



ACREAGE INFORMATION GUIDE



OVERVIEW

A limited release of acreage land just five minutes from the heart of Dayboro, **Brumby's Run** offers a rare opportunity to secure space, privacy and lifestyle within an established and well-connected community.

Set across rolling countryside at 112 Mt Pleasant Road, King Scrub, the estate comprises 14 lots ranging from approximately 5 to 11.5 acres. Each block has been positioned to make the most of the natural landscape, offering a sense of openness while maintaining separation and privacy.

This is acreage living without feeling remote – where you can enjoy the space for a home, shed, gardens and outdoor living, all within easy reach of local schools, services and everyday convenience.

KEY DETAILS

- 14 acreage lots
- Lot sizes from approximately 5 to 11.5 acres
- Located at 112 Mt Pleasant Road, King Scrub
- Approximately 5 minutes to Dayboro township
- From \$950,000

ESTATE FEATURES

- Bitumen internal road
- Underground power to boundary
- Defined building envelopes
- Building covenants in place
- NBN ready - FTTP infrastructure provided to each lot
- Rainwater tank requirement

LOCATION

Positioned to offer both space and accessibility:

- 5 minutes to Dayboro village
 - 24 minutes to Samford Village
 - 20 minutes to Petrie Rail
 - 1 hour to Brisbane CBD
 - 46 minutes to Brisbane Airport
 - 1 hour 15 minutes to the Sunshine Coast
- (Approximate)

PRICE LIST



Lot	Land Size	Price
1	5.6 acres	\$975,000
2	5.5 acres	\$1,120,000
3	7.4 acres	\$1,090,000
4	10.2 acres	\$1,200,000
5	6.2 acres	\$1,200,000
6	11.5 acres	\$1,100,000
7	9.2 acres	\$1,175,000
8	6.1 acres	\$1,200,000
9	5.3 acres	\$1,185,000
10	5.3 acres	\$1,300,000
11	5 acres	\$950,000
14	5.7 acres	\$1,130,000
15	4.9 acres	\$1,125,000
16	9.9 acres	\$1,150,000





SITE PLAN



DAYBORO 3425 5000 | SAMFORD 3289 2938



EASEMENTS & COVENANTS



Covenant	Lots Affected	Purpose
Form 31	1 - 16	Fire Fighting
Easement	Lots Affected	Purpose
A	2, 3	Water Storage & Access
B	3, 4, 5	Right of Way, Services & Drainage
C	7	Electricity Supply
D	11	Drainage
E	16	Drainage
F, G	2	Drainage
I, J	5	Drainage
H, I, J	3, 4, 5	Drainage



NOTES

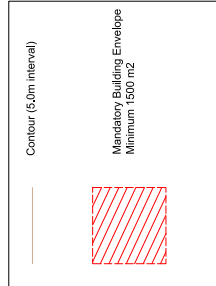
This plan was prepared as a provisional layout to accompany a development application. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and other information shown on this plan may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with the provisions of the Resource Management Act 1991. No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

The Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever caused arising directly or indirectly from reliance upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

* This note is an integral part of this plan/data. Reproduction of this plan or any part of it, without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

