



CREEKSTONE



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Welcome to Creekstone	04
Everything Within Reach	08
Investment Info	10
Location Map	20
Location Aerial	22
Masterplan	24
Facades	28
About The Developers	32
Contact	34



37 GUILFORD COURT
BELLMERE, MORETON BAY

Creekstone is a low-density residential estate positioned within Bellmere's emerging growth corridor.



Creekstone is a considered land estate shaped by open air and everyday convenience.

This premium residential estate presents 53 detached residences, delivered under a structured masterplan, with pre-allocated house and land packages and consistent turnkey inclusions.

Positioned in Bellmere and adjacent to the Waraba City Priority Development Area, Creekstone benefits from long-term infrastructure planning and significant population growth.

The estate is defined by serene streetscapes, quality materials and a low-density layout designed to support long-term performance.



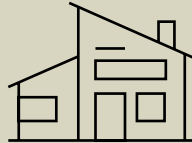
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53 detached residences



Low-density residential estate



Predominantly four-bedroom homes



Multiple living areas and private outdoor spaces



Pre-allocated house and land packages with turnkey inclusions



3.5+ acres of dedicated open space



Established and connected

Creekstone sits within Bellmere, a suburb positioned near Caboolture and Morayfield and supported by established infrastructure.

Bellmere is calm, contained and well-connected. Major transport networks and surrounding services sit within close reach. Open space, local parks and key amenities offer an idyllic backdrop to daily life.

Transport

Direct access to the Bruce Highway streamlines travel to Brisbane, Northlakes and the beautiful beaches of the Sunshine Coast.

Expanding infrastructure

Located adjacent to the new city of Waraba, Bellmere is positioned to benefit from expanding infrastructure and services.

Healthcare

Caboolture Public & Private Hospitals supports the cities healthcare access.

Recreation

Local parks, sporting facilities and leafy streets contribute to an established suburban setting.

Education

Bellmere State School, Bellmere Early Education Centre and Tullawong State High School are all just minutes away



An investment snapshot of the City of Moreton Bay a major growth corridor north of Brisbane.

Moreton Bay as a region is focused on aggressive capital investment aimed at preparing for significant growth and long-term sustainability.



Moreton Bay's Economy Set to Double

+



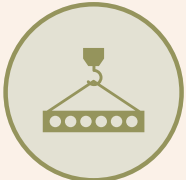
Record Population and Sale Price Growth

+



Landmark \$1B budget for 2025-2026 marks the council's first 8-figure expenditure into the region.

+



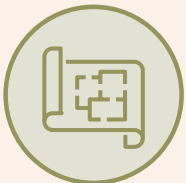
Largest Transport Program

+



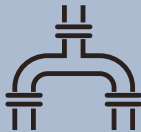
Record Health and Medical Expansions and Upgrades

+



The Mill a Multibillion Dollar Project Over the Next 20 Years

MAJOR PROJECTS & CAPITAL WORKS BREAKDOWN OF 2025 – 2026 BUDGET

		
\$262M	\$125M	\$107M
Roads and Transport	Libraries and Cultural Centres	Waste and Recycling
		
THE MILL		
\$100M	\$80M	\$46M
The Mill, Petrie Precinct	Parks and Open Spaces	Urban Planning and Land Use
		
\$30M	\$14.5M	\$14M
Council/Community Buildings	Suttons Beach Pavilion Redevelopment	Stormwater and Coastal Management



