre.

Ipswich City Square
An 18 minute drive from Cadence, Ipswich City Square is being upgraded to meet the needs of a fast growing city, with a range of retail outlets, riverside bar, new library and 25 acres of public space.

Yamanto Shopping Centre
Located only 11 minutes drive from Cadence, Yamanto Shopping Centre is anchored by high performing Woolworths supermarket, Super Amart, McDonalds, Caltex and a further 25 specialty stores.

Riverlink Shopping Centre
Less than 19 minutes away, the Riverlink Shopping Centre is the largest shopping centre in the Ipswich Region, with over 100 specialty stores and many major retailers.

Orion Springfield Central Shopping Centre
16 minute drive. Orion Springfield Central Shopping Centre has free all day parking for over 3,000 cars, with over 190 specialty stores, many large retailers and cinemas.

Ripley Markets
The Ripley Markets are open the second Saturday of every month with over 60 stalls featuring live music, delicious food stalls from all around the world, handmade homewares, fantastic fashion and farm animals, jumping castle and even a circus school to boot.

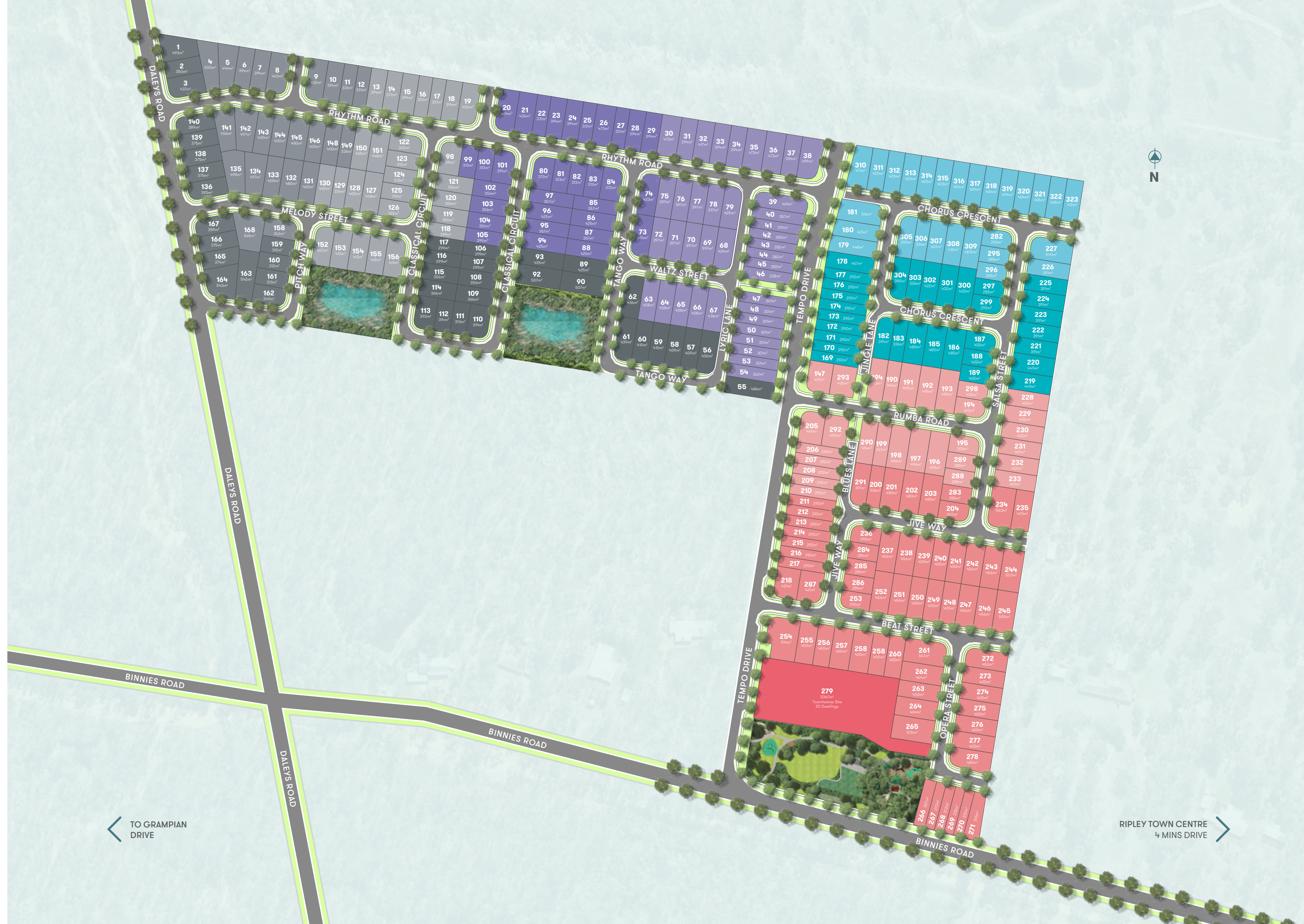
The rhythms
of life don't cost
the earth.

As you can see here, at Cadence our street names are inspired by music related words - such as Tempo Drive and Melody Street.

At Cadence we want to offer a daily reminder of the happy rhythms of life and we want to extend this happiness to as many people as we can, which is why Cadence offers affordable entry points to our community.

As this plan shows, there are a variety of land lots to choose from so whether you're looking to build your first home, moving up, or gearing down, you can find your perfect space at Cadence.

- Stage 1A
- Stage 1B
- Stage 1C
- Stage 2A
- Stage 2B
- Stage 3A
- Stage 3B
- Stage 3C
- Stage 4A
- Stage 4B
- Park
- Drainage Reserves





**Your
community
developer.**



Everyone wants to belong somewhere. It's an important part of the human spirit. At AVJennings we help people build brighter futures by creating communities they want to belong to and grow with.

We know everyone has different needs and wishes for the place they live. That's why we offer a range of ways to get the home you want. You can buy a block of land, a finished home, townhome, terrace or apartment. We can work with your builder, or help you choose one.

We also know a home is part of a community, which is why we make sure parkland, play spaces and pathways are incorporated into every development. It's why we locate our developments close to schools, shops and transport. It's why AVJennings is your community developer.

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