INFORMATION MEMORANDUM

GC Prestige

NEW RELEASE · 10 HOMES AVAILABLE



FROM $923,000 · 3 AND 4 BEDROOM TERRACE HOMES

Terrace homes at Ripley Square.

THE PROJECT

Ripley Square · North Terraces
7002 Ripley Road, Ripley QLD 4306

THE HOMES

94 terrace homes released
9 designs · 3–4 bed · 2–3.5 bath

THE TEAM

Developed by Verso Group
Architecture by DKO

EXCLUSIVELY MARKETED BY GC PRESTIGE NEW PROJECTS

Architect-designed terrace homes in the heart of Ripley Square — one of South East Queensland's fastest-growing communities — with 10 homes still available from $923,000.

— Oktay Vali, Managing Director, GC Prestige



Ripley Square North Terraces — streetscape. Artist impression.



The North Terraces at Ripley Square. Artist impression.

EXCLUSIVELY MARKETED BY

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EXECUTIVE SUMMARY

Find your home. Then make it yours.

Ripley Square's North Terraces bring architect-designed townhome living to the heart of the Ripley Valley — generous layouts, quality finishes and low-maintenance courtyard gardens, a short walk from the town centre.

- **10 homes available now** from $923,000 to $943,000 — all 4 bedroom, 3.5 bathroom, double car terrace homes.
- **84 of 94 already taken** — 67 sold, 10 reserved and 7 on hold in the current release.
- **9 residence designs** across 2 and 3 levels, 132–226 m² of building area, with private courtyards and balconies.
- **Body corporate from $86.75/wk** (ex insurance) for the homes available now; $62.63–$114.80/wk across the release.
- **Designed by DKO, developed by Verso Group** — contemporary terraces reimagined for the South East Queensland climate.
- **Resort-style shared amenity** — resident pool with shaded loungers, barbecue pavilion and outdoor dining.
- **At the Ripley Town Centre** — Coles, cafés, gyms, schools and GPs nearby; Stage 2 expected mid-2027 and a future train station planned.

THE OPPORTUNITY

Project highlights.

A master-planned address with the services of a major regional hub, small enough to feel like a community.

01

Architect-designed terraces

Designed by DKO in a classic terrace style, reimagined for South East Queensland, with natural, textured materials and bronze detailing.

02

Space where it counts

Up to 226 m² of building area over 2 or 3 levels, with 3 or 4 bedrooms, up to 3.5 bathrooms and double garages on most designs.

03

Indoor–outdoor living

Large picture windows and doors open the living areas to private courtyards of up to 114 m² and balconies.

04

Quality inclusions

Silica-free engineered stone, integrated Fisher & Paykel appliances, hybrid timber floors, split-system air-conditioning and ceiling fans.

05

Resident pool & pavilion

A landscaped resident pool with shaded recliner lounges, barbecue pavilion and outdoor dining in lush gardens.

06

A town centre at the door

Shops, cafés, gyms, schools, GPs and parks within the Ripley Town Centre precinct — with Stage 2 expected by mid-2027.





Resident pool · outdoor dining pavilion. Artist impressions.

PROJECT PARTICULARS

Project overview.

PROJECT	Ripley Square — North Terraces	BEDROOMS	3 or 4
ADDRESS	7002 Ripley Road, Ripley QLD 4306	BATHROOMS	2 to 3.5
COMMUNITY	Ripley Square, Ripley Valley (Priority Development Area)	CAR PARKING	Single + tandem (1+1) or double garage
DEVELOPER	Verso Group (Verso Development Group)	DESIGNS	9 — Grevillea, Acacia, Banksia, Gardenia, Lomandra, Hakea, Hakea II, Zieria, Viola
ARCHITECT	DKO	BUILDING AREA	132–226 m² by design
PRODUCT	Terrace townhomes with shared resident amenity (body corporate)	TOTAL AREA (SCHEDULE)	175–299 m² by lot
RELEASE	94 homes	BODY CORPORATE	$62.63 – $114.80 per week (ex insurance)
AVAILABLE NOW	10 homes · $923,000 – $943,000	SHARED AMENITY	Resident pool, shaded loungers, barbecue pavilion, outdoor dining, landscaped gardens
STATUS	67 sold · 10 reserved · 7 on hold	ENERGY & SERVICES	Shared solar PV via embedded network (opt-out available) · NBN · separately metered water



North Terraces streetscape. Artist impression.

Figures from the developer's release schedule, floorplans and finishes schedule as at 18 October 2026. Total area is as listed in the developer's schedule. Areas are approximate. Refer to the contract of sale and disclosure documents.

PRICE LIST

Available homes & prices.

Every home for sale at Ripley Square today, cheapest first. All are 4 bedroom, 3.5 bathroom, double car terraces built to the Banksia or Zieria design.

10	$923,000	$943,000	$86.75
HOMES AVAILABLE	AVAILABLE FROM	UP TO	LOWEST BC LEVY / WK

LOT	STATUS	BED	BATH	CAR	TOTAL AREA	BC / WK	BC / YR	DESIGNS	PRICE
58	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$923,000**
59	For Sale	4	3.5	2	241 m²	$86.75	$4,511	Banksia / Zieria	**$923,000**
50	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
51	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
52	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
54	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
56	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
57	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
47	For Sale	4	3.5	2	245 m²	$89.62	$4,660	Banksia / Zieria	**$943,000**
61	For Sale	4	3.5	2	245 m²	$88.93	$4,624	Banksia / Zieria	**$943,000**

Price per m² of total area: $3,830 – $3,871. **Annual body corporate:** weekly levy × 52, excluding insurance. The developer's schedule doesn't name the design for each lot; homes are matched to designs by bedrooms, bathrooms and car spaces — we confirm the exact plan, aspect and courtyard for any lot.

Prices and availability as at 18 October 2026 and subject to change without notice. Call 0424 674 031 to confirm a lot.

RELEASE SCHEDULE · PART 1 OF 3

Full release schedule.

All 94 homes in the release, in lot order (lots 1–32). Homes for sale are highlighted.

