



dawn.

WALLOON

a brighter
life awaits.

embrace tranquility.

A vibrant future is unfolding at Dawn, a growing community in Walloon. Experience a new beginning in a beautiful community aglow with opportunities for a life where everyone can shine.

Aspire to a future where each new day is full of promise and complemented by a brilliant lifestyle thoughtfully reimagined just for you by award-winning developer, ID_Land.

Experience the wonder of Dawn's idyllic setting where the natural landscape presents your own picturesque sanctuary with a buzzing village heart, complete with views of Mount Marrow and beyond. Build your new dream home alongside parklands and nestled amongst the waterways that meander through the heart of your neighbourhood. Appreciate close connection to the wide range of urban amenities within your community, Walloon, and thriving Ipswich, just 13 km from home. Be part of something wonderful at Dawn, where a brighter future begins now.

Artist Impression





tomorrow, today.

Dawn is a family-friendly neighbourhood that presents abundant lifestyle opportunities for you and your loved ones, both now and into the future. ID_Land takes pride in the delivery of this quality community set against a stunning natural backdrop where waterways and parklands delight at every turn. Enjoy a life of utter convenience, full of leisurely moments spent discovering the region's natural highlights.



TAYLORS ROAD

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

BRISBANE
56km

CAPTAIN
JOHN REA
PARK

SALES OFFICE

RETAIL AND
RESTAURANT

CHILDCARE
CENTRE

DISPLAY
VILLAGE

WALLOON
STATE SCHOOL
500m

IGA
700m

WALLOON
TRAIN STATION
1.3km

PROPOSED FUTURE
CATHOLIC SCHOOL LOCATION

KARRABIN-ROSEWOOD ROAD

PROPOSED
WESTERN IPSWICH
BYPASS ROAD

CALEDONIAN ROAD

District
Park



life has a new shine.

Dawn is the thriving heartbeat of Walloon, a master-planned community delivering a better life on every level. With home sites of varying sizes and aspects including park frontage, come home to meticulously designed neighbourhood set around a green spine of parkland. With over 2.4 km of interconnecting walking and bike paths, seven parks, and a Village Hub with onsite restaurant and childcare centre, this is your opportunity to come together with like-minded locals for an enviable lifestyle.

Enjoy the convenience of local transport, schools, shopping and numerous recreational opportunities, already here and within easy reach.

a life aglow in everyday convenience.

Enjoy relaxed and convenient living at Dawn, ideally positioned close to major centres with ever-expanding amenities for a community on the rise. Boasting close connection to multiple train stations and seven shopping centres, Dawn residents are already taking advantage of the established amenities on their doorstep.





a brighter life,
from sunrise
to sunset.

Lush parklands, walkways and recreation spaces create a naturally invigorating outdoor experience in the heart of your community. A myriad of walking and cycling paths invite you to stroll through the estate alongside the scenic waterway at any time of day.

Walk, scoot or ride to Henry Lawson Bicentennial Park and get up close and personal with wildlife and natural fauna at the Woodlands and Ipswich Nature Centres, less than 20 minutes' drive away.

Rest assured your family's health and wellbeing will be well taken care of with nearby private and public medical facilities.

The Walloon Medical Centre is just 1 km away, while for comprehensive specialist care, Ipswich Hospital and St Andrews Ipswich Private Hospital are only 20 minutes from home.



refresh and renew every day.

Leave the busy life behind and embrace a new sense of wellbeing as you immerse yourself in the area's natural wonderland.

Here, lush woodlands hug the banks, creating an authentic countryside setting complete with native plant species, local flora and birdlife.

Experience the serenity of living besides the nature corridor that runs through the heart of Dawn, paired with shaded pathways and playgrounds to explore.

On the weekends, nearby waterside and water play parks, including Riverside and Shapcott Park, will delight all ages.



Artist Impression

embrace effortless days.

From the grounds of Dawn arises
a more seamless way of life.

One shaped by tranquillity of its
surrounds, the nearby opportunities
that abound, and the community's
vicinity to everything you'll ever need.



transport.

Dawn is located just a 15-minute drive
from Ipswich and is part of one of the
fastest growing regions in south-east
Queensland, while a 45-minute cruise
along the Warrego Hwy will have you
in Brisbane in no time at all.

Travelling to the Brisbane CBD and
surrounding suburbs is easy with regular
services on your doorstep from Walloon
Station and nearby Ipswich Station.
Better yet, head south along the M1
to experience the pristine beaches
of the Gold Coast.



shopping.

For everyday essentials, just step out
to the charming Walloon Village where
an IGA, local eateries and a range of
health and beauty services are within
walking distance. Yamanto Central
is 15 minutes' drive from home and
Riverlink Shopping Centre, 20 minutes
down the road, is your one-stop
destination for serious retail therapy,
fresh food and a vibrant café culture.
The largest shopping centre in the
region, Orion Springfield Central, is also
only a 25 minute drive from Dawn.



education.

Imagine having 16 schools and six childcare centres within 15 km of home. Here, you will be able to choose the perfect foundations for your child and enjoy the benefits of having them learning locally. Located right in the Dawn community is the Lead Childcare Centre, while primary students will never be late for school with Walloon State School just a 500m walk down the road.

St Brigid's and St Joseph's Primary Schools are also close by with Bremer State High School and West Moreton Anglican College providing first class secondary education. Tertiary students will love being close to the University of Southern Queensland, an easy 15 minute drive away. A proposed private school adjacent to Dawn, located on the other side of Karrabin Rosewood Road, will then complete the picture of opportunity at this community.



bask in a
better lifestyle.





project team.

Be part of a community set to become a sought-after lifestyle destination for families who desire the very best at home and in their locality. Embrace the boundless opportunities that ensure a bright future for the whole family.



Right Image: **Watermark**, Armstrong Creek VIC
Left Image: **Elements**, Truganina VIC



Dawn is brought to you by award-winning residential developer, ID_Land, which specialises in creating unique and inspiring projects and communities. With expertise in all forms of residential development, the team has a proven track record in the management and successful delivery of communities of varying scale and complexity. They focus on new land estates in growth suburbs along with medium density townhouse and apartment developments in existing suburbs. ID_Land’s current project pipeline throughout Australia has an end value of \$3.5 billion.

ID_Land’s proven industry successes are credited to their experience in creating communities built collaboratively with the best industry partners to bring quality, affordable alternatives to the abundance of residential offerings throughout Australia.



Title Capital is the funds management division of the ID_Corp group of companies. Combining an exceptional track record in property development, the projects within Title Capital funds are expertly managed and delivered by ID_Land.

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begin your best life at Dawn,
a reimagined Walloon
community where the break
of day presents yet another
opportunity to embrace
a brilliant future.

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