



LiveWell
BURPENGARY

Grow your practice alongside trusted *providers*.

An everyday precinct for the Narangba and Burpengary catchment. The GP, the pharmacy, early learning and coffee, all in one trip. Flexible tenancies and turnkey fitouts available.

LEASING BROCHURE
157-169 BURPENGARY ROAD
BURPENGARY



LEASING ENQUIRIES

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ABOUT

Where wellbeing meets *everyday* life.

LiveWell Burpengary is a mixed-use primary healthcare and community precinct on Burpengary Road, built around the care local families need every week: general practice, pathology, allied health, a pharmacy, early learning and a cafe for visitors.

LiveWell Burpengary brings together a mixed-use primary healthcare and community precinct. Not a shopping centre. Not a lifestyle hub.

This site is a rare chance to establish healthcare infrastructure in a rapidly growing catchment that needs more essential services, with high exposure on the busy intersection of New Settlement and Burpengary Rd.

We curate our health tenants to complement each other and form an integrated health ecosystem. No competition, only collaboration.

Care and convenience in the same trip. A parent can see the GP, collect a script, drop the kids and grab a coffee without moving the car.



Built for *real* life.

THE IDEA

Care that *connects*.

Every Australian community needs a thriving end-to-end health centre. The future of healthcare is integration and reimagining the patient experience.

01

General practice & *primary care*

Local quality healthcare built for the community.

02

Allied *health*

Referrals that stay in the building.

03

Early *learning*

Two visits a day, five days a week.

04

Pharmacy, food & *everyday*

The script on the way out, the coffee before.

One trip, not four. That is the whole idea.



Convenience, by *design*.

Purposefully planned for ease and convenience, the precinct brings GP, pharmacy and allied health together within a dedicated healthcare building, with accessible, at-grade parking nearby. Childcare is located separately in its own purpose-designed building, with dedicated play areas and drop-off, allowing each part of the precinct to operate seamlessly.

TENANCY SCHEDULE

GP Clinic and Pathology	COMMITTED
Pharmacy	UNDER OFFER
Health and Medical tenancy	AVAILABLE
Health and Medical tenancy	AVAILABLE
Café	COMMITTED
Childcare	COMMITTED
Car parking, at grade	69 bays

ADDRESS	157–169 Burpengary Road, Burpengary QLD 4505
APPROVALS	Development application approved
DELIVERY	Optional turnkey fitout available



Indicative plan from the current development application drawings. Areas approximate and subject to design development, survey and authority approval.

Three things we *never* compromise.

01 The essentials, *together*

Health, early learning, pharmacy and food within a short walk of each other. The referral, the script and the coffee happen on one trip.

02 Collaboration, not *competition*

Health tenants are curated to complement each other and form an integrated health ecosystem.

03 A turnkey *start*

We specialise in health and wellbeing projects, including the option of detailed fitouts that meet the needs of health professionals leaving you free to focus on your practice while we take care of the fitout.

OPTIONAL FITOUT SERVICES

Design

Fittings

Project management

Cost planning

Layout

Compliance and safety

We offer a unique end-to-end service that delivers turnkey fitout options.



One of Queensland's fastest *growing* corridors.

Burpengary and neighbouring Narangba form a connected and growing community with a strong concentration of young families. That means consistent demand for general practice, paediatric care, allied health and family services, week in, week out.

36

MEDIAN AGE

10,000+

NEW HOMES UNDERWAY

5

LOCAL SCHOOLS

Above *state avg.*

NDIS PARTICIPATION

Working-age families

With a median age of just 36, the catchment is home to a strong base of working-age adults and growing families, driving demand for health, childcare and everyday services.

A young, family-focused catchment

Supporting strong ongoing need for childcare, schooling and family health services.

Employed locally

High workforce participation, with many adults working close to home, providing a steady base of patients for primary and preventative care.

Where the demand actually is

Mental health is the most commonly reported long-term condition, and NDIS participation sits above the state average, so accessible, localised allied health is needed.

A clear need for ongoing care

Asthma, arthritis and cardiovascular disease drive ongoing demand for primary care, specialist treatment and preventative services.



LOCATION

In the heart of the *growth* corridor.

Burpengary and Narangba, 40 minutes north of Brisbane, are among Moreton Bay's fastest-growing suburbs. The North Harbour Priority Development Area, new residential estates and upgrades to schools and transport are reshaping the area and attracting families, professionals and local businesses.

The catchment is home to around 70,000 residents, forecast to almost double by 2041. That means a long-term, expanding patient base, particularly in family health, allied health and preventative services.

Connectivity is a key advantage. The station sits 1.7 kilometres from the town centre with local bus routes, and the Bruce Highway puts Brisbane and the surrounding centres within easy reach for patients and providers alike.