LOT	STATUS	BED	BATH	CAR	TOTAL AREA	BC / WK	BC / YR	DESIGNS	PRICE
1	Sold	3	2.5	1+1	188 m²	$78.36	$4,075	Acacia	**Sold**
2	Sold	3	2.5	1+1	175 m²	$72.86	$3,789	Acacia	**Sold**
3	Sold	3	2.5	1+1	182 m²	$73.89	$3,842	Acacia	**Sold**
4	Sold	3	2.5	1+1	185 m²	$73.55	$3,825	Acacia	**Sold**
5	On Hold	3	2.5	1+1	182 m²	$75.27	$3,914	Acacia	**On Hold**
6	Sold	3	2.5	1+1	180 m²	$74.92	$3,896	Acacia	**Sold**
7	Sold	3	2.5	1+1	180 m²	$74.92	$3,896	Acacia	**Sold**
8	Sold	3	2.5	1+1	180 m²	$74.92	$3,896	Acacia	**Sold**
9	Sold	3	2.5	1+1	180 m²	$75.61	$3,932	Acacia	**Sold**
10	Sold	3	2.5	1+1	180 m²	$75.61	$3,932	Acacia	**Sold**
11	On Hold	3	2.5	1+1	179 m²	$74.58	$3,878	Acacia	**On Hold**
12	Sold	3	2.5	1+1	180 m²	$74.92	$3,896	Acacia	**Sold**
13	On Hold	3	2.5	1+1	204 m²	$84.21	$4,379	Acacia	**On Hold**
14	Sold	3	2.5	1+1	183 m²	$76.30	$3,968	Acacia	**Sold**
15	Sold	3	2.5	1+1	185 m²	$77.33	$4,021	Acacia	**Sold**
16	Sold	3	2.5	1+1	184 m²	$76.99	$4,003	Acacia	**Sold**
17	Sold	3	2.5	1+1	182 m²	$75.95	$3,949	Acacia	**Sold**
18	Sold	3	2.5	1+1	182 m²	$75.95	$3,949	Acacia	**Sold**
19	Sold	3	2.5	1+1	186 m²	$76.64	$3,985	Acacia	**Sold**
20	Sold	3	2.5	1+1	186 m²	$76.64	$3,985	Acacia	**Sold**
21	On Hold	3	2.5	1+1	187 m²	$77.67	$4,039	Acacia	**On Hold**
22	Sold	4	3	1+1	273 m²	$94.37	$4,907	Lomandra	**Sold**
23	Reserved	3	2.5	2	273 m²	$112.65	$5,858	Grevillea / Hakea / Hakea II	**Reserved**
24	Sold	3	2.5	2	193 m²	$78.39	$4,076	Grevillea / Hakea / Hakea II	**Sold**
25	Sold	3	2.5	2	190 m²	$77.36	$4,023	Grevillea / Hakea / Hakea II	**Sold**
26	Sold	3	2.5	2	190 m²	$77.36	$4,023	Grevillea / Hakea / Hakea II	**Sold**
27	Sold	3	2.5	2	193 m²	$78.39	$4,076	Grevillea / Hakea / Hakea II	**Sold**
28	Sold	3	2.5	2	193 m²	$78.39	$4,076	Grevillea / Hakea / Hakea II	**Sold**
29	Sold	3	2.5	2	192 m²	$78.04	$4,058	Grevillea / Hakea / Hakea II	**Sold**
30	Sold	3	2.5	2	263 m²	$109.42	$5,690	Grevillea / Hakea / Hakea II	**Sold**
31	Sold	3	2.5	2	203 m²	$82.51	$4,291	Grevillea / Hakea / Hakea II	**Sold**
32	Sold	3	2.5	2	197 m²	$79.42	$4,130	Grevillea / Hakea / Hakea II	**Sold**

Status as at 18 October 2026. Lots 46 and 62 show no total area (and lot 62 no bathroom count) in the developer's schedule.

RELEASE SCHEDULE · PART 2 OF 3

Full release schedule.

All 94 homes in the release, in lot order (lots 33–64). Homes for sale are highlighted.

LOT	STATUS	BED	BATH	CAR	TOTAL AREA	BC / WK	BC / YR	DESIGNS	PRICE
33	Sold	3	2.5	2	206 m²	$82.51	$4,291	Grevillea / Hakea / Hakea II	**Sold**
34	Sold	3	2.5	2	192 m²	$79.29	$4,123	Grevillea / Hakea / Hakea II	**Sold**
35	Sold	3	2.5	2	184 m²	$78.39	$4,076	Grevillea / Hakea / Hakea II	**Sold**
36	Reserved	3	2.5	2	299 m²	$109.90	$5,715	Grevillea / Hakea / Hakea II	**Reserved**
37	Sold	3	2.5	2	208 m²	$84.23	$4,380	Grevillea / Hakea / Hakea II	**Sold**
38	Sold	3	2.5	2	190 m²	$77.01	$4,005	Grevillea / Hakea / Hakea II	**Sold**
39	Sold	3	2.5	2	190 m²	$77.01	$4,005	Grevillea / Hakea / Hakea II	**Sold**
40	On Hold	3	2.5	2	193 m²	$78.04	$4,058	Grevillea / Hakea / Hakea II	**On Hold**
41	Sold	3	2.5	2	193 m²	$78.04	$4,058	Grevillea / Hakea / Hakea II	**Sold**
42	On Hold	3	2.5	2	190 m²	$77.01	$4,005	Grevillea / Hakea / Hakea II	**On Hold**
43	On Hold	3	2.5	2	190 m²	$77.01	$4,005	Grevillea / Hakea / Hakea II	**On Hold**
44	Sold	3	2.5	2	193 m²	$78.04	$4,058	Grevillea / Hakea / Hakea II	**Sold**
45	Reserved	3	2.5	2	223 m²	$95.45	$4,963	Grevillea / Hakea / Hakea II	**Reserved**
46	Reserved	4	3.5	2	—	$103.37	$5,375	Banksia / Zieria	**Reserved**
47	For Sale	4	3.5	2	245 m²	$89.62	$4,660	Banksia / Zieria	**$943,000**
48	Reserved	4	3.5	2	245 m²	$89.62	$4,660	Banksia / Zieria	**Reserved**
49	Sold	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**Sold**
50	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
51	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
52	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
53	Reserved	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**Reserved**
54	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
55	Reserved	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**Reserved**
56	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
57	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$933,000**
58	For Sale	4	3.5	2	241 m²	$88.59	$4,607	Banksia / Zieria	**$923,000**
59	For Sale	4	3.5	2	241 m²	$86.75	$4,511	Banksia / Zieria	**$923,000**
60	Reserved	4	3.5	2	242 m²	$88.93	$4,624	Banksia / Zieria	**Reserved**
61	For Sale	4	3.5	2	245 m²	$88.93	$4,624	Banksia / Zieria	**$943,000**
62	Sold	4	—	2	—	$102.00	$5,304	On request	**Sold**
63	Sold	3	2.5	2	275 m²	$114.11	$5,934	Grevillea / Hakea / Hakea II	**Sold**
64	Sold	4	2.5	2	233 m²	$62.63	$3,257	Viola	**Sold**

Status as at 18 October 2026. Lots 46 and 62 show no total area (and lot 62 no bathroom count) in the developer's schedule.