\$200M

Moreton Bay Indoor Sports Centre
Construction Due to Commence in 2027

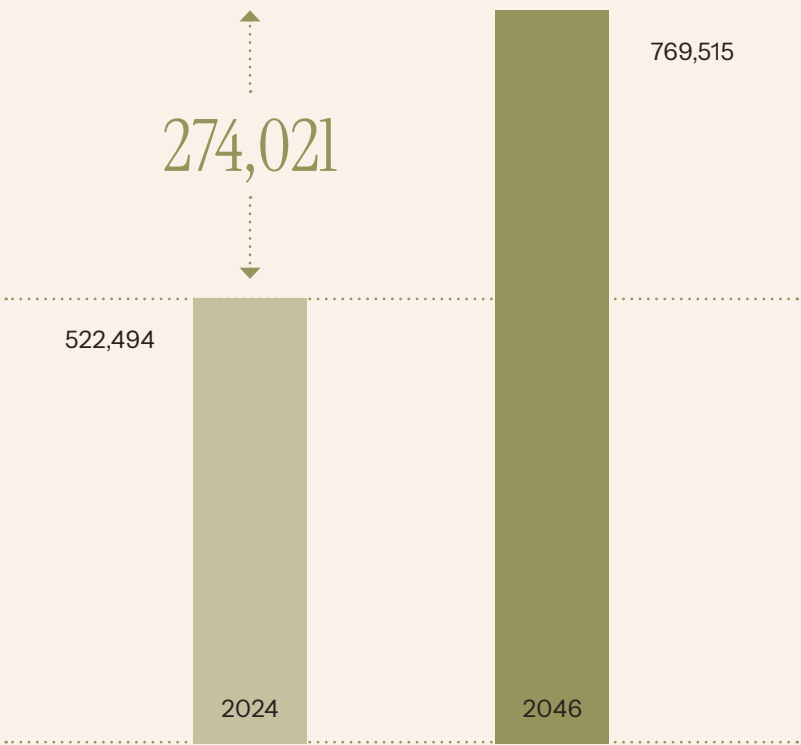
Moreton bay's economy will *double* by 2041

Projected economic growth, equating to **\$40 billion** by 2041. More than double its current size.

100,000 new jobs & **16,000** new businesses by 2041.

274,021 new residents reaching almost **800,000** in population by 2046. That's 204 new residents each week for the next 22 years.

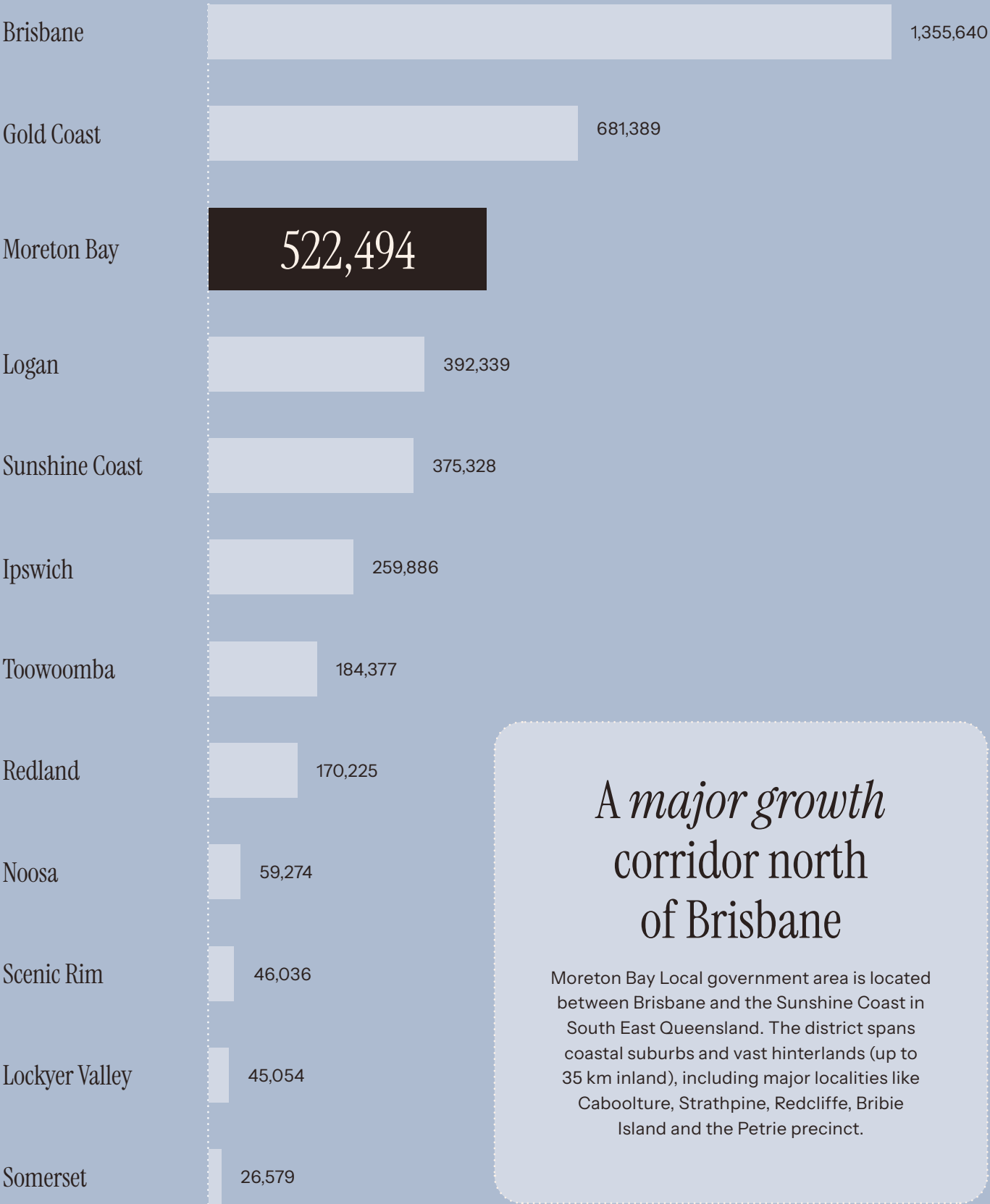
Demand for **120,000** new houses!



