

Wovenlea

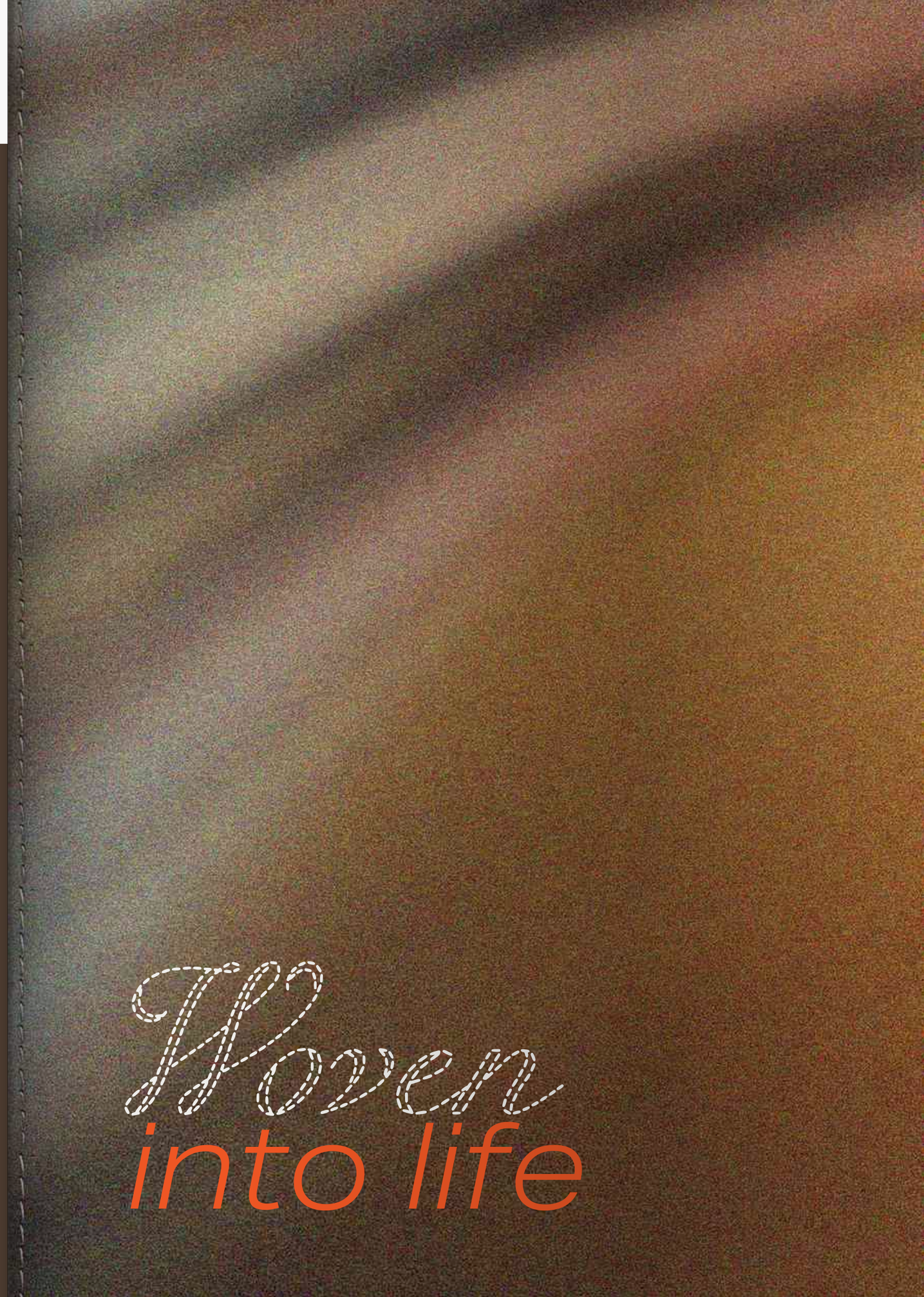
FERNVALE

LANDEV™

W



Welcome home to Wovenlea, a masterplanned community of just 92 generous, flat blocks at the edge of Fernvale. Room for the house, the shed and a proper backyard — the chance to own land that's finally yours, and build a brand-new home to make *your own*.