RELEASE SCHEDULE · PART 3 OF 3

Full release schedule.

All 94 homes in the release, in lot order (lots 65–94). Homes for sale are highlighted.

LOT	STATUS	BED	BATH	CAR	TOTAL AREA	BC / WK	BC / YR	DESIGNS	PRICE
65	Sold	4	2.5	2	233 m²	$79.15	$4,116	Viola	**Sold**
66	Sold	4	2.5	2	233 m²	$79.15	$4,116	Viola	**Sold**
67	Sold	4	2.5	2	233 m²	$80.18	$4,169	Viola	**Sold**
68	Sold	4	2.5	2	233 m²	$80.18	$4,169	Viola	**Sold**
69	Sold	4	2.5	2	233 m²	$79.15	$4,116	Viola	**Sold**
70	Sold	4	2.5	2	233 m²	$79.49	$4,133	Viola	**Sold**
71	Sold	4	2.5	2	233 m²	$80.52	$4,187	Viola	**Sold**
72	Sold	3	2.5	2	284.5 m²	$112.05	$5,827	Grevillea / Hakea / Hakea II	**Sold**
73	Sold	3	2	2	187 m²	$82.86	$4,309	Gardenia	**Sold**
74	Sold	3	2	2	188 m²	$82.86	$4,309	Gardenia	**Sold**
75	Sold	3	2	2	188 m²	$83.89	$4,362	Gardenia	**Sold**
76	Sold	3	2	2	188 m²	$83.89	$4,362	Gardenia	**Sold**
77	Sold	3	2	2	188 m²	$82.86	$4,309	Gardenia	**Sold**
78	Sold	3	2	2	187 m²	$82.86	$4,309	Gardenia	**Sold**
79	Sold	3	2	2	184 m²	$82.86	$4,309	Gardenia	**Sold**
80	Sold	3	2	2	185 m²	$82.86	$4,309	Gardenia	**Sold**
81	Sold	3	2	2	185 m²	$83.89	$4,362	Gardenia	**Sold**
82	Sold	3	2	2	185 m²	$83.89	$4,362	Gardenia	**Sold**
83	Sold	3	2	2	185 m²	$82.86	$4,309	Gardenia	**Sold**
84	Sold	3	2	2	184 m²	$82.86	$4,309	Gardenia	**Sold**
85	Sold	3	2.5	2	284 m²	$114.80	$5,970	Grevillea / Hakea / Hakea II	**Sold**
86	Sold	4	2.5	2	233 m²	$80.52	$4,187	Viola	**Sold**
87	Reserved	4	2.5	2	233 m²	$79.49	$4,133	Viola	**Reserved**
88	Sold	4	2.5	2	233 m²	$79.49	$4,133	Viola	**Sold**
89	Sold	4	2.5	2	233 m²	$79.49	$4,133	Viola	**Sold**
90	Sold	4	2.5	2	233 m²	$79.49	$4,133	Viola	**Sold**
91	Sold	4	2.5	2	233 m²	$79.49	$4,133	Viola	**Sold**
92	Sold	4	2.5	2	233 m²	$79.49	$4,133	Viola	**Sold**
93	Sold	4	2.5	2	233 m²	$80.52	$4,187	Viola	**Sold**
94	Reserved	3	2.5	2	228 m²	$98.84	$5,140	Grevillea / Hakea / Hakea II	**Reserved**

Status as at 18 October 2026. Lots 46 and 62 show no total area (and lot 62 no bathroom count) in the developer's schedule.

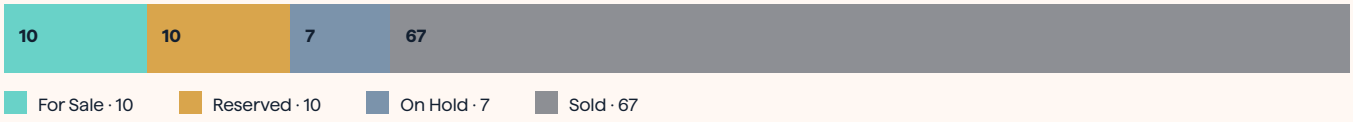
PRICE GUIDE

Prices by layout.

How the release breaks down by bedrooms, bathrooms and car spaces, and where homes are still available.

LAYOUT	HOMES	FOR SALE	TOTAL AREA	BC LEVY / WK	DESIGNS	PRICE
4 bed · 3.5 bath · 2 car	16	10	241 m² – 245 m²	$86.75 – $103.37	Banksia / Zieria	**$923,000 – $943,000**
3 bed · 2.5 bath · 2 car	27	0	184 m² – 299 m²	$77.01 – $114.80	Grevillea / Hakea / Hakea II	**None for sale**
3 bed · 2.5 bath · 1+1 car	21	0	175 m² – 204 m²	$72.86 – $84.21	Acacia	**None for sale**
4 bed · 2.5 bath · 2 car	16	0	233 m²	$62.63 – $80.52	Viola	**None for sale**
3 bed · 2 bath · 2 car	12	0	184 m² – 188 m²	$82.86 – $83.89	Gardenia	**None for sale**
4 bed · 3 bath · 1+1 car	1	0	273 m²	$94.37	Lomandra	**None for sale**
4 bed · 2 car	1	0	—	$102.00	On request	**None for sale**

RELEASE STATUS · 94 HOMES



Moving quickly: 89% of the release is sold, reserved or on hold. Every 3 bedroom layout is currently taken — register with us for the next release or for any home that comes back to market.

FLOORPLANS · 3 BED · 2.5 BATH · 2 CAR

The Grevillea Residence.