Moreton Bay Forecast *Population Growth*

Moreton Bay is one of the fastest growing regions in SEQ. The region is forecast to grow by **52% over the next 22 years**, or an additional **274,021 to reach 796,515** by 2046.

Moreton Bay *3rd largest* council in SEQ and Australia



A major growth corridor north of Brisbane

Moreton Bay Local government area is located between Brisbane and the Sunshine Coast in South East Queensland. The district spans coastal suburbs and vast hinterlands (up to 35 km inland), including major localities like Caboolture, Strathpine, Redcliffe, Bribie Island and the Petrie precinct.

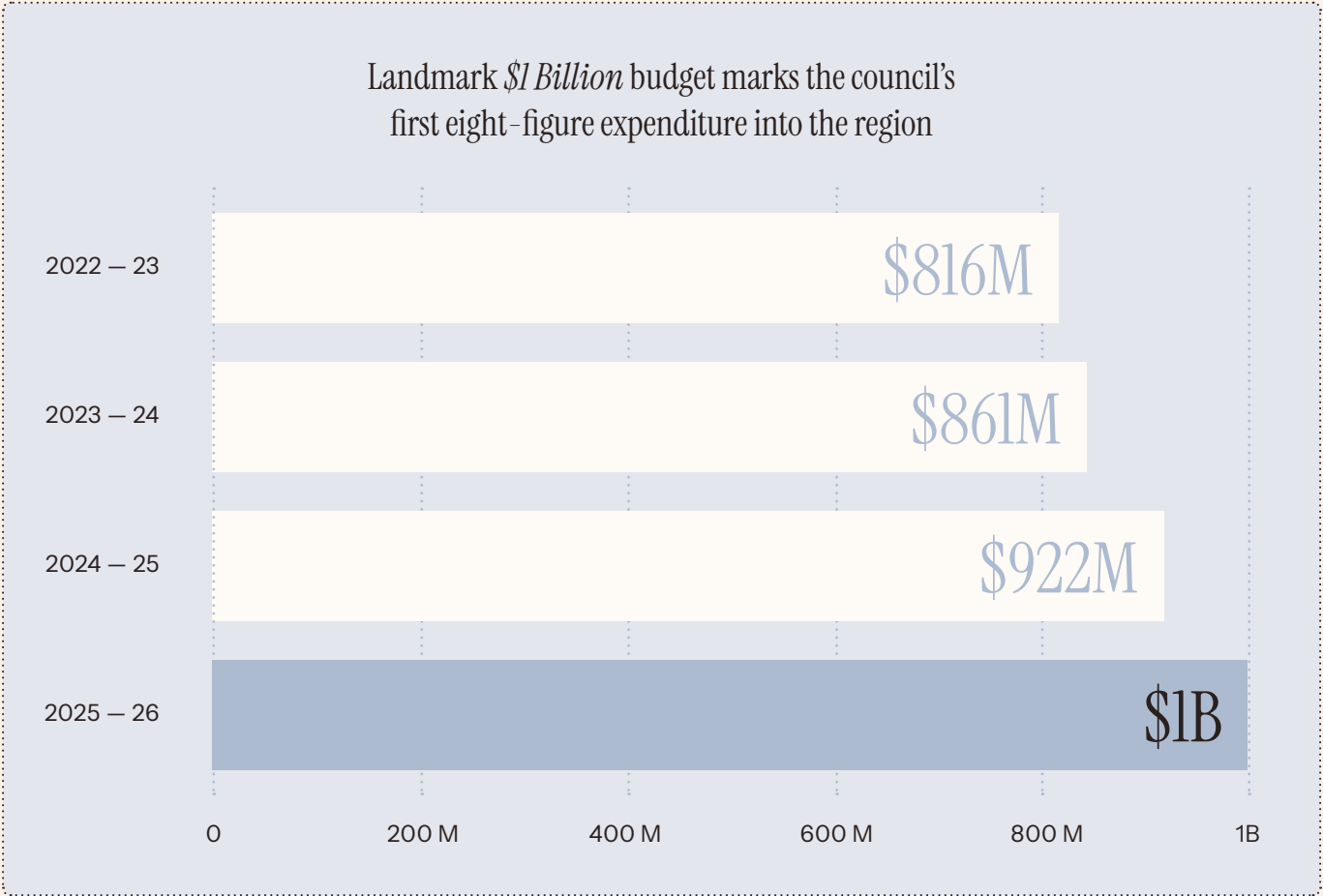
Adjacent to major expansion

The Waraba City Priority Development Area includes approximately 2,900ha of land and is expected to accommodate 70,000 residents across 30,000 homes. This growth is supported by new schools, healthcare, transport corridors, community centres and environmental networks.

Established land with corridor exposure

Creekstone sits within Bellmere, at the edge of this expanding precinct. The estate offers proximity to planned infrastructure while retaining the characteristics of an established, predominantly detached suburb.

This balance of scale and stability provides exposure to long-term expansion without entering a high-density or early-stage development environment.



SECURED INFRASTRUCTURE INVESTMENT



\$1B

City of Moreton Bay 2025–26 annual budget (largest in council history)



\$5.5–\$7B

Sunshine Coast Direct Rail Line project ‘The Wave’, expected to be completed in time for the 2032 Brisbane Olympics.



\$2.1B