Woven into *place*

The city thins the further west you go. The suburbs give way to open country, the lanes drop away, and the ranges lift blue along the skyline.

You come down into the Brisbane Valley and it opens right up. Long grass moving in the wind, gum trees leaning over the road, wattle going gold along the roadside. Turn off the highway and the hills come up gold in the last of the light. Past Fernvale's main street the road quietens, and someone two doors down waves g'day as you pull in. There's a sprinkler going on a lawn and the kids are running through it. This is the drive now.





CHAPTER HOMES

Woven into *home*



Woven into *the plan*

At Wovenlea, a bigger block changes what's possible, with lots ranging from 600 to 830sqm, flat and ready to build on.

There's finally room for the house you actually want (*not the one you talked yourself into*) — a proper backyard, a second living space, somewhere for the grandparents to have their own corner. And room for the Saturdays that come with it, when the kids vanish after breakfast and turn up at dinner, muddy and hungry.













You'll know you're home the moment you turn in – a stone-and-timber entry, and streets lined with trees.

A native reserve brought back to life along the edge – bushland, birdlife, and a green outlook that stays that way.



An easy walk to Fernvale's main street.



The kind of place where the kids run in a pack and a Friday barbecue turns into half the neighbourhood

Loop streets that don't go anywhere but home. Fewer cars, safer streets.

psst.. handy locals shortcut

Street trees every 15m – shade and privacy from the road.



Woven *by design*

Design guidelines & covenant

This is the part you get to imagine. A level block, ready to build on, and a home that's yours to picture right down to where the kitchen catches the morning light and how big the shed needs to be.

Every home at Wovenlea is built to a considered design covenant. It's a light touch, not a rulebook. It simply makes sure the home beside yours is held to the same standard as your own, so the street keeps its character, and its value, long after the last block has sold. There's room to spare, too. A pool, a shed, the boat, a veggie plot: the things that usually get squeezed out finally have space to sit side by side.



Twin Bridges Recreation Area

Fernvale State School

Brisbane Valley Rail Trail

Fernvale Sports Park

Lake Wivenhoe

Brisbane River

Fernvale Memorial Park

Old Fernvale Bakery & Cafe

Woolworths Fernvale Village Shopping Centre

PCYC Fernvale

Goodstart Early Learning Fernvale

Savages Crossing Recreation Area

Ipswich 24 mins

BRISBANE VALLEY HIGHWAY

FAIRNEYVIEW FERNVALE RD

Lowood Hotel 10 mins

Lowood State High School 11 mins

Brisbane CBD 52 mins

Woven into *a growing region*

Fernvale is being opened up by the Queensland Government's $2 billion Residential Activation Fund, which is funding a new road and up to 2,000 new homes right here. This is a community on the way up, and Wovenlea is in at the start.







$2b

Fernvale is being opened up by the Queensland Government's Residential Activation Fund ^

$585m

upgrading the Warrego Highway, the region's main road to Ipswich and Brisbane ^

2000 new homes

A new government-funded road is unlocking the area for growth. Wovenlea's in at the start ^

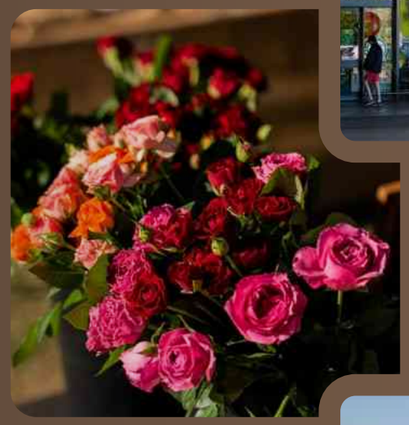
4.3km new road

being built beside Fernvale to carry the growth, and take traffic out of town ^

Woven into *the fabric of Fernvale*

Some places take years to feel like home. Fernvale isn't one of them. Wovenlea puts you right at the edge of it, part of the community from the very beginning.













