

Artist impression

BASSETT LANE · ROSEWOOD

A private street of 75 single-storey homes.

A small gated community beside a protected bushland reserve and a wetland park, about a kilometre from Rosewood station. 69 of the 75 homes are Grant Ready: a turnkey 4 bed, 2 bath, double garage home with house and land under $750,000, from $730k.

Early design stage · not yet approved by Ipswich City Council

Information pack · indicative prices as at 1 November 2026. No lots are for sale and no offer is being made.

Bassett Lane Pty Ltd · 47–53 Bassett Lane, Rosewood QLD 4340

THE PLAN

At a glance

75
single-storey homes in one private, gated street

69
Grant Ready homes, house and land under $750,000

$730k
house and land, turnkey, from

$51
estimated levy per home, per week

2.2 ha
protected bushland reserve on the north and east

~1 km
to Rosewood station and town

Site plan

Lots coloured by home type · indicative, subject to Council approval



0 50 m

A · Narrow (17) B · Wide Frontage (30) C · Basin Outlook (8) D · Larger Lot (20)

Stages 1 (30 lots), 2 (30) and 3 (15). One secure entry off Mill Street. Lot numbers as on the release map.

HOMES

Four home types, two turnkey homes

Every package is a lot and a single-storey home, finished turnkey. Each lot has one home: the 4 bed, 2 bath, double garage home on every Grant Ready lot, and a 4–5 bed, 2 bath, double garage home on the six larger lots.

TYPE A · 17 LOTS

Grant Ready · Narrow

Grant Ready · 4 bed 2 bath double garage · under $750k

A 4 bedroom home with a double garage on a 10.5 m lot.

Lot	**10.5 × 30 m · 315–377 m²**
Land	**$380k–$399k**
House and land	**$730k–$749k**

TYPE B · 30 LOTS

Grant Ready · Wide Frontage

Grant Ready · 4 bed 2 bath double garage · under $750k

A wider façade and more light on a compact lot.

Lot	**12.5 × 25 m · 310–415 m²**
Land	**$382k–$399k**
House and land	**$732k–$749k**

TYPE C · 8 LOTS

Grant Ready · Basin Outlook

Grant Ready · 4 bed 2 bath double garage · under $750k

Front windows face the wetland park, with no neighbours opposite.

Lot	**12.5 × 25 m, park outlook · 312–315 m²**
Land	**$398k–$399k**
House and land	**$748k–$749k**

TYPE D · 20 LOTS

Grant Ready · Larger Lot

Grant Ready · 4 bed 2 bath double garage · under $750k

More backyard for children, a shed or a pool.

Lot	**364–425 m², plus 6 larger lots**
Land	**$399k**
House and land	**$749k**
Larger lots	**6 lots, land from $439k**

What Grant Ready means

A turnkey 4 bed, 2 bath, double garage home on its lot, with house and land together under $750,000, so an eligible first home buyer could apply for Queensland's $30,000 First Home Owner Grant. Check current rules with the Queensland Revenue Office.

PRICE LIST

All 75 lots

Indicative prices as at 1 November 2026. Every lot is not yet released. Prices, sizes and the plan may change through Council approval. Final prices are given to registered buyers first at release.