GROUND FLOOR

FIRST FLOOR

3 bed 2.5 bath 2 car

GROUND FLOOR AREA	93 m²
FIRST FLOOR AREA	60 m²
TOTAL BUILDING AREA	**153 m²**
COURTYARD SPACE	30–55 m²

LAYOUT

2 levels · matched by layout to 27 homes in the release

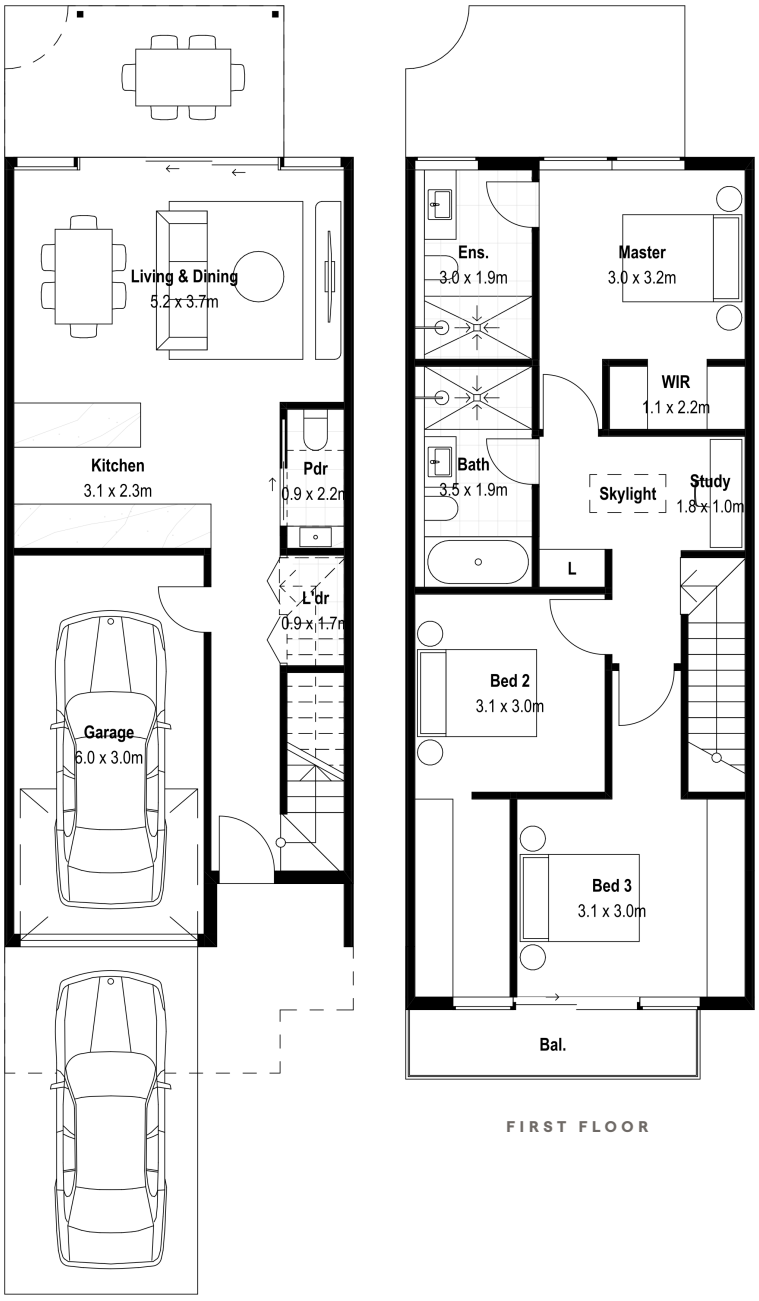
AVAILABILITY

All 27 homes with this layout are sold, reserved or on hold. Ask us about the next release.

Plans indicative only; areas approximate. Furniture is not included. Refer to the contract of sale and disclosure documents. Lots are matched to designs by bedrooms, bathrooms and car spaces — we confirm the exact plan for any lot.

FLOORPLANS · 3 BED · 2.5 BATH · 1+1 CAR

The Acacia Residence.



GROUND FLOOR

FIRST FLOOR

3 bed 2.5 bath 1+1 car

GROUND FLOOR AREA	65 m²
FIRST FLOOR AREA	68 m²
EXTERNAL AREA	11 m²
TOTAL BUILDING AREA	**144 m²**
COURTYARD SPACE	25–55 m²

LAYOUT

2 levels · matched by layout to 21 homes in the release

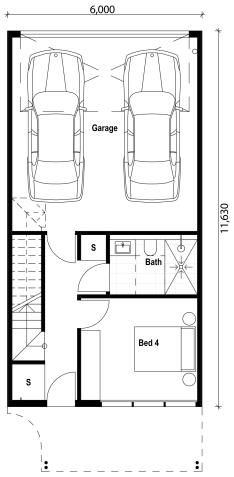
AVAILABILITY

All 21 homes with this layout are sold, reserved or on hold. Ask us about the next release.

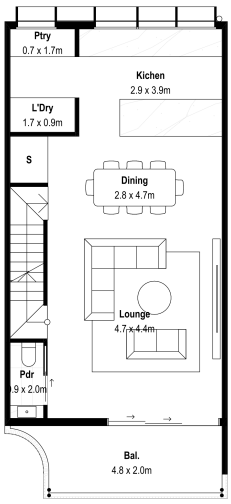
Plans indicative only; areas approximate. Furniture is not included. Refer to the contract of sale and disclosure documents. Lots are matched to designs by bedrooms, bathrooms and car spaces — we confirm the exact plan for any lot.

FLOORPLANS · 4 BED · 3.5 BATH · 2 CAR

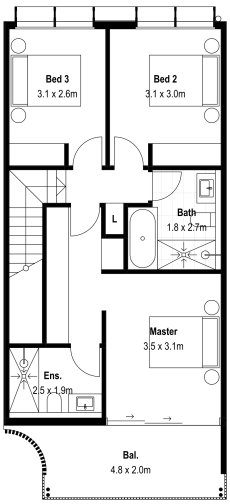
The Banksia Residence.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

4 bed 3.5 bath 2 car

GROUND FLOOR AREA	68 m²
FIRST FLOOR AREA	64 m²
SECOND FLOOR AREA	58 m²
EXTERNAL AREA	10 m²
TOTAL BUILDING AREA	**200 m²**
COURTYARD SPACE	23–26 m²