Gateway Motorway to Bruce Highway upgrade



\$2.7B

Health sector investment across Moreton Bay

RENTAL DEMAND



0.9%

Vacancy rate in the nearby suburb of Bellmere



274,021

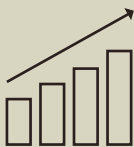
New residents expected by 2046



120,000

New homes needed to meet projected demand

EMPLOYMENT AND ECONOMIC GROWTH



\$40B

Projected economic growth by 2041, more than double its current size



100,000

New jobs forecast by 2041



16,000

New businesses forecast by 2041

\$2.7 Billion on Moreton Bay is currently experiencing unprecedented health-sector investment, marking the *largest healthcare spend ever* in the region.

This follows Queensland’s Hospital Rescue Plan, the **largest-ever statewide infrastructure boost**, featuring billions in new beds and facilities

Notably, **\$1.1 billion** is committed to the Redcliffe Hospital expansion alone, the largest single health project in Moreton Bay history.

Construction of these investments will generate **~2,600+ jobs**. With ~1,500 full time positions across various hospitals and health care hubs once operational.

Major hospital and health-care investments currently active in the City of Moreton Bay (QLD)

PROJECT	TYPE	INVESTMENT	TIMELINE
Redcliffe Hospital	Major public expansion	A\$11 b	by late 2028
Caboolture Hospital	Public redevelopment	Part of ~A\$400m plan	from 2024
Redcliffe Healthcare Hub	New private facility	(DA stage)	late 2025
Northlakes Specialist Centre	Existing private centre	Opened 2016	—
The Mill Health Village	Planned large-scale	Future investment	in development
Morayfield Clinical Trials	Research hub	A\$11.5M	ongoing 2024-25

