

MONTARA



MONTARA

116 – 140 CABOOLTURE RIVER ROAD

MORAYFIELD, MORETON BAY



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WELCOME TO
MONTARA

Presenting a new residential pocket within an established and active market.

Montara is a boutique residential community located in Morayfield, Moreton Bay, which is one of South East Queensland's fastest growing regions.

Strategically positioned between Brisbane and the Sunshine Coast, it offers an easy commute to both.



25 MINUTES FROM SANDSTONE POINT HOTEL

Sandstone Point Hotel stands as a renowned waterfront venue, offering a beautifully designed restaurant, a variety of bars, versatile function spaces, a children's playground, beach club, pizzeria, and a dynamic calendar of incredible concerts and events



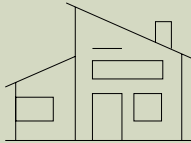
MONTARA



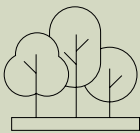
RESIDENTIAL LAND ESTATE



MORAYFIELD, MORETON BAY



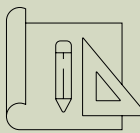
STANDALONE HOMES



URBAN PLANNING INFORMED BY NATURAL SURROUNDINGS



SINGLE AND DOUBLE-STOREY TERRACE HOMES



PRE-ALLOCATED TURNKEY PACKAGES



40 MINUTES FROM BRISBANE



35 MINUTES FROM SUNSHINE COAST

Montara is defined by cohesive design, open spaces and green edges.

Single and double-storey terrace homes, and standalone residences, come together under a masterplan. Here, pre-allocated designs and generous inclusions delivered as standard.

Situated close to key amenities, including public transport, childcare, schools, retail outlets and hospitals, Montara benefits from strong sales activity, reliable yields and sustained rental demand.

The community was designed for longevity, through an approach that prioritises consistency, durable materials and long-term performance.



Positioned within a major growth corridor, Montara offers a well-supported investment opportunity.

WARABA CITY’S EVOLUTION

Waraba City was declared a Priority Development Area in August 2024. The region is planned to accommodate approximately 70,000 residents across 30,000 homes – positioning it at the scale of a regional city. Construction of the first residential lots are already complete and a Coles anchored neighbourhood centre is under construction.

The Interim Structure Plan outlines future neighbourhood hubs, schools, transport corridors, community centres, business centres and environmental networks.

A STRATEGIC GROWTH CORRIDOR

Montara sits outside the Waraba City development area while remaining closely connected to its future employment, services and population uplift.

This positioning provides exposure to the broader growth of Moreton Bay without the disruption or extended construction timelines of a large-scale greenfield precinct.

Supported by population expansion, infrastructure investment and long-term planning certainty, Montara represents a considered entry into an evolving growth corridor.



Montara sits within Morayfield, a suburb positioned between Brisbane and the Sunshine Coast. Montara is home to daily convenience.

Discover easy commutes, local shopping and an abundance of community spaces.



CONVENIENCE

Morayfield Shopping Centre is only five minutes from Montara, offering more than 150 specialty stores and anchored by major retailers including Kmart, Target, Big W and JB Hi-Fi.



CONNECTIVITY

Morayfield Station connects directly to Brisbane via the South East Queensland rail network. Major arterials and motorways support access to Brisbane and the Sunshine Coast.



CULTURE

Experience small-town character in The Abbey Museum of Art and Archaeology. Or, step back in time with a visit to the Caboolture Historical Village.



COMMUNITY

Caboolture Country Markets is one of the largest variety markets near Brisbane. From fresh produce to family attractions, this Sunday ritual attracts locals and visitors alike.

Bordered by lush green space,
Montara is close to Centenary
Lakes, Rocksberg Park Heritage
Reserve and Sheep Station
Creek Conservation Park





MONTARA

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
14. University of the Sunshine Coast
— Caboolture Campus