Lot	Stage	Type	Area	Frontage × depth	Backyard	Land	House and land	Grant
1	1	D · Larger Lot	951 m²	55.7 m × irregular	North · corner	$567,000	**$967,000**	–
2	1	B · Wide Frontage	382 m²	14.2 m × irregular	West	$399,000	**$749,000**	Ready
3	1	B · Wide Frontage	346 m²	13.2 × 26 m	South · corner	$397,000	**$747,000**	Ready
4	1	D · Larger Lot	364 m²	14.0 × 26 m	South	$399,000	**$749,000**	Ready
5	1	D · Larger Lot	364 m²	14.0 × 26 m	South	$399,000	**$749,000**	Ready
6	1	B · Wide Frontage	343 m²	17.2 m × irregular	South	$396,000	**$746,000**	Ready
7	1	D · Larger Lot	701 m²	14.2 m × irregular	West	$515,000	**$915,000**	–
8	1	B · Wide Frontage	415 m²	15.1 m × irregular	North · corner	$399,000	**$749,000**	Ready
9	1	D · Larger Lot	378 m²	15.1 × 25 m	North	$399,000	**$749,000**	Ready
10	1	D · Larger Lot	425 m²	17.1 × 25 m	North · corner	$399,000	**$749,000**	Ready
11	1	B · Wide Frontage	335 m²	13.5 × 25 m	North · corner	$393,000	**$743,000**	Ready
12	1	B · Wide Frontage	315 m²	12.5 × 25 m	North	$385,000	**$735,000**	Ready
13	1	B · Wide Frontage	310 m²	12.5 × 25 m	North	$382,000	**$732,000**	Ready
14	1	B · Wide Frontage	315 m²	12.5 × 25 m	North	$385,000	**$735,000**	Ready
15	1	B · Wide Frontage	310 m²	12.5 × 25 m	North	$382,000	**$732,000**	Ready
16	1	B · Wide Frontage	315 m²	12.5 × 25 m	North	$385,000	**$735,000**	Ready
17	1	B · Wide Frontage	310 m²	12.5 × 25 m	North	$382,000	**$732,000**	Ready
18	1	A · Narrow	318 m²	10.6 × 30 m	South	$381,000	**$731,000**	Ready
19	1	D · Larger Lot	375 m²	12.6 × 30 m	South	$399,000	**$749,000**	Ready
20	1	D · Larger Lot	378 m²	12.6 × 30 m	South	$399,000	**$749,000**	Ready
21	1	A · Narrow	315 m²	10.6 × 29.5 m	South	$380,000	**$730,000**	Ready
22	1	D · Larger Lot	378 m²	12.6 × 30 m	South	$399,000	**$749,000**	Ready
23	1	A · Narrow	315 m²	10.6 × 29.5 m	South	$380,000	**$730,000**	Ready
24	1	A · Narrow	315 m²	10.6 × 29.5 m	South	$380,000	**$730,000**	Ready
25	1	D · Larger Lot	378 m²	12.6 × 30 m	South	$399,000	**$749,000**	Ready
26	1	A · Narrow	315 m²	10.6 × 29.5 m	South	$380,000	**$730,000**	Ready
27	1	A · Narrow	318 m²	10.6 × 30 m	South	$381,000	**$731,000**	Ready
28	1	D · Larger Lot	375 m²	12.6 × 30 m	South	$399,000	**$749,000**	Ready
29	1	A · Narrow	318 m²	10.6 × 30 m	South	$381,000	**$731,000**	Ready
30	1	A · Narrow	318 m²	10.6 × 30 m	South	$381,000	**$731,000**	Ready
31	2	B · Wide Frontage	321 m²	12.8 × 25 m	South	$387,000	**$737,000**	Ready
32	2	B · Wide Frontage	311 m²	12.5 × 25 m	South	$383,000	**$733,000**	Ready
33	2	B · Wide Frontage	316 m²	12.5 × 25.5 m	South	$385,000	**$735,000**	Ready
34	2	B · Wide Frontage	311 m²	12.5 × 25 m	South	$383,000	**$733,000**	Ready
35	2	B · Wide Frontage	316 m²	12.5 × 25.5 m	South	$385,000	**$735,000**	Ready
36	2	B · Wide Frontage	311 m²	12.5 × 25 m	South	$383,000	**$733,000**	Ready
37	2	C · Basin Outlook	315 m²	12.6 × 25 m	West · corner	$399,000	**$749,000**	Ready
38	2	C · Basin Outlook	312 m²	12.5 × 25 m	West	$398,000	**$748,000**	Ready

PRICE LIST

All 75 lots (continued)