Moreton Bay Central: A Hub for Education, Innovation & Opportunity

\$100 Million investment over 5 years to support the PDA

Prospective Future Investment Pipeline

PROJECT	TOTAL CONSTRUCTION JOBS	DIRECT OPERATIONAL EMPLOYMENT	TOTAL GRP UPLIFT (\$M)
Private Hospital	1,061	1,300	234
Advanced Manufacturing	1,251	700	324
Specialist Technical School	983	167	28
Data Centre and Office	329	300	186.1

A polycentric urban hub with a strong focus on:

- Education**
 - UniSC Campus
 - Projected to reach 10000 Students by 2035
- Tafe Centre of Excellence**
 - \$60 million in funding committed
 - 2028 scheduled completion
- Facilities**
 - Advanced manufacturing (robotics)
 - Engineering and fabrication
 - Trades
- Healthcare & innovation precinct**
- Green spaces & community amenity**
- Public-private development partnerships**

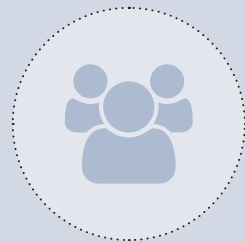
Resulting in significant economic benefits

The precinct is expected to contribute **\$950 Million** annually to Moreton Bay’s economy once complete

It’s forecast to support around **8,600 ongoing jobs** in areas like education, healthcare, innovation and commerce.

\$100 Million investment announced by the Moreton bay council to 5 years to support the PDA

Waraba City: Queensland's largest urban development



70,000 New Population



17,000 Employment Opportunities



Town Centre and Enterprise Precinct



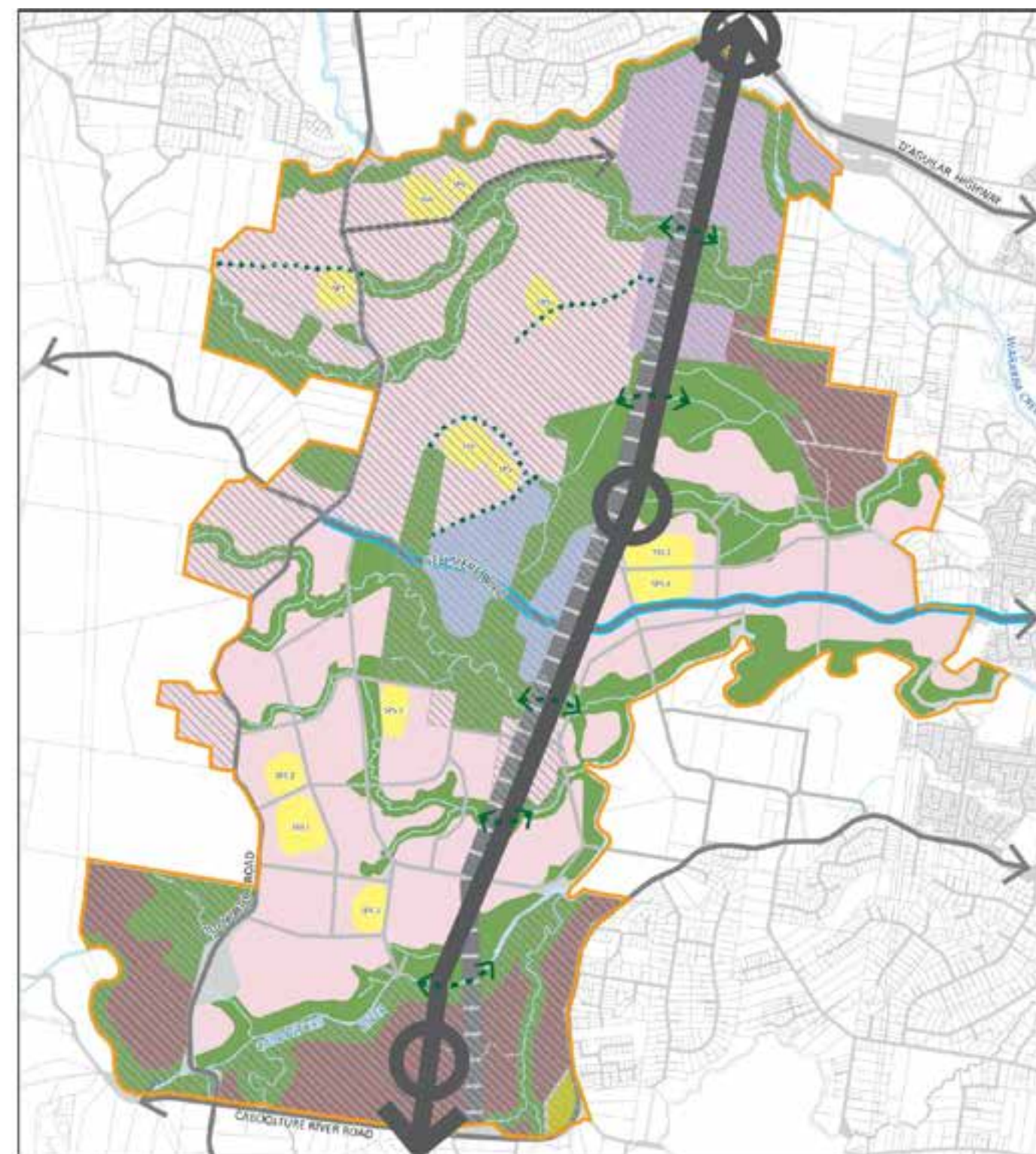
Bruce Highway Duplication (Moreton Motorway)



