



# Deebling Springs

Room to live. Space to breathe.

An AVJennings Community.

**AVJennings**<sup>®</sup>



Deebling  
Springs

3.

About:

## Introducing Deebling Springs.

Discover a lifestyle where there's room to live and space to breathe. Deebling Springs is a boutique jewel nestled in the heart of the Ripley Valley Priority Development Area, and is set to become a community of just 210 homes once fully established.

Deebling Springs distinguishes itself by preserving nature's essence, with over 60% of the land dedicated to open spaces featuring parkland and nature trails among native Melaleuca trees. Harmonising with nature while remaining close to the action, this community offers an ideal haven for residents.

Embrace the charm of small-scale living at Deebling Springs - where every detail is designed for a beautiful and fulfilling lifestyle.

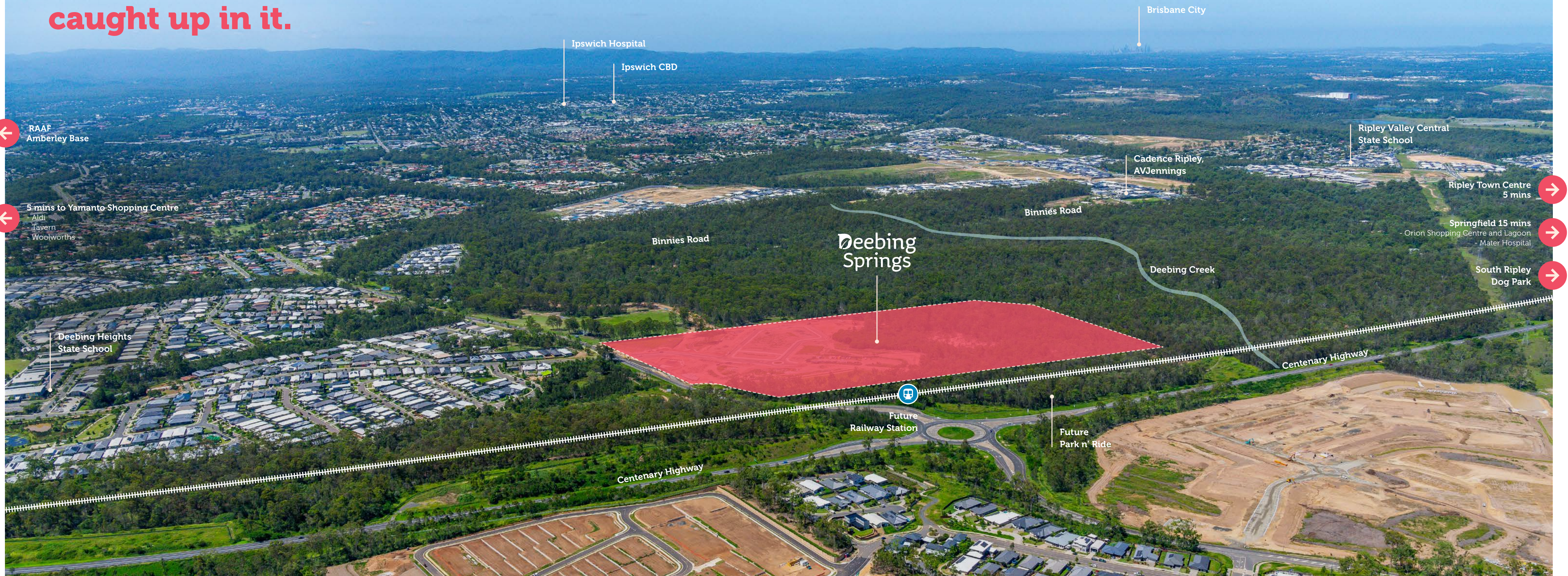
**AVJennings**



# Close to the action, but not caught up in it.

Embrace the tranquillity of Deebing Springs, nestled in a natural haven, yet conveniently close to the pulse of city life. This idyllic community offers a perfect balance, with easy

accessibility to shopping centres, schools, hospitals, and efficient transport links. Enjoy the best of both worlds at Deebing Springs – close to the action, but not caught up in it.



← RAAF Amberley Base

← 5 mins to Yamanto Shopping Centre  
Aldi  
Tavern  
Woolworths

Deebing Heights State School

Ipswich Hospital

Ipswich CBD

Binnies Road

Deebing Springs

Binnies Road

Deebing Creek

Brisbane City

Cadence Ripley, AVJennings

Ripley Valley Central State School

→ Ripley Town Centre 5 mins

→ Springfield 15 mins  
Orion Shopping Centre and Lagoon  
Mater Hospital

→ South Ripley Dog Park



Future Railway Station

Future Park n' Ride

Centenary Highway

Centenary Highway



6.

# A lifestyle of convenience.

## Shopping Precincts.

Discover convenience at its best, as everything you require is within easy reach. Yamanto Shopping Centre and Ripley Town Centre are both, less-than-5-minutes drive from your doorstep. Additionally, envision the luxury of strolling to your exclusive shopping destination, as our boutique community is set to feature it's very own shopping centre, approved and scheduled for construction soon.



Ripley Town Centre.



Springfield Central Station.

## Convenient Transport.

Effortless commuting is facilitated by well-established transport connections, and the upcoming Deebing Heights rail line is poised to seamlessly link to key centres for employment, entertainment, and education within minutes. The prospective transit centre will be conveniently positioned just a short distance from the entrance to our Deebing Springs community, ensuring easy commuting. The Centenary Highway and major road arterials run alongside Deebing Heights, adding to the accessibility of the area.