LEGEND

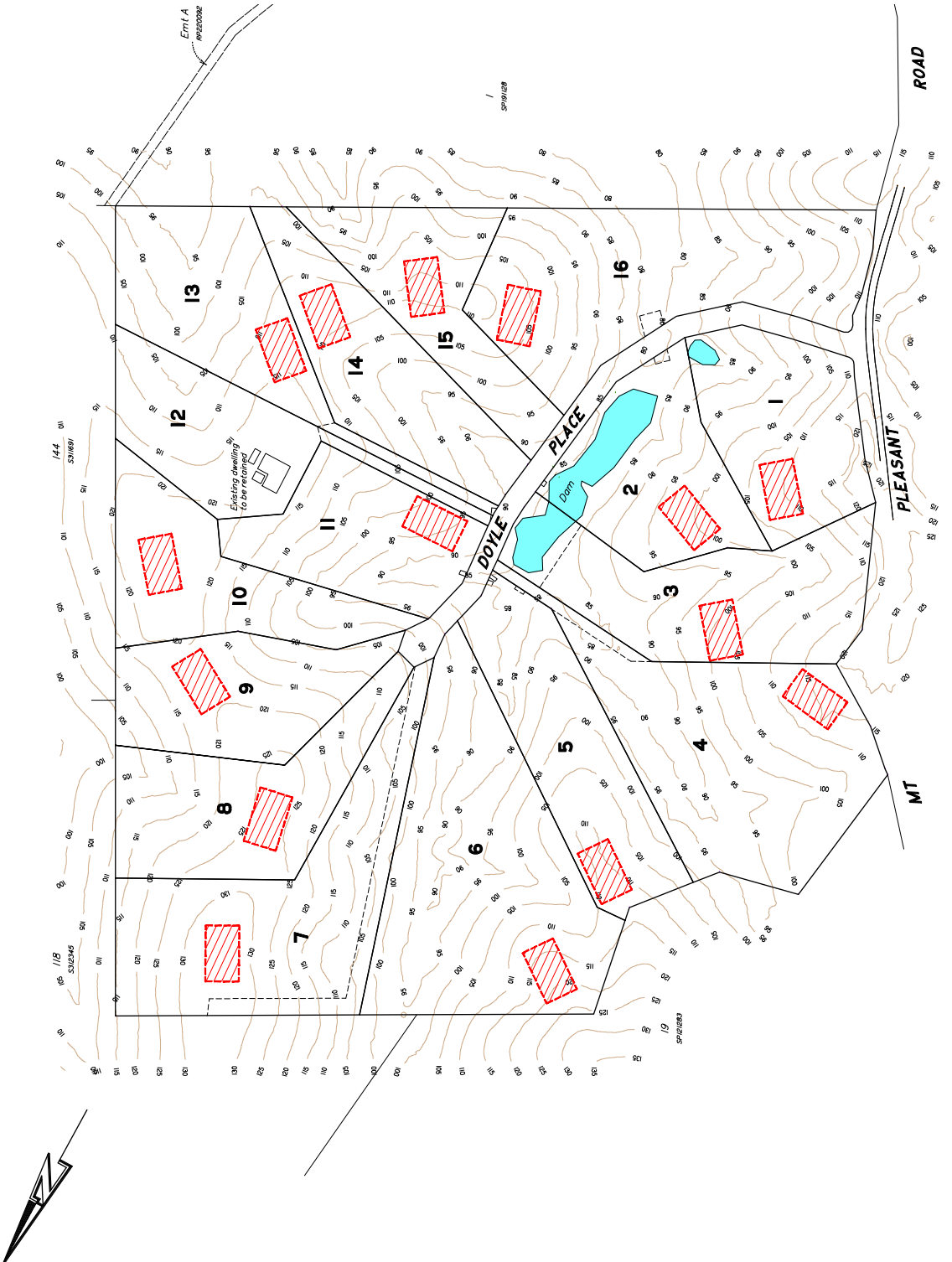


"I, Saunders Havill Group being a Licensed Surveyor, hereby certify that the buildings shown on this drawing satisfy the requirements of Councils Subdivision of Land Provisions of the Town Planning Scheme, Part 3, Division 4, Clause 20(c), (d) and (e); that the dimensions of all lots in the subdivision satisfy the requirements of Councils Subdivision of Land Provisions of the Town Planning Scheme, Part 3, Division 1 - Subdivision Table and Division 4, Clause 2(i).

.....20/03/2026 (Authorised Signatory)
Registration No. 4811*

"I, Marcus Ojine, being a Registered Professional Engineer, hereby certify that each lot has an area which satisfies the minimum development level requirements of Councils Design Manual; that the buildings shown on this drawing are contained within the area of each lot which satisfies the minimum development level requirements of Councils Design Manual; and that the information shown on this drawing will be used by Council and others for the purpose of locating an appropriate site on each lot for buildings.

