

**July 11, 2008**

**VILLA WORLD HOMES UNVEILS NEW NUDGEES COMMUNITY**

Villa World Homes has launched its new \$22 million *Circa* residential community at Nudgee in Brisbane's northern suburbs following the overwhelming success of its nearby development *Couture*.

The new 5.48 hectare community off St Vincents Road, just 12 km from the heart of Brisbane, will feature 54 house-and-land packages priced from approximately \$460,000 on homesites ranging from approximately 450 to 980 sq m.

Villa World Homes Group General Manager Marketing and Product Development, Dean McMahon said he expected strong demand for the packages from homebuyers because of the high quality of the development and the shortage of land in the Nudgee area.

"With its combination of proximity to central Brisbane and natural environments, Nudgee is extremely attractive to young families looking for an ideal suburban lifestyle," Mr McMahon said.

"Our new *Circa* community will deliver that lifestyle at a price which represents excellent value in today's tight housing market."

Most homesites at *Circa* will feature views over a 1.31 ha park centred around beautiful trees on the St Vincent's Rd frontage.

Each of the new homes will be sold on a fixed, all-inclusive basis, including garden landscaping, and will be handed over fully complete and ready to move into, allowing buyers the ultimate in lifestyle from day one.

A range of 3, 4 and 4-bedroom-plus-study designs are available in single and double storey, all with quality fittings and finishes and practical contemporary designs.

A majority of the homes employ open-plan living areas, an outdoor entertainment area, and all feature designer kitchens with generous benches and stainless steel appliances.

*Circa* is perfectly located just 9 kms from Brisbane International Airport, 3 km to Nudgee Beach and 5 km from Ascot for convenient access to the Doomben and Eagle Farm racecourses.

Other nearby facilities including Banyo Village 1 km, Australian Catholic University 1 km, Earnshaw State College 500m and St Pius Primary School 1.5 km.

Villa World's nearby *Couture* community at Banyo was an immediate success, selling all 101 house and land packages in just 11 months.

Villa World has been creating affordable, high-quality residential communities for over two decades and over 15,000 owners now call a Villa World property home.

For more information on the *Circa* community please contact Villa World Homes on 0433 010 293

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**Facts at a Glance**

**Project:** Circa at Nudgee

**Product:** 54 House and Land Packages

Spacious 3, 4 and 4-bedroom-plus-study homes in a range of designs

**Size:** 5.48 hectares

**Lots Sizes:** 450 m<sup>2</sup> – 980 m<sup>2</sup>

**Pricing:** approximately \$460,000

**Features:** Tree-lined boulevards, excellent location

**Nearby Facilities:** Earnshaw State College, St Pius Primary School, Australian Catholic University, Doomben and Eagle Farm racecourses

Easy access to Brisbane, Gold Coast and employment hubs

All distances are by road.

**Contact:** 0433 010 293