4 Primary and 2 Secondary Schools



15 Parks



Draft structure plan
Waraba Priority Development Area





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EDUCATION

1. Bellmere Early Education Centre
2. Bellmere State School (Local Catchment)
3. Tullawong State High School (Local Catchment)
4. St Pauls Lutheran Primary School
5. Grace Lutheran College
– Caboolture Campus
6. Caboolture State School
7. St Peter's Catholic Primary School
8. Tafe Queensland Caboolture Campus
9. St Columban's College
10. Morayfield State School
11. Morayfield State High School
12. Caboolture East State School
13. Caboolture State High School
– Caboolture Campus

MEDICAL

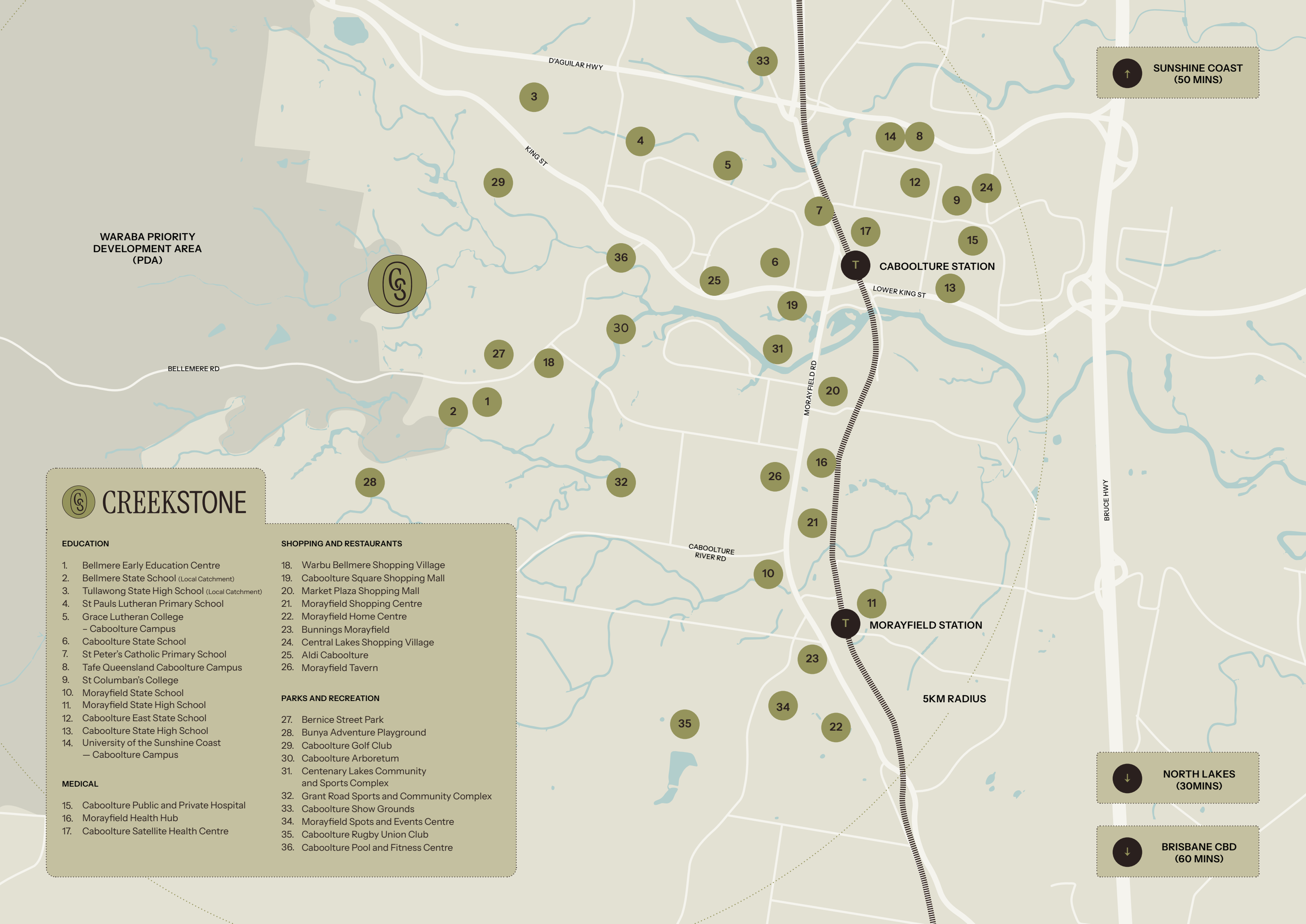
15. Caboolture Public and Private Hospital
16. Morayfield Health Hub
17. Caboolture Satellite Health Centre