LAYOUT

3 levels · matched by layout to 16 homes in the release

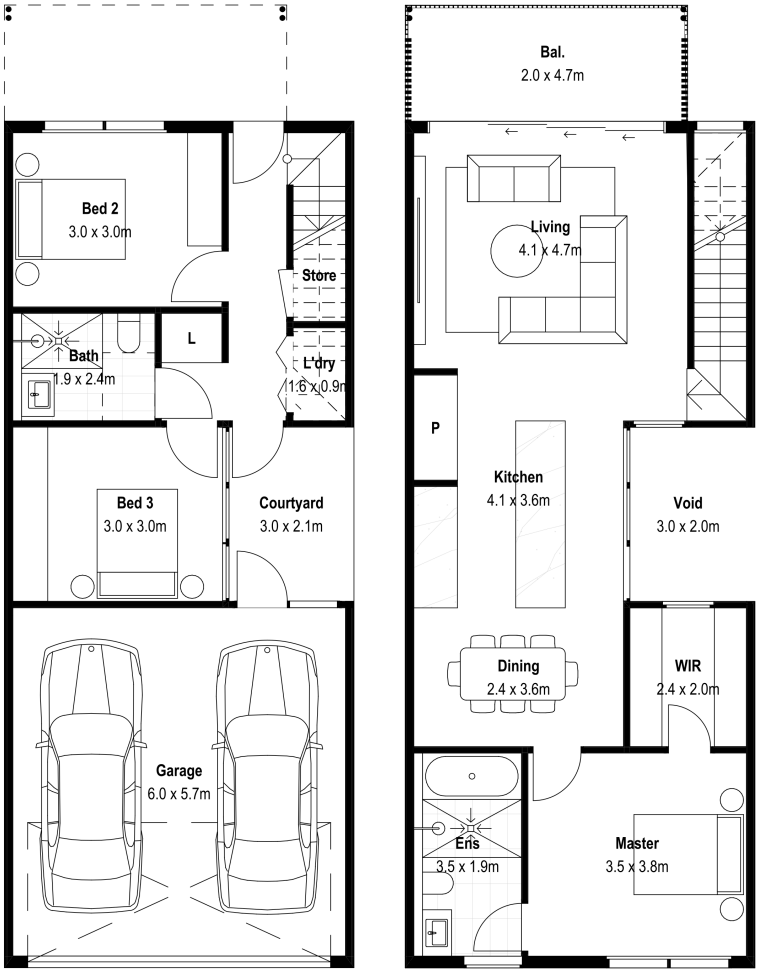
HOMES WITH THIS LAYOUT FOR SALE

- **Lot 47 · $943,000**
- **Lot 50 · $933,000**
- **Lot 51 · $933,000**
- **Lot 52 · $933,000**
- **Lot 54 · $933,000**
- **Lot 56 · $933,000**
- **Lot 57 · $933,000**
- **Lot 58 · $923,000**
- **Lot 59 · $923,000**
- **Lot 61 · $943,000**

Plans indicative only; areas approximate. Furniture is not included. Refer to the contract of sale and disclosure documents. Lots are matched to designs by bedrooms, bathrooms and car spaces — we confirm the exact plan for any lot.

FLOORPLANS · 3 BED · 2 BATH · 2 CAR

The Gardenia Residence.



GROUND FLOOR FIRST FLOOR

3 bed 2 bath 2 car

GROUND FLOOR AREA	79 m²
FIRST FLOOR AREA	73 m²
EXTERNAL AREA	17 m²
TOTAL BUILDING AREA	**169 m²**
COURTYARD SPACE	24–27 m²

LAYOUT

2 levels · matched by layout to 12 homes in the release

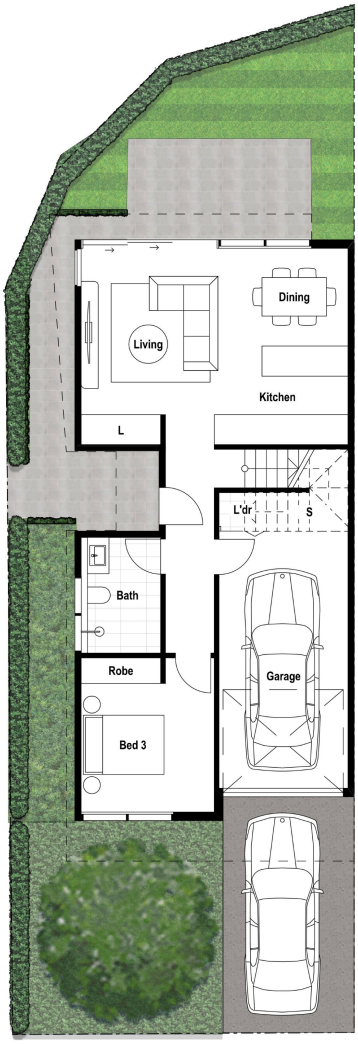
AVAILABILITY

All 12 homes with this layout are sold, reserved or on hold. Ask us about the next release.

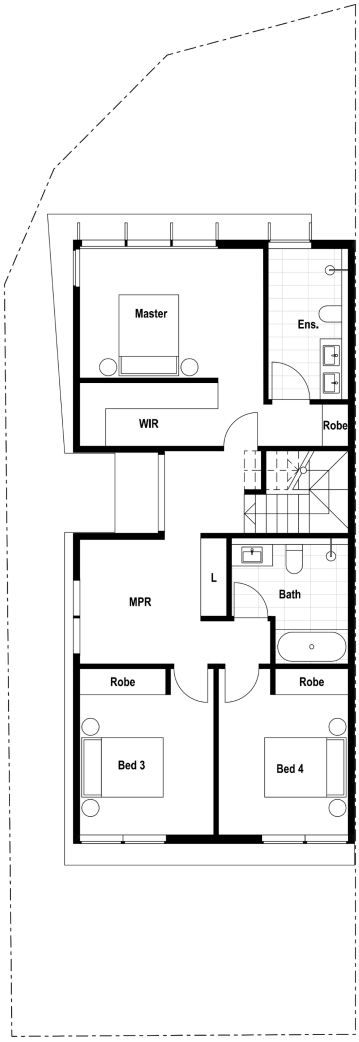
Plans indicative only; areas approximate. Furniture is not included. Refer to the contract of sale and disclosure documents. Lots are matched to designs by bedrooms, bathrooms and car spaces — we confirm the exact plan for any lot.

FLOORPLANS · 4 BED · 3 BATH · 1+1 CAR

The Lomandra Residence.