## Education.

Accessing childcare centres, public, and private schools is effortless, thanks to their proximity to Deebing Springs. Conveniently, schools buses operate near the community, providing easy transportation to local public schools for students.

**Deebing Heights State School**  
2 mins drive, 1.6km.

**Yamanto Community Kindergarten & Preschool**  
5 min drive, 4.3km

**Ripley Central State School**  
7 min drive, 7.4km

**Ripley Valley State Secondary College**  
5 min drive, 5.8km

**Bremer State High School**  
10 min drive, 7km

**Bethany Lutheran Primary School**  
11 min drive, 9.7km

**University of Southern Queensland**  
11 min drive, 7.8km

## Healthcare.

Ensuring your family's health is a breeze, with a multitude of medical centres and two hospitals situated in proximity to your new home.

**Flinders Peak Medical Centre**  
6 mins drive, 7km

**Yamanto Family Practice**  
5 min drive, 4km

**Ripley Medical & Skin Clinic**  
5 min drive, 5km

**Winston Glades Family Practice**  
10 min drive, 7km

**Ipswich Hospital**  
12 min drive, 8.4km

**Mater Private Hospital Springfield**  
17 min drive, 17.3km

## Accessibility.

You will be well-connected at Deebing Springs.

**Brisbane City**  
41 mins drive, 46km

**Springfield Gateway**  
15 min drive, 17km

**Ipswich CBD**  
15 min drive, 9km

**Ripley Town Centre**  
5 min drive, 6km

**Future Railway Station**  
2 min walk

**Yamanto Central Shopping Centre**  
5 min drive, 4km

7.



Deebing Heights State School.



Mater Hospital, Springfield.



Ripley Town Centre.



# Where natural calm meets urban cool.



## Where natural calm meets urban cool.

Experience the unique blend of natural calm and urban cool at Deebing Springs – a little oasis amidst the dynamic energy of this thriving region. Deebing Creek winds its way through tranquil walking trails, adorned by protected weeping Melaleuca trees. The ample local rainfall ensures lush beauty, with blossoms flourishing in every corner.

Step beyond the community entrance, and a myriad of entertainment and community activity options unfold, offering a delightful contrast to the peaceful retreat within. At Deebing Springs, discover the perfect blend of nature's tranquillity and the blend of urban living.



Orion Lagoon.

## Recreation.

- > Snap Fitness Yamanto
- > HIIT Republic Yamanto
- > Club Lime Yamanto
- > Yamanto Pool & Spa Care
- > Raaf Amberley Golf Course
- > Ipswich Golf Course



Spring Mountain Forest Park.

## Nature.

- > Orion Lagoon
- > Deebing Creek Nature Reserve
- > Bremerdale Park
- > South Ripley Dog Park
- > Swanbank Picnic & BBQ area
- > White Rock
- > Spring Mountain Forest Park
- > Harding's Paddock Campground
- > Goolman Lookout



Little Piggy Cafe.

## Hospitality Venues.

- > Little Piggy Cafe
- > The Glades Tavern
- > Wild Rose Cottage
- > Tap'd Bar Ipswich
- > Ellen & Rod Cafe
- > PA Hotel Ipswich



10.

# Your perfect space awaits.



Deebing Springs has been designed to offer affordable and low maintenance living options to a wide range of buyers. We know everyone has different needs and wishes for the place they live. That's why we offer a variety of land lot sizes. Our homes feature high-quality fittings, fixtures and finishing touches - all included in the fixed price. Just turn the key move in, unpack and relax - it's as easy as that.

## AVJennings Turnkey Homes.

Take the stress out of building your new home by choosing an AVJennings turn-key solution. Our expertly designed floorplans maximise light and space and work beautifully for all family types. Our homes feature high-quality fittings, fixtures and finishing touches - all included in the fixed price. Just turn the key move in, unpack and relax - it's as easy as that.

## Land.

Deebing Springs offers a diverse range of land lots for you to build your dream home using your choice of builder. Whether you're building your first home, upsizing or downsizing, you'll be sure to find the perfect space for you both now and into the future.








11.







Legend

-  Stage 1B
-  Stage 1C
-  Stage 1D
-  Stage 1E
-  Future Release



## Creating brighter futures for over 90 years.

In 1932, a young man, later known as Sir Albert Victor Jennings, started his home-building business. His goal was a simple one - to help more people fulfill their dream of buying a home.

In the 90 years since then, that goal has never changed. Not for a day. Sir Albert's dream was made real by following three down-to-earth principles. Give people a quality home in an attractive community at a fair price. These principles also remain unchanged.

For over 90 years they have stood strong because what matters most to people stays the same across the generations.

Family. Friends. Connection. Security. Privacy. Good health. Happiness. Shared memories. The communities we create today capture the spirit of contemporary living. Places where you can be active and connected. Places that celebrate diversity in all its forms.

As we have for the past 90 years, AVJennings will continue to give people homes to be proud of in innovative and sustainable communities, for generations to come.



Deebling Springs



# Your community developer.

Search **AVJennings Deebing Springs**  
or call **131 878**

**Disclaimer:** All images and descriptions contained in this brochure are indicative only and have been prepared in good faith with due care. Alterations may occur without notice after the date of printing, February 2024. No liability for negligence or otherwise is assumed by AVJennings Properties Limited or its related entities. © Registered Trademark. © AVJennings Properties Limited. ABN 50 004 601 503. NSW Builders Licence 39168C, QLD Builders Licence QBCC41712, VIC Builders Licence DB-L42485, SA Builders Licence BLD56537.

A large green square occupies the bottom right portion of the page. In the bottom right corner of this square, there is a white L-shaped graphic element, resembling a corner bracket, positioned above the text 'AVJennings'.

**AVJennings**