Retail and dining

Grab a Fernie Pie from The Old Fernvale Bakery on the way home. At Fernvale Village, Woolworths, Priceline and Cellarbrations are close enough that errands are done and forgotten before lunch, leaving weekends to the things that actually matter.

Sports and recreation

Lake Wivenhoe for a morning on the water. The footy and the local clubs at Fernvale Sports Park, where kids make the friends they'll keep for years. And the Brisbane Valley Rail Trail is 160km of old railway to walk, ride or take a horse.



Education

Every parent wants their kids to get a good start. Fernvale State School is a few minutes from Wovenlea, close enough that once they're old enough they can walk or ride there with friends. Goodstart and Lady Gowrie look after the younger ones, so wherever your kids are up to, there's a place for them at Fernvale.

Health

Knowing your family's health is looked after, close to home, is one less thing to worry about. A GP when someone's unwell, a repeat script, the kids' check-ups, all a few minutes away at Health Matters Fernvale or Banks Creek Medical Centre.



Retail and dining

1. Fernvale Village Shopping Centre
2. Brisbane Valley Tavern
3. Splityard Social
4. Tree Change Cafe
5. Core Cafe
6. Old Fernvale Bakery & Cafe
7. Hungry Lords
8. Farmers Markets

Sport and recreation

9. Fernvale Sports Park (Brouff Rd)
10. Honeywood Park
11. PCYC
12. Savages Crossing Recreation Area

Education and childcare

13. Fernvale State School (Brisbane Valley Highway)
14. Lady Gowrie Fernvale Community Kindergarten
15. Journey Early Learning, Fernvale (Banks Creek Rd)
16. Goodstart Early Learning Fernvale (Davillea Ct)

Health

17. Health Matters Fernvale (Fernvale Village)
18. Banks Creek Medical Centre
19. Stellar Medical



AT NINETEEN • BURPENGARY • 12 RURAL LOTS • NOW UNDER CONSTRUCTION



THE MARKWELL COLLECTION • CABOOLTURE • 30-LOT RURAL LOTS • IN PLANNING

LANDEV™

Wovenlea is developed by LANDEV, a South East Queensland developer that runs every step in-house, from the first plans to the last block settled. Places people actually want to live in, more than lots on a map.

Behind it is a team with more than 35 years of combined experience across some of the region's largest projects, backed by local capital with a real stake in getting it right. And LANDEV partners only with builders they've worked with and trust, so the people building your home come with a track record, not a question mark. Because the measure of a place isn't the day it sells out. It's whether it still feels right in twenty or thirty years.



LANDEV DIRECTORS

WOVEN INTO LIFE

The block. The backyard.
The g'day as you pull in.
The years in front of you.
Every thread comes
back to the same place.

Woven into life

Wovenlea



Your next move.

1. Get in touch with the Wovenlea team.
2. Choose your block, bring your own builder, or pick one of ours.
3. Build the life you came for.

^ Infrastructure and funding figures are sourced from the Queensland Government (Residential Activation Fund) and the Department of Transport and Main Roads, 2025, and are subject to change. Prospective purchasers should make their own enquiries While best endeavours have been used to provide information in this publication that is true and accurate, Wovenlea, its consultants, agents, and related entities accept no responsibility and disclaim all liability in respect of any errors or inaccuracies it may contain. Prospective purchasers should make their own enquiries to verify the information contained herein. Brand strategy by iCreate Agency.



wovenlea.com.au | 0485 015 965

4 Graham Road, Fernvale QLD 4307

A MASTERPLANNED
COMMUNITY BY

LANDEV™

SALES BY

projx