

Park Lane

Terrace Homes Delivered by Gallery

GALLERY

Park Lane

Terrace Homes Delivered by Gallery

Park Lane presents a considered opportunity to secure a boutique collection of homes within the established suburb of Joyner. Offering a mix of terrace home opportunities, the release responds to ongoing demand for well-located, low-maintenance housing, delivering a refined investment proposition underpinned by connectivity, infrastructure and sustained regional growth.



Limited Homes. *Long-Term Appeal*

Positioned within a well-established pocket of Joyner, Park Lane is shaped by connectivity, quiet surroundings and long-term stability. Set within a low-density residential setting and bordered by established homes, this boutique release sits within a suburb valued for its mature character, green outlooks and everyday convenience. The area's leafy streets, proximity to open space and strong community infrastructure contribute to a balanced residential environment that continues to attract consistent demand.

Within close reach, residents benefit from access to local shopping centres, schooling options and public transport connections, supporting easy movement across the northern Brisbane corridor. Major arterial roads provide efficient links to employment hubs and surrounding centres, reinforcing Joyner's appeal as a well-connected residential base. Supported by ongoing infrastructure investment and sustained population growth across the Moreton Bay Region, Park Lane presents a refined opportunity to deliver quality homes in a location defined by accessibility, liveability and enduring appeal.



Park Lane

Homes Delivered by Gallery



City Convenience, Suburban Calm

LOT FEATURES

Lot sizes range from 195m² to 250m², catering to various preferences and home designs.