SHOPPING AND RESTAURANTS

18. Warbu Bellmere Shopping Village
19. Caboolture Square Shopping Mall
20. Market Plaza Shopping Mall
21. Morayfield Shopping Centre
22. Morayfield Home Centre
23. Bunnings Morayfield
24. Central Lakes Shopping Village
25. Aldi Caboolture
26. Morayfield Tavern

PARKS AND RECREATION

27. Bernice Street Park
28. Bunya Adventure Playground
29. Caboolture Golf Club
30. Caboolture Arboretum
31. Centenary Lakes Community and Sports Complex
32. Grant Road Sports and Community Complex
33. Caboolture Show Grounds
34. Morayfield Spots and Events Centre
35. Caboolture Rugby Union Club
36. Caboolture Pool and Fitness Centre



SUNSHINE COAST
(50 MINS)



NORTH LAKES
(30MINS)



BRISBANE CBD
(60 MINS)



MORAYFIELD STATE
HIGH SCHOOL
(15 MIN DRIVE)



WARBU BELLEMERE
SHOPPING VILLAGE
(7 MIN DRIVE)



CABOOLTURE
STATE SCHOOL
(8 MIN DRIVE)



MORAYFIELD
SHOPPING CENTRE
(10 MIN DRIVE)



MORAYFIELD SPORT
& EVENTS CENTRE
(13 MIN DRIVE)



MORAYFIELD
TRAIN STATION
(12 MIN DRIVE)



GRANT ROAD SPORT &
COMMUNITY COMPLEX
(8 MIN DRIVE)



MORETON BAY
HOME CENTRE
(6 MIN DRIVE)



WESTFIELD
NORTHLAKES
(27 MIN DRIVE)



BELLMERE
PRIMARY SCHOOL
(3 MIN DRIVE)

CREEKSTONE



GLASSHOUSE
MOUNTAINS
(27 MIN DRIVE)



TULLAWONG
STATE HIGH SCHOOL
(8 MIN DRIVE)



CABOOLTURE
GOLF CLUB
(9 MIN DRIVE)



WARABA CITY
(5 MIN DRIVE)



SUNSHINE COAST
(50 MIN DRIVE)



BRISBANE CBD
(60 MIN DRIVE)



Currawong Place

Future Residential

2536M²

Open Space

15772M²

Future Residential

4700M²

Basin

1520M²

Basin

2099M²

Hollywood Avenue

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

Guilford Court

Dear Place

EXISTING RESIDENTIAL



WARABA CITY
(5 MINS)



SUNSHINE COAST
(50 MINS)



NORTH LAKES
(30 MINS)



BRISBANE CBD
(60 MINS)

CREEKSTONE

37 GUILFORD COURT
BELLMEER, MORETON BAY

Designed for families

Creekstone is a low-density residential estate combining a limited number of homes with a consistent product standard, positioned in a corridor supported by strong population growth and long term planning activity.