Lot	Stage	Type	Area	Frontage × depth	Backyard	Land	House and land	Grant
39	2	B · Wide Frontage	315 m²	12.5 × 25 m	North	$385,000	**$735,000**	Ready
40	2	B · Wide Frontage	310 m²	12.5 × 25 m	North	$382,000	**$732,000**	Ready
41	2	B · Wide Frontage	315 m²	12.5 × 25 m	North	$385,000	**$735,000**	Ready
42	2	B · Wide Frontage	310 m²	12.5 × 25 m	North	$382,000	**$732,000**	Ready
43	2	B · Wide Frontage	315 m²	12.5 × 25 m	North	$385,000	**$735,000**	Ready
44	2	B · Wide Frontage	310 m²	12.5 × 25 m	North	$382,000	**$732,000**	Ready
45	2	B · Wide Frontage	315 m²	12.5 × 25 m	North	$385,000	**$735,000**	Ready
46	2	B · Wide Frontage	310 m²	12.5 × 25 m	North	$382,000	**$732,000**	Ready
47	2	C · Basin Outlook	312 m²	12.5 × 25 m	West	$398,000	**$748,000**	Ready
48	2	C · Basin Outlook	312 m²	12.6 × 25 m	West · corner	$398,000	**$748,000**	Ready
49	2	D · Larger Lot	375 m²	12.6 × 30 m	South	$399,000	**$749,000**	Ready
50	2	A · Narrow	318 m²	10.6 × 30 m	South	$381,000	**$731,000**	Ready
51	2	A · Narrow	315 m²	10.6 × 29.5 m	South	$380,000	**$730,000**	Ready
52	2	D · Larger Lot	378 m²	12.6 × 30 m	South	$399,000	**$749,000**	Ready
53	2	A · Narrow	315 m²	10.6 × 29.5 m	South	$380,000	**$730,000**	Ready
54	2	A · Narrow	318 m²	10.6 × 30 m	South	$381,000	**$731,000**	Ready
55	2	D · Larger Lot	375 m²	12.6 × 30 m	South	$399,000	**$749,000**	Ready
56	2	A · Narrow	318 m²	10.6 × 30 m	South	$381,000	**$731,000**	Ready
57	2	A · Narrow	315 m²	10.6 × 29.5 m	South	$380,000	**$730,000**	Ready
58	2	D · Larger Lot	378 m²	12.6 × 30 m	South	$399,000	**$749,000**	Ready
59	2	A · Narrow	315 m²	10.6 × 29.5 m	South	$380,000	**$730,000**	Ready
60	2	A · Narrow	318 m²	10.6 × 30 m	South	$381,000	**$731,000**	Ready
61	3	D · Larger Lot	612 m²	17.1 m × irregular	South · corner	$496,000	**$896,000**	–
62	3	D · Larger Lot	379 m²	15.1 × 25 m	South	$399,000	**$749,000**	Ready
63	3	C · Basin Outlook	315 m²	12.6 × 25 m	West · corner	$399,000	**$749,000**	Ready
64	3	C · Basin Outlook	312 m²	12.5 × 25 m	West	$398,000	**$748,000**	Ready
65	3	D · Larger Lot	543 m²	14.0 m × irregular	North · corner	$473,000	**$873,000**	–
66	3	B · Wide Frontage	310 m²	12.5 × 25 m	North	$382,000	**$732,000**	Ready
67	3	B · Wide Frontage	315 m²	12.5 × 25 m	North	$385,000	**$735,000**	Ready
68	3	B · Wide Frontage	310 m²	12.5 × 25 m	North	$382,000	**$732,000**	Ready
69	3	C · Basin Outlook	312 m²	12.5 × 25 m	West	$398,000	**$748,000**	Ready
70	3	C · Basin Outlook	312 m²	12.6 × 25 m	West · corner	$398,000	**$748,000**	Ready
71	3	B · Wide Frontage	347 m²	12.5 m × irregular	South · corner	$398,000	**$748,000**	Ready
72	3	B · Wide Frontage	366 m²	10.5 × 35 m	South · corner	$399,000	**$749,000**	Ready
73	3	D · Larger Lot	449 m²	12.5 × 36 m	South	$439,000	**$839,000**	–
74	3	A · Narrow	377 m²	10.5 × 36 m	South	$399,000	**$749,000**	Ready
75	3	D · Larger Lot	460 m²	12.8 × 36 m	South · corner	$444,000	**$844,000**	–

69 of 75 lots are Grant Ready. The six larger lots: house and land $839k–$967k.