MEDICAL

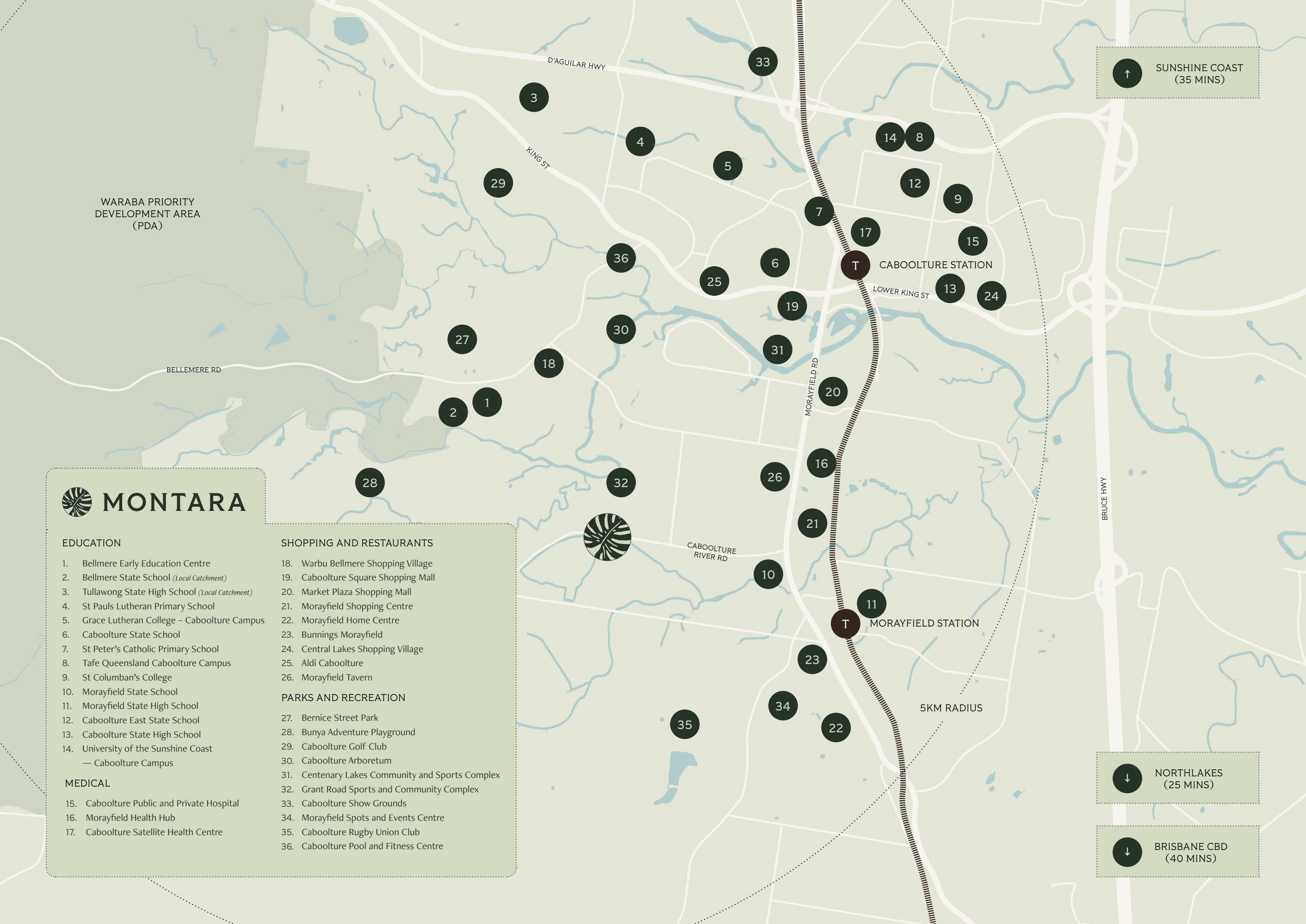
15. Caboolture Public and Private Hospital
16. Morayfield Health Hub
17. Caboolture Satellite Health Centre

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
(35 MINS)



NORTHLAKES
(25 MINS)



BRISBANE CBD
(40 MINS)



MORETON BAY
HOME CENTRE
(6 MIN DRIVE)



MORAYFIELD SPORT
& EVENTS CENTRE
(8 MIN DRIVE)



SCARBOROUGH
BEACH (30 MIN DRIVE)



MORETON BAY
SPORTS COMPLEX
(12 MIN DRIVE)



Westfield



WESTFIELD
NORTHLAKES
(22 MIN DRIVE)



BRISBANE CBD
(40 MIN DRIVE)



GLASS HOUSE MOUNTAINS
(25 MIN DRIVE)



SANDSTONE POINT HOTEL
(25 MIN DRIVE)



SUNSHINE COAST
(35 MIN DRIVE)

MONTARA



MORAYFIELD STATE SCHOOL
(5 MIN DRIVE)



MORAYFIELD HIGH SCHOOL
(7 MIN DRIVE)



MORAYFIELD TRAIN STATION
(5 MIN DRIVE)



MORAYFIELD SHOPPING CENTRE
(5 MIN DRIVE)



CABOOLTURE HOSPITAL
(10 MIN DRIVE)



HEALTH HUB DOCTORS
MORAYFIELD (7 MIN DRIVE)



CABOOLTURE SATELLITE HEALTH
CENTRE (10 MIN DRIVE)

CABOOLTURE RIVER RD

MONTARA



INDICATIVE LOCAL
RECREATIONAL PARK

ECOLOGICAL
RESERVE

ECOLOGICAL
RESERVE

AMY STREET
PARK

← WARABA CITY
(10 MINS)

→ MORAYFIELD TOWN
CENTRE (5 MINS)

Montara's architecture follows a unified architectural approach.

This continuity can be felt across streetscapes, forming an intentional community.

Traditional facades and practical materials create a sense of permanence, while reducing maintenance. Every detail upholds durability, consistency and ease.



Montara's Facade Range



ADRIANA MK1.1 – MANHATTAN



BELMONT 174 – LISBON



BELMONT 174 – PORTO



BELMONT 174 – SOUTHAMPTON



BELMONT 174 – VOGUE



BELMONT 174 – VOGUE



EMMA MK1.1 – MANHATTAN



JASMINE MK1.1 – SOHO



MARCELLE MK1.1 – BROOKLYN



MARCELLE MK2.1 – MANHATTAN



VALENTINA 171 – BROOKLYN



VALENTINE 171 – CHELSEA



VALENTINA 171 – MANHATTAN



VALENTINA 171 – MANHATTAN



VALENTINA 171 – PORTO



VALENTINA 171 – PORTO



VALENTINA 171 – SOHO



VALENTINA 171 – SOHO



VALENTINA 171 – SOUTHAMPTON



STANDARD KITCHEN

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



STANDARD BATHROOM



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.



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.



Secure your place in Morayfield’s growth corridor

Please register your interest to learn more about Montara.

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EMAIL info@roselgroup.com.au

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WEBSITE montara.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. This material does not form part of any contract and does not constitute an offer



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