Layouts prioritise functionality, privacy and flexibility, supporting growing households and long-term appeal.



Creekstone's Facade Range



ADRIANA MK1.1 – BROOKLYN



ADRIANA MK1.1 – CHELSEA



ADRIANA MK1.1 – MANHATTAN



CANDICE MK1.1 – SOHO R07



DANIELA MK1.1 – CHELSEA



DANIELA MK1.1 – SOHO



BELMONT 174 – BROOKLYN



BELMONT 174 – LISBON



BELMONT 174 – PORTO



EMMA MK1.1 – CHELSEA B04



EMMA MK1.1 – CHELSEA R04



EMMA MK1.1 – MANHATTAN



BELMONT 174 – SOUTHAMPTON



BELMONT 174 – VOGUE B14



BELMONT 174 – VOGUE R8



ERIN MK1.1 – CHELSEA



ERIN MK1.1 – MANHATTAN B06



ERIN MK1.1 – MANHATTAN R07



CANDICE MK1.1 – CHELSEA



CANDICE MK1.1 – MANHATTAN



CANDICE MK1.1 – SOHO B07



ERIN MK1.1 – SOHO B05



ERIN MK1.1 – SOHO R03



GEORGIA MK1.1 – MANHATTAN

Creekstone's Facade Range



HEIDI MK1.1 – CHELSEA



JASMINE MK1.1 – MANHATTAN



JASMINE MK1.1 – SOHO



KELSEY MK1.1 – MANHATTAN



PARKLEA 151 – COASTAL



SURREY 180 – NORDIC



TAYLOR MK1.1 – MANHATTAN



VALENTINA 171 – BROOKLYN



VALENTINA 171 – CHELSEA B04



VALENTINA 171 – CHELSEA R02



VALENTINA 171 – MANHATTAN B06



VALENTINA 171 – MANHATTAN R06



VALENTINA 171 – PORTO B01



VALENTINA 171 – PORTO R07



VALENTINA 171 – SOHO B09



VALENTINA 171 – PORTO R01



VALENTINA 171 – SOUTHHAMPTON B10



VALENTINA 171 – SOUTHHAMPTON R14



STANDARD KITCHEN



STANDARD BATHROOM

Disclaimer: While every reasonable care has been taken in the preparation of this material, the information is provided for guidance only. Facade images are artist impressions and are to be used as indicative illustrations only. The final product may differ from that depicted. Colours, materials, finishes, landscaping, furniture, vehicles, lighting, window and door placements, and other elements shown are for presentation purposes and are subject to change



The Rosel Group and Delcara teams have collaborated for over a decade, delivering residential projects across South East Queensland.

This partnership brings experience, alignment and a shared commitment to delivering exceptional communities.



Rosel Group specialise in crafting exceptional residential opportunities that set new standards for everyday life. Our commitment to quality begins well before a development even kicks off, with our team identifying and acquiring opportunities in handpicked locations across southeast Queensland. Rosel Group also leads the sales and marketing of Montara, with a focus on streamlining the property journey. We are recognised for our dedication to quality, longevity and community connection.



DELCARA

At DELCARA, we're more than property developers — we're committed to building communities that thrive. Proudly family-owned and based in Brisbane, we specialise in delivering exceptional residential land subdivisions and tailored development management solutions across Southeast Queensland. Our end-to-end approach means we handle every stage of the journey — from research and acquisition through to design, construction, and handover. Backed by decades of experience and a trusted network of industry professionals, we bring the vision to life with developments that are sustainable, desirable, and built to exceed expectations.



A CONSIDERED RESIDENTIAL RELEASE

Please register your interest to learn more about Creekstone.

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EMAIL

info@roselgroup.com.au

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WEBSITE

creekstone.au

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This brochure is a general guide only. Images, renders, maps and diagrams are illustrative only and may show features not included with the purchase. Lot areas, dimensions, layouts and stage boundaries are based on current plans; final details will be confirmed in the registered survey plan. The developer may make changes where necessary. All figures, projections and data are derived from external sources and are indicative only. This material does not form part of any contract and does not constitute an offer

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