Grant Ready lots: 4 bed, 2 bath, double garage home, $350,000 turnkey. Larger lots: 4–5 bed, 2 bath, double garage home, $400,000 turnkey.

The gated community, and the area

What the levy pays for

The internal streets, entry gate, lockers and shared landscaping would be common property of a community titles scheme, run by a professional body corporate manager. Owners approve the budget each year. Estimate for 75 homes:

Gardens and street trees	$78,000 a year	**$20.00 a week**
Private roads, lighting, sinking fund	$45,000 a year	**$11.54 a week**
Body corporate management	$24,000 a year	**$6.15 a week**
Gate, intercom, number-plate access	$18,000 a year	**$4.62 a week**
Insurance of shared areas	$16,000 a year	**$4.10 a week**
Cameras, recording, monitoring	$12,000 a year	**$3.08 a week**
Parcel lockers	$7,000 a year	**$1.79 a week**
Per home		**about $51 a week ($200,000 a year in total)**

Included in the community

- One secure entry off Mill Street, with number-plate recognition for residents and a video intercom for visitors
- Cameras at the gate and along the internal streets
- Smart parcel lockers at the entry
- Front gardens and street trees designed together and kept by one contractor
- LED lighting on quiet private roads with no through traffic
- A 2.2 ha protected bushland reserve and a wetland park with a walking path

The area

- Rosewood is in the City of Ipswich, about 20 km west of the Ipswich CBD and about 60 km by road from the Brisbane CBD.
- Rosewood station, about a kilometre away, is the western end of the Ipswich/Rosewood line. Trains run to Ipswich (about 18 minutes) and connect with services to Brisbane. Check Translink for current timetables.
- Schools in Rosewood: Rosewood State School (Prep–Year 6), St Brigid's Primary School (Catholic, Prep–Year 6) and Rosewood State High School (Years 7–12).
- RAAF Base Amberley lies between Rosewood and Ipswich, about 13 km and 14 minutes off-peak by road (OpenStreetMap routing; your gate may differ).

BUYING

Help for first home buyers, and how buying will work

$30,000 First Home Owner Grant

For a new home under $750,000, house and land together. Continued by the 2026–27 Queensland Budget for eligible contracts signed from 1 July 2026.

No transfer duty on a new home

Eligible first home buyers pay no transfer duty on a new home, for contracts from 1 May 2025, if they live in it.

5% deposit, no lenders mortgage insurance

The Australian Government 5% Deposit Scheme lets eligible first home buyers buy with a 5% deposit through participating lenders. Check the price cap for Ipswich at firsthomebuyers.gov.au.

Help to Buy

A shared equity scheme where the government can contribute up to 40% of a new home's price, with a 2% minimum deposit. Income and price caps apply.

Government schemes change. Confirm eligibility with the Queensland Revenue Office, Housing Australia and your lender. This is not financial advice.

How buying will work

1	**Register now**	Free and without obligation. You hear about the plan, prices and the release before anyone else.
2	**Council decision**	The development application is assessed. Lot sizes, roads, services and prices are confirmed.
3	**Priority release**	Registered buyers see the released lots and final prices first.
4	**Hold your lot**	A fully refundable holding deposit, held in a solicitor's trust account, holds your chosen lot while contracts are prepared.
5	**Contracts**	Your solicitor or conveyancer reviews the contracts. Identity checks are part of this step.
6	**Build and handover**	Civil works, then homes are built stage by stage and handed over turnkey.

Protect your deposit

We will never change bank details by email or text. Before you pay any deposit, call us on a number you have checked yourself and confirm the account details.

Concept consultation, October 2026. Plans, services, levies, prices and images are indicative and subject to Council approval. Images are artist impressions. No sale or offer is being made, and registering creates no right to buy. Not financial advice.

Bassett Lane Pty Ltd · 47–53 Bassett Lane, Rosewood QLD 4340 · Register on the website to receive release news.