TERRACE LOTS

LOT SIZE

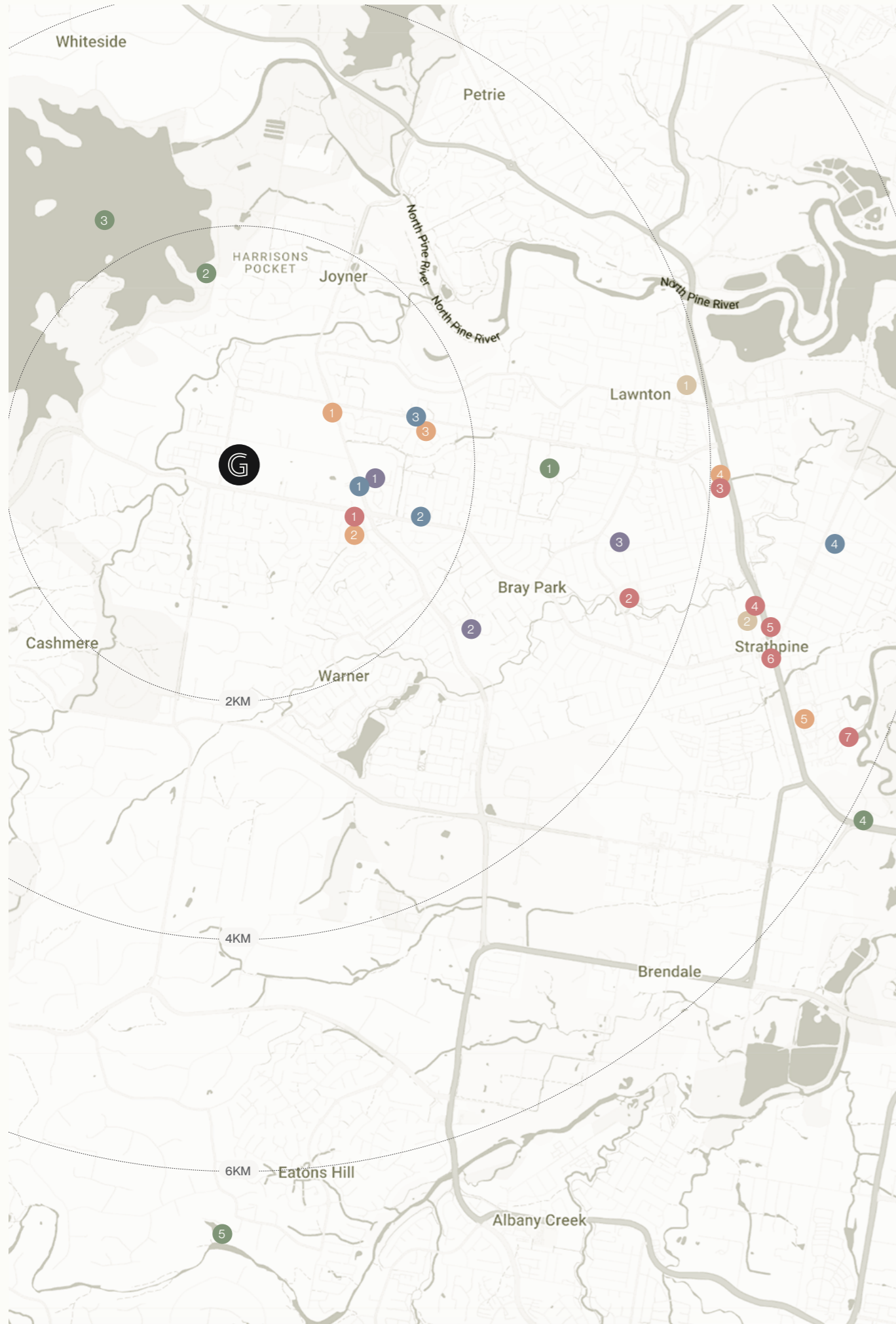
6

195m² - 250m²

Park Lane sits within a quiet, well-established pocket of Joyner, presenting a considered homesite opportunity in one of the Moreton Bay Region's most liveable residential suburbs. Framed by mature neighbourhoods and supported by established transport connections and everyday amenity, the location offers a sense of stability and long-term appeal, shaped for practical, connected living.

Terrace homes introduce a refined, contemporary layer to the estate, defined by efficient footprints, articulated facades and a strong sense of streetscape rhythm. Delivered by Gallery, each home is thoughtfully planned to maximise space, light and functionality across multiple levels, offering a modern living format that responds to demand for well-designed, connected housing within the northern Brisbane corridor.





More places to explore



EDUCATION

1. Genesis Christian College
2. Bray Park State High School
3. Bray Park State School



EARLY LEARNING

1. Little Genesis Early Learning Centre
2. Goodstart Early Learning Bray Park - Elmwood Drive
3. Sparrow Early Learning Bray Park
4. Strathpine Community Kindergarten & Preschool



MEDICAL

1. Warner Family Medical Practice
2. Bray Park Family Doctors
3. Lawnton Country Market Medical Centre
4. Pine Rivers Community Health Centre
5. Strathpine Dental Centre
6. Total Vision Allied Health
7. Pine Rivers Private Hospital



SHOPPING

1. Joyner Central Shopping Centre
2. Marketplace Warner
3. IGA Local Grocer Bray Park
4. Lawnton Country Markets
5. Strathpine Centre



RECREATION

1. Les Hughes Sporting Complex
2. Bullocky Rest
3. Lake Samsonvale
4. Pine Rivers Park
5. Kumbartcho Sanctuary



TRANSPORT

1. Lawnton Railway Station
2. Bray Park Railway Station

6

Reasons to choose Moreton Bay

Discover one of Australia's fastest-growing regions.



Image for illustrative purposes only.

1.

STRATEGIC LOCATION

Situated within the rapidly growing Moreton Bay Local Government Area (LGA), with easy access to Brisbane CBD, the Sunshine Coast, and major transport routes. Its prime location balances suburban living and connectivity, offering residents access to amenities while maintaining the benefits of a community-focused environment.

2.

HIGH POPULATION GROWTH

The Moreton Bay region is projected to grow from 476,300 people in 2021 to nearly 690,000 by 2041. This increase of over 200,000 residents' highlights the potential for property demand and development. The region's growing population is driven by affordability and its proximity to job nodes, coastal areas, and lifestyle precincts.

3.