GROUND FLOOR



FIRST FLOOR

4 bed 3 bath 1+1 car

GROUND FLOOR AREA	80 m²
FIRST FLOOR AREA	80 m²
TOTAL BUILDING AREA	**160 m²**
COURTYARD SPACE	70 m²

LAYOUT

2 levels · matched by layout to 1 home in the release

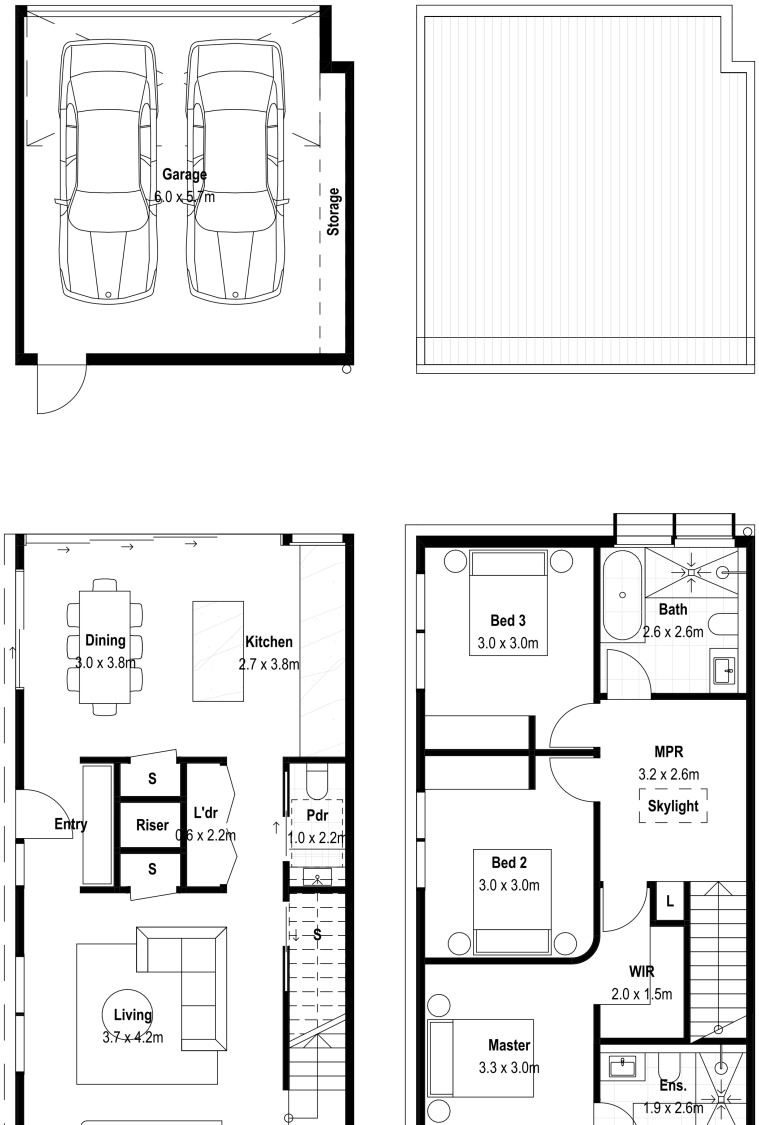
AVAILABILITY

All 1 homes with this layout are sold, reserved or on hold. Ask us about the next release.

Plans indicative only; areas approximate. Furniture is not included. Refer to the contract of sale and disclosure documents. Lots are matched to designs by bedrooms, bathrooms and car spaces — we confirm the exact plan for any lot.

FLOORPLANS · 3 BED · 2.5 BATH · 2 CAR

The Hakea Residence.



GROUND FLOOR

FIRST FLOOR

3 bed 2.5 bath 2 car

GROUND FLOOR AREA	100 m²
FIRST FLOOR AREA	61 m²
TOTAL BUILDING AREA	**161 m²**
COURTYARD SPACE	61–114 m²

LAYOUT

2 levels · matched by layout to 27 homes in the release

AVAILABILITY

All 27 homes with this layout are sold, reserved or on hold. Ask us about the next release.

Plans indicative only; areas approximate. Furniture is not included. Refer to the contract of sale and disclosure documents. Lots are matched to designs by bedrooms, bathrooms and car spaces — we confirm the exact plan for any lot.

FLOORPLANS · 3 BED · 2.5 BATH · 2 CAR

The Hakea II Residence.



GROUND FLOOR FIRST FLOOR

3 bed 2.5 bath 2 car

GROUND FLOOR AREA	68 m²
FIRST FLOOR AREA	64 m²
SECOND FLOOR AREA	58 m²
EXTERNAL AREA	36 m²
TOTAL BUILDING AREA	**226 m²**
COURTYARD SPACE	62–66 m²

LAYOUT

2 levels · matched by layout to 27 homes in the release

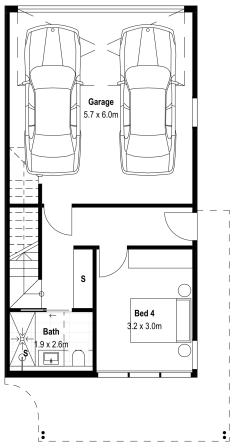
AVAILABILITY

All 27 homes with this layout are sold, reserved or on hold. Ask us about the next release.

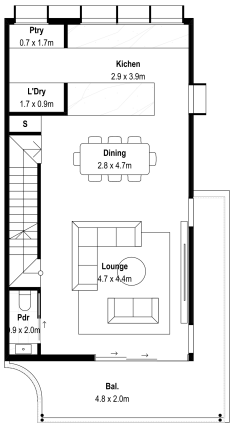
Plans indicative only; areas approximate. Furniture is not included. Refer to the contract of sale and disclosure documents. Lots are matched to designs by bedrooms, bathrooms and car spaces — we confirm the exact plan for any lot.

FLOORPLANS · 4 BED · 3.5 BATH · 2 CAR

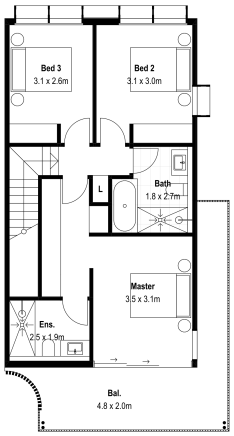
The Zieria Residence.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

4 bed 3.5 bath 2 car

GROUND FLOOR AREA	68 m²
FIRST FLOOR AREA	64 m²
TOTAL BUILDING AREA	**132 m²**

LAYOUT

3 levels · matched by layout to 16 homes in the release

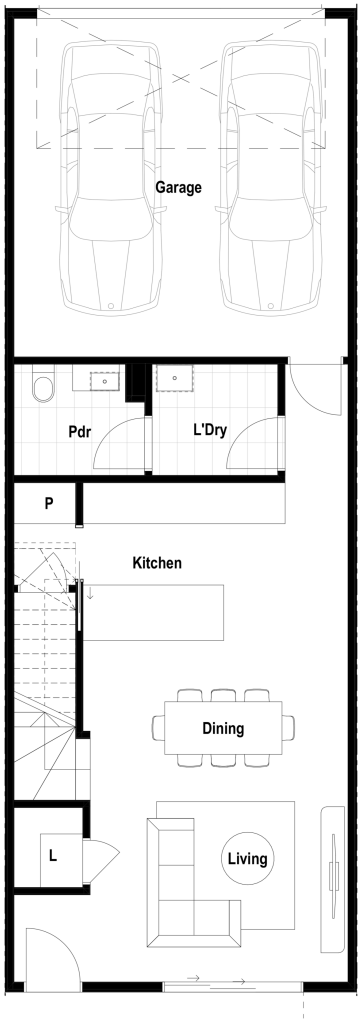
HOMES WITH THIS LAYOUT FOR SALE

Lot 47 · $943,000	Lot 50 · $933,000
Lot 51 · $933,000	Lot 52 · $933,000
Lot 54 · $933,000	Lot 56 · $933,000
Lot 57 · $933,000	Lot 58 · $923,000
Lot 59 · $923,000	Lot 61 · $943,000