Railway station	1.7 km	Bruce Highway	4 min drive
North Harbour PDA	7 min drive	St Eugene College	6 min drive
Aquatic & leisure centre	8 min drive	Brisbane CBD	40 min drive

70,000

RESIDENTS TODAY

2× *by 2041*

FORECAST POPULATION

1.7 km

TO THE RAIL STATION

Over 10,000 new homes, *underway*.



Residential growth is accelerating across Narangba and Burpengary, with thousands of new homes proposed or under construction. Surrounded by expanding communities to the north, west and south, the precinct is strategically positioned at the centre of this growth, on a key road connecting the communities it is designed to serve.

ON THIS MAP

	LiveWell Burpengary	157–169 Burpengary Road, Burpengary QLD 4505
01	Kinma Valley Estate	6,500 homes · Stockland
02	Amity Narangba	467 lots · Dahua & Pointcorp
03	Narangba Heights Estate	1,200 lots · Oxmar Properties
04	Sage Burpengary	387 lots · Cedar Woods

BEYOND THE MAP

Affinity Estate	800 lots · Trask Land
Ridgeview Estate, Narangba	600 lots · Satterley
The Junction Narangba	106 lots · Orchard Property Group
Gem Life Moreton Bay	553 residences
Halcyon Promenade	410 residences
Halcyon Serrata	250 residences · 12 hectares



Lot cadastre and road reserves: Queensland Digital Cadastral Database. © State of Queensland (Department of Resources), CC BY 4.0. The site marker and estate markers indicate approximate locations, not title boundaries; lot and dwelling counts are as published by the respective developers. Catchment growth: ABS Regional Population (2023) and Census 2021.

Anchored by the *essentials*.

The anchors are committed. What's left is the allied health and everyday tenancies that sit alongside them, each one chosen to serve this catchment first.



COMMITTED

ANCHOR · GP CLINIC · 420 M²

GP & *pathology*

With a GP clinic committed to the precinct, general practice and on-site pathology will provide a trusted first point of care, bringing patients through the precinct from early morning.



COMMITTED

ANCHOR · APPROX. 90 PLACES

Early *learning*

The childcare centre brings an important everyday service to the precinct, creating a natural connection between care, convenience and community.



COMMITTED

EVERYDAY · CAFÉ 115 M²

The *café*

An independent specialty café is committed to the precinct, creating a natural place to meet, pause or enjoy a coffee before and after appointments.

Pharmacy · 151 m²

● UNDER OFFER

Health & Medical tenancy · 292 m²

● AVAILABLE

Health & Medical tenancy · 208 m²

● AVAILABLE

Run a local practice? We're listening. Tell us what you'd open here.

THE PLACE

At the centre of a *growing* healthcare catchment

Thoughtfully designed single-level suites set within native landscaping, with generous at-grade parking and covered pathways providing easy access throughout the precinct.

Indicative renders. Subject to design development and authority approval.



GENEROUS AT-GRADE PARKING MAKES EVERY VISIT SIMPLE, CONVENIENT AND ACCESSIBLE.



WHERE CARE MEETS COMMUNITY



PROMINENT. CONNECTED. CONVENIENT.

Creating thriving *communities.*

Cornerstone Development Management develops, leases and manages its own precincts. Tenants deal directly with the team responsible for the building, from first enquiry through to occupancy and beyond.

Our experience spans education, health, community facilities and aged care: buildings designed to be used every day. That grounding shapes how we plan each precinct, select its tenant mix and support it as the community grows around it.

LiveWell is an independent precinct brand built around everyday healthcare, delivered by Cornerstone Development Management.

Health and medical has been our focus for more than a decade, including turnkey fitouts built to the standards health professionals work to. LiveWell brings that experience to precinct scale, across general practice, allied health and everyday services.

A photograph of a smiling man with a beard and short dark hair, wearing a light-colored t-shirt. He is standing in front of a modern, multi-story building with large windows and a brick facade. The background is slightly blurred, showing trees and other buildings in the distance.

Every Australian community needs
a thriving, end-to-end integrated
health *centre.*

LiveWell

THE LIVEWELL PRECINCT MODEL

GET IN TOUCH

Let's *talk*.

Leasing options are available now, with flexible tenancy sizes, turnkey fitout solutions, and anchors already committed. Grow your practice alongside trusted providers.

LEASING

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THE SITE

157–169 Burpengary Road
Burpengary QLD 4505

AVAILABLE NOW

Two Health & Medical tenancies:
292 m² and 208 m².

OPTIONAL TURNKEY FITOUT

Interior design, project management, compliance. Ask us to price your layout.

Grow your practice alongside trusted *providers*.



Areas, tenancy mix, layouts and delivery dates are indicative, taken from the current development application drawings, and are subject to design development and authority approval, and may change. Imagery and renders are indicative only. Catchment figures are drawn from ABS Census 2021 and ABS Regional Population (2023). Not an offer or contract. Seek independent advice.