MAJOR INFRASTRUCTURE INVESTMENTS

Infrastructure developments in Moreton Bay are extensive, with \$980 million invested in new infrastructure and road upgrades. Projects like the expansion of the University of Southern Queensland's Moreton Bay campus and major development plans are enhancing the area's connectivity and appeal, making Joyner an emerging suburb for both residents and investors.

4.

AFFORDABILITY AND STRONG PRICE GROWTH

The Moreton Bay LGA has shown robust price performance, with median house prices experiencing long-term annual growth of up to 14% in some suburbs. With the affordability of properties in Joyner and its growing appeal, investors can enter a market with strong capital growth potential while still maintaining affordability in comparison to other Greater Brisbane areas.

5.

ATTRACTIVE RENTAL YIELDS

The Moreton Bay region boasts strong rental yields, with houses achieving yields in the mid-4% range and units achieving up to 6.4%.

6.

TIGHT RENTAL VACANCY RATES

Rental vacancy rates in the Moreton Bay LGA remain extremely low, with most suburbs sitting at 1% or below. For example, Narangba has a vacancy rate of just 0.5%. This scarcity in rental properties underscores high demand, making Joyner an attractive option for investors seeking consistent rental income and low tenant turnover.



“ Our spaces are designed with intention and openness, allowing your story to unfold with warmth, ease and individuality. *That’s the art of living.* ”

ADAM BARCLAY, CEO, GALLERY GROUP

Park Lane presents a thoughtful opportunity to build within an established Joyner address shaped by connectivity, amenity and long-term stability. Set within a quiet residential pocket, this boutique release introduces a limited collection of homesites to a suburb defined by mature neighbourhoods, green surrounds and a strong local identity. Here, Gallery delivers quality homes in a location where infrastructure, services and transport connections are already well established.

With local shopping, medical services and community facilities close at hand, Park Lane is positioned for everyday ease. Nearby schooling options, parklands and access to the South Pine River corridor contribute to a balanced, liveable environment that continues to attract consistent demand. Public transport connections and efficient road links support movement across the northern Brisbane corridor, while proximity to key centres reinforces Joyner’s appeal as a well-connected residential base. Together, this depth of amenity and accessibility positions Park Lane as a considered opportunity within the Moreton Bay Region, shaped by reliability, connection and enduring appeal.



Gallery approaches design with a belief that great homes should make everyday living feel effortless. This principle is evident in the way each home captures natural light, in floorplans that respond to real life, and in details that add lasting value.

Every plan is named after a renowned artist, reflecting the creative foundation at the heart of the business. These designs are developed in-house by a team of interior specialists, drawing on years of expertise in delivering well-resolved, functional and beautifully composed homes.

Backed by a long-standing history in luxury construction and supported by skilled trades, Gallery is committed to creating homes that stand the test of time. Whether a first step or a forever home, each design reflects a clear intention - to elevate the everyday through thoughtful design and enduring quality.

Creating
homes that
*stand the
test of time*

Gallery Guarantees

Gallery's commitments stand unmatched in the Queensland construction industry, providing clients with certainty, efficiency, and quality at every stage of the build process.

Fixed Price Contract*

Each build cost is secured from the moment the contract is signed under a fixed-price HIA agreement. It covers every aspect of design, materials, and construction, eliminating unexpected costs or variations along the way. Confidence and clarity from the first day to handover.

2 Third Party Inspections*

Quality is independently verified, not just promised. Every Gallery home undergoes two licensed third-party inspections to confirm compliance with the National Construction Code (NCC) and to ensure all finishes meet Gallery's standard of excellence before handover.

4 Week Site Start*

Momentum is key. From land settlement to site start within just four weeks, Gallery's efficient processes and dedicated construction team ensure every build progresses quickly and smoothly. No unnecessary delays, just steady progress toward completion.

18 Week Build*

Once construction begins, Gallery's guaranteed 18 Week Build program delivers every home on time without compromising on quality. Each stage is carefully managed to maintain precision, consistency, and confidence in every detail.