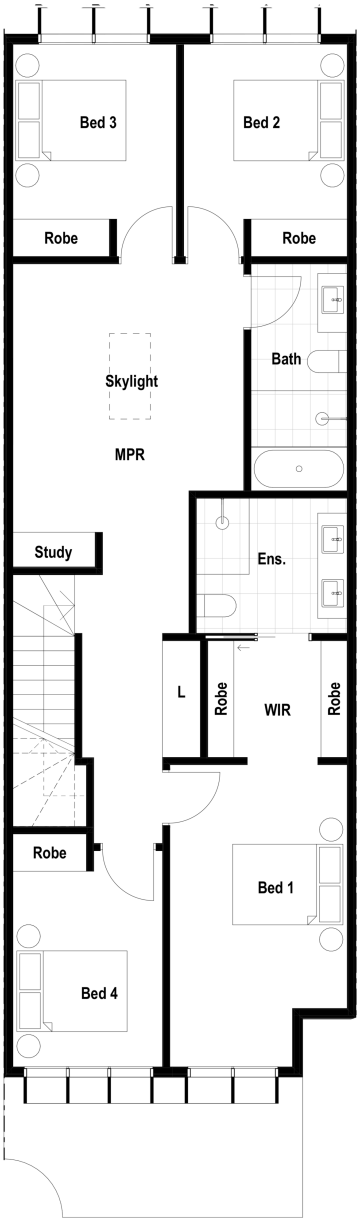
Plans indicative only; areas approximate. Furniture is not included. Refer to the contract of sale and disclosure documents. Lots are matched to designs by bedrooms, bathrooms and car spaces — we confirm the exact plan for any lot.

FLOORPLANS · 4 BED · 2.5 BATH · 2 CAR

The Viola Residence.



GROUND FLOOR



FIRST FLOOR

4 bed 2.5 bath 2 car

GROUND FLOOR AREA	100 m²
FIRST FLOOR AREA	105 m²
TOTAL BUILDING AREA	**219 m²**
COURTYARD SPACE	14.5 m²

LAYOUT

2 levels · matched by layout to 16 homes in the release

AVAILABILITY

All 16 homes with this layout are sold, reserved or on hold. Ask us about the next release.

Plans indicative only; areas approximate. Furniture is not included. Refer to the contract of sale and disclosure documents. Lots are matched to designs by bedrooms, bathrooms and car spaces — we confirm the exact plan for any lot.

INCLUSIONS

Finishes & inclusions.

Building – external

- **Walls:** cladding, textured render and paint
- **Floors:** sealed concrete with pavers to outdoor walkways and paths; pavers to patio and courtyard
- **Driveway:** concrete, sealed for weather protection
- **Roofing:** steel in select finishes
- **Doors & window framing:** aluminium in select finish
- **Balustrades:** toughened glass, aluminium frames and aluminium palisades
- **External glass:** clear glazing to windows and doors
- **Pool:** concrete shell with tiles, pebblecrete and select pool coping

Building – internal

- **Walls:** painted plasterboard, tiles to wet areas
- **Doors:** semi-solid core; glass shower screens in bathrooms
- **Floors:** hybrid timber to living, dining and stairs; carpet to bedrooms and MPRs; porcelain tile to bathrooms and ensuites
- **Ceilings:** painted plasterboard with drop ceilings/ bulkheads for services
- **Skirtings & cornices:** plant-on skirtings, square-set cornices
- **Balustrades:** half-height plasterboard walls

Joinery

- **Benchtops:** engineered stone (silica free) to kitchen, ensuites, bathrooms and powder room
- **Cabinetry:** laminate joinery in select polyurethane finishes
- **Splashbacks:** porcelain tiles to kitchen and laundry
- **Mirrors:** mirror glass to vanity areas

Appliances & fixtures

- **Kitchen appliances:** oven, cooktop, rangehood, dishwasher and microwave (integrated Fisher & Paykel per brochure)
- **Bathrooms & ensuites:** toilets, vanity basins (single/double), showers, mixers, shower screens, bathtub where shown on plans
- **Powder rooms:** basin, mixer, toilet
- Kitchen sink & mixer; laundry trough & mixer
- **Window coverings:** internal block-out blinds

Electrical & comfort

- **Lighting:** downlights throughout, LED fittings to kitchen joinery
- **Air-conditioning:** split systems to living areas and master bedroom
- Ceiling fans to bedrooms
- Embedded network with individual metering (owners can opt out) and shared solar PV system
- Automatic garage doors
- **Communications cabinet:** phone/data, free-to-air TV (living, media, bedrooms), Foxtel-ready, NBN

Services & landscaping

- Separately metered cold water; electric hot water to each lot
- Household rubbish and recycling collection
- Letterboxes on property fences plus third-party parcel lockers
- Predominantly native landscaping
- Solid and aluminium external fencing; timber privacy fencing between townhouses

North Terraces finishes schedule — indicative and may change. The developer reserves the right to substitute finishes of equal or higher quality. Kitchen appliance brand per the developer's brochure.

INSIDE THE HOMES

Beautifully designed spaces.

Large picture windows draw in natural light; the kitchen, with stone benchtop and integrated Fisher & Paykel appliances, is the heart of the home. Two colour schemes.





Kitchen — light scheme · Kitchen — dark scheme. Artist impressions.





Master bedroom · Ensuite. Artist impressions.

RESIDENT AMENITY

Your private escape.

Beyond your front door: a beautifully landscaped resident pool with sun-shaded recliner lounges, and an expansive outdoor entertaining area with a barbecue pavilion, dining spaces and lush garden surrounds.



Resident pool. Artist impression.





Barbecue pavilion and outdoor dining · North Terraces. Artist impressions.

LOCATION & LIFESTYLE

Ripley is on the rise.

Ripley Square is the heart of one of South East Queensland's fastest-growing new neighbourhoods — the gateway to Brisbane's western growth corridor, between the regional hubs of Ipswich and Springfield.

It is already a much-loved local destination for shops, cafés, dining and essential services, with established schools and parks all around. The Ripley Town Centre is anchored by Coles and will expand with a second supermarket, a tavern and an additional 30,000 m² of retail; Stage 2 — a town square, supermarket, tavern and dining precinct — is expected to open by mid-2027.

