

The background of the entire image is a solid teal color. Overlaid on this background are several large, stylized tropical leaves, likely from a banana plant, in a slightly darker shade of teal. The leaves are arranged in a dense, overlapping pattern, filling the frame. The veins of the leaves are clearly visible, adding texture to the design.

**ellsworth**

TINGALPA

# The best of connected living

## A PREMIUM ESTATE IN TINGALPA

Nestled in the leafy heart of established Tingalpa, Ellsworth by Evans Land Group is a well considered release offering a fortunate few the chance to secure premium land in this thriving near-city suburb.

This collection of forty homesites presents an exclusive opportunity to craft a home designed for both lifestyle and long-term investment potential.



## Close to everything you need

Perfectly positioned in sought-after Tingalpa, Ellsworth offers residents a blend of suburban living and urban convenience, just minutes from highly regarded schools, shopping and recreational activities.



### 10 MINUTES TO THE BAYSIDE

Enjoy the esplanades, marinas, cafés and restaurants of Wynnum and Manly.



### SHOPPING

Aldi, Woolworths, Coles and Westfield Carindale are all within a 15-minute drive.



### RECREATION

Carmichael Park and Kianawah Park offer walking trails, sports facilities and picnic areas.



### EDUCATION

Close proximity to a selection of outstanding schools and colleges, including Tingalpa State School, Brisbane Bayside State College, Citipointe Christian College, Iona College, Moreton Bay and Moreton Bay Boys' Colleges.



### TRANSPORT

Brisbane CBD is just 10km away and nearby access to the Gateway Motorway facilitates travel to the Gold and Sunshine Coasts.





**40**  
BUILD READY  
HOMESITES

## Prime freehold land release

All Ellsworth homesites are freehold, providing you with full flexibility to create a home that best suits your lifestyle and long-term family priorities.

All lots are level and fully retained, ideal for cost-effective slab construction, and all are thoughtfully designed to maximise views and capture cooling bay breezes.



Lot sizes from 300m<sup>2</sup> to 1,126m<sup>2</sup>



Freehold titles on registration



Choose your own builder



Building covenants to protect your investment



## Building a community is easy, all it takes is experience.

**Evans Land Group has decades of experience supplying quality residential land sub-divisions throughout Greater Brisbane, ensuring each ready-to-build homesite is delivered to the highest standard.**

Having created more than 6,000 homesites, Evans Land Group has an instinctive understanding of what it takes to build a thriving residential community.

Our land buyers also enjoy the freedom to choose their own builder.

From boutique projects to large-scale communities, there is an Evans Land neighbourhood to suit every lifestyle and budget.

**ellsworth**  
TINGALPA

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**PROJECT** *Prestige*

Disclaimer: All lots are subject to contract and availability. Images as shown of the estate are computer generated and are indicative only. Areas, layouts, finishes and specifications are subject to change and may differ from those shown.