The neighbourhood is connected to the Brisbane CBD by two motorways, and the future Ripley train station is planned to add a direct rail link. Future growth plans will expand the area's facilities and services over the next 10 years.

EVERYDAY CONVENIENCE

Gym · cafés · playground · groceries · GP · vet · schools · parks — all part of the Ripley Square and Town Centre precinct.



Future town square. Artist impression.

130,000+ RIPLEY VALLEY RESIDENTS PROJECTED BY 2036	10% OF THE AREA DEDICATED TO OPEN SPACE
Mid-2027 RIPLEY TOWN CENTRE STAGE 2 EXPECTED	5-Star GREEN STAR-RATED TOWN CENTRE
30,000 m² OF ADDITIONAL RETAIL PLANNED	2 MOTORWAYS LINKING TO THE BRISBANE CBD

Population projection and town centre details from the GC Prestige listing; connectivity and open space from the developer's brochure. Future infrastructure is subject to government and developer delivery.

THE FUTURE OF RIPLEY

A place that's going places.

Built and designed by locals, for locals, Ripley Square blends urban convenience with the peace of a natural community — and more is still to come.



Ripley Valley — future aerial. Artist impression.







Future main street · future town centre · future station precinct. Artist impressions; subject to change.

HOW TO BUY

Secure your home.

01	Choose your home	Pick an available lot from the price list — we confirm its design, aspect, courtyard and levies.
02	Express your interest	Submit the expression of interest form (overleaf or online) to hold your place in the queue.
03	Review the documents	We send the contract of sale and disclosure documents for you and your solicitor to review.
04	Sign & pay the deposit	Exchange contracts on the deposit and terms set out in the contract of sale.
05	Settle & move in	Settlement on completion and title, per the contract.

AVAILABLE NOW

10 homes · $923,000 – $943,000

4 bed · 3.5 bath · 2 car terraces · BC levy from $86.75/wk

EXCLUSIVELY MARKETED BY

Oktay Vali
0424 674 031
gc@gcprestige.au



Ripley Square North Terraces. Artist impression.

Deposit, settlement and contract terms are set by the developer's contract of sale. This is a general outline only — obtain independent legal and financial advice before signing.

EXPRESSION OF INTEREST — RIPLEY SQUARE

Expression of interest.

PROJECT

PROJECT	Ripley Square — North Terraces
ADDRESS	7002 Ripley Road, Ripley QLD 4306

I / WE ARE INTERESTED IN

☐ Lot 58 · $923,000 ☐ Lot 59 · $923,000 ☐ Lot 50 · $933,000 ☐ Lot 51 · $933,000 ☐ Lot 52 · $933,000 ☐ Lot 54 · $933,000

☐ Lot 56 · $933,000 ☐ Lot 57 · $933,000 ☐ Lot 47 · $943,000 ☐ Lot 61 · $943,000 ☐ Any available home ☐ Next release

PRICE OFFERED $ _____

FINANCE ☐ Pre-approved ☐ Broker ☐ Cash ☐ Not yet

BUYER

FULL NAME(S)

ADDRESS

MOBILE / EMAIL

FIRST HOME BUYER ☐ Yes ☐ No

BUYING TO ☐ Live in ☐ Invest

SOLICITOR

FIRM / CONTACT

PHONE / EMAIL

ACKNOWLEDGEMENT & SIGNATURE

I/we acknowledge the disclaimer in this document. I/we understand that this expression of interest is not a contract, that the developer is not obliged to sell and may accept or decline at its discretion, and that it creates no binding agreement or claim against the developer or GC Prestige.

SIGNATURE NAME DATE

Submit to: **gc@gcprestige.au** | 0424 674 031 · or online at gcprestige.au/eoi

GC Prestige

A DIVISION OF OKTAY PROPERTIES PTY LTD

Shaping growth through strategic opportunity.

ABOUT GC PRESTIGE

$200M+ transacted. 454 homes underway.

For more than four years GC Prestige has sourced, sold and leased residential, commercial and development property across South East Queensland. We have acquired or sold **21 sites** with a combined value of more than **$200 million**.

21	$200M+	454	$500M+
SITES ACQUIRED OR SOLD	TOTAL TRANSACTION VALUE	NEW HOMES UNDERWAY	TOTAL END VALUE

Buyers

First home buyers, families and downsizers matched to new homes that suit how they live.

Investors

Local market knowledge and access to new releases across South East Queensland's growth corridors.

Developers

Project marketing, sales strategy and stakeholder management from concept to completion.

New Projects division — strategic marketing of new residential and mixed-use developments, balancing vision, creativity and practicality to create lasting value for investors and residents.

IMPORTANT INFORMATION

Disclaimer.

1. Oktay Properties Pty Ltd (trading as GC Prestige) and its officers, employees and consultants make no representation, warranty or guarantee that the information in this Information Memorandum is complete, accurate or balanced. Information has been obtained from the developer and other third parties and has not been independently verified.
2. Prices, availability and body corporate levies are taken from the developer's release schedule as at 18 October 2026 and may change at any time without notice.
3. Floorplans, areas and dimensions are indicative and approximate only. Total areas are as listed in the developer's schedule. The developer's schedule does not name the design for each lot; designs are matched to lots by bedrooms, bathrooms and car spaces and must be confirmed against the contract of sale.
4. The finishes schedule is indicative only. The developer reserves the right to substitute finishes, fixtures and appliances of equal or higher quality.
5. All images are artist impressions and indicative only. Furniture, landscaping and decor shown are not necessarily included.
6. Information about the Ripley Town Centre, future transport and population growth comes from public and developer sources. Future infrastructure is subject to government and developer delivery and timing.
7. Deposit, settlement, title and contract terms will be as set out in the developer's contract of sale and disclosure documents, which must be given to a buyer before a contract is signed.
8. Nothing in this document is financial, legal or tax advice, a valuation or a recommendation to purchase. We are not valuers. Buyers should make their own enquiries and obtain independent legal, financial and taxation advice.
9. The Information will not form part of any contract of sale. Only representations expressly set out in a signed contract will be relied upon.
10. The developer retains absolute discretion to consider, accept or decline any expression of interest or offer, or to withdraw any lot from sale at any time.
11. This document must not be reproduced or transmitted without our prior written consent.

Oktay Properties Pty Ltd
Trading as GC Prestige · 22 Tabby Street, Coomera QLD 4209

GC Prestige

EXCLUSIVELY MARKETED BY

Ripley Square Terrace Homes.

10 homes available · $923,000 – $943,000

Oktay Vali

MANAGING DIRECTOR & MARKETING AGENT

0424 674 031

gc@gcprestige.au

Scan for live availability, floorplans and prices

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