.....(Signature)
Registration No. 20361....."



Scale 1:2000 - Lengths are in Metres.

0 20 40 60 80 100 120 140 160 180 200 220 240 260 280

Lot Description
Lot 2 on RP134799
Locality of King Scrub

Level Datum: AHD der.
Origin of Levels: 5m contours sourced from 2009 Lidar DEM
Contour Interval: 5m

APPROVED BUILDING ENVELOPE PLAN

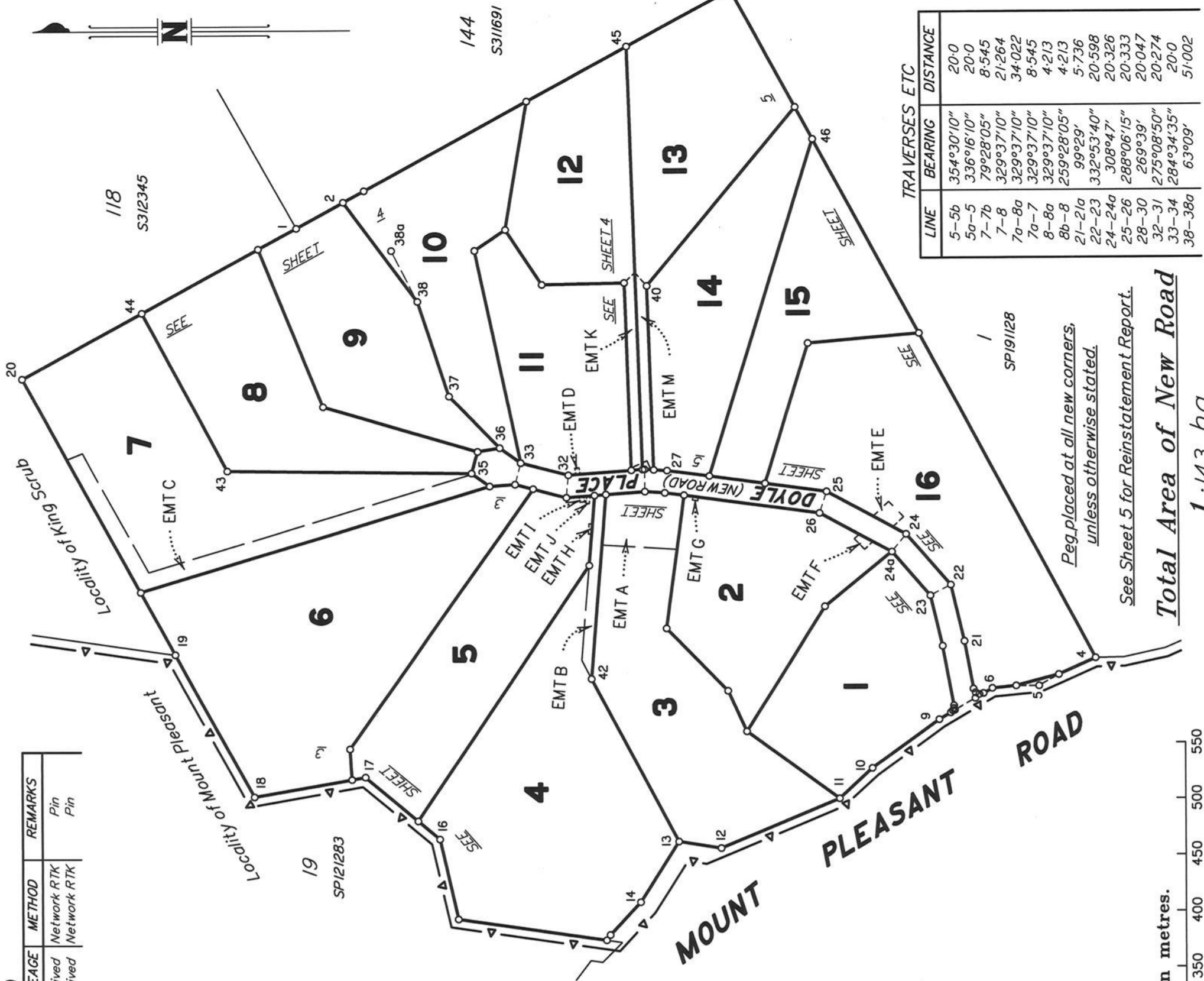
Plan of
Project
Client

Design:
Date:
Drawn:
Date:

No.	by	Date	Description
A	TG	20.03.26	Original Issue
Revision			

Checked: SGB

SURVEY PLAN



LINE	BEARING	DISTANCE
5-5b	354°30'10"	20.0
5a-5	336°16'10"	20.0
7-7b	79°28'05"	8.545
7-8	329°37'10"	21.264
7a-8a	329°37'10"	34.022
7a-7	329°37'10"	8.545
8-8a	329°37'10"	4.213
8b-8	259°28'05"	4.213
21-21a	99°29'	5.736
22-23	332°53'40"	20.598
24-24a	308°47'	20.326
25-26	288°06'15"	20.333
28-30	269°39'	20.047
32-31	275°08'50"	20.274
33-34	284°34'35"	20.0
38-38a	63°09'	51.002

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
38a	480 591.466	6 994 284.196	56	0.023	Derived	Network RTK	Pin
21a	480 246.466	6 993 774.188	56	0.023	Derived	Network RTK	Pin

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	IS234084	241°18'10"	0.774
2	OIP (new ref)	IS234084	155°57'	10.632
3	OIP (new ref)	DP292440	240°04'	1.517
4	OIP	RP220092	231°16'05"	1.726
5	OIP	SL4643	336°25'10"	0.137
6	OIP	IS171149	250°49'10"	3.24
7	OIP New Conn	13/SL5867	289°43'	13.874
8	ORT (not opened)	SL5867	258°12'55"	20.244
9	Screw in Kerb	SL5867	329°37'10"	1.006
10	Screw in Kerb	SL5867	206°01'10"	2.032
11	OIP	SL4643	230°02'	7.328
12	ORT (not opened)	SL4643	216°18'	11.918
13	OIP (flush)	SL4643	47°54'05"	0.762
14	OIP	DP292440	126°34'05"	8.087
15	OIP	SL4343	54°08'05"	0.604
16	ORT (not opened)	SL4343	357°56'35"	12.72
17	OIP	SL4643	64°37'15"	0.865
18	OIP	SL4643	25°04'15"	1.155
19	OIP	SL3574	238°37'15"	4.023
20	OIP	RP134799	284°08'25"	1.656
21	OIP gone	CP900074	39°27'	22.95
22	OIP gone	CP900074	122°31'15"	1.006
23	OIP gone	CP900074	324°01'45"	1.455
24	OIP gone	CP900074	301°52'35"	0.99
25	OIP gone	CP900074	247°21'	7.866
26	OIP gone	CP900074	41°08'35"	1.253
27	OIP gone	CP900074	101°52'	3.1
28	OIP gone	CP900074	259°34'45"	1.647
29	OIP gone	CP900074	285°54'15"	1.76
30	OIP gone	DP292440	324°19'	1.01
31	OIP gone	DP292440	116°44'10"	1.02
32	OIP gone	DP292440	336°40'	8.172
33	OIP gone	DP292440	153°14'	5.092
34	OIP gone	DP292440	161°15'10"	6.425
35	OIP gone	DP292440	286°02'	8.85
36	OIP gone	DP292440	274°57'10"	1.165
37	OIP gone	DP292440	303°12'	8.456
38	OIP gone	DP292440	29°44'	1.08
39	OIP gone	DP292440	107°50'	4.813
40	OIP gone	DP292440	184°14'10"	0.975
41	OIP gone	DP292440	349°47'10"	1.1
42	OIP gone	DP292440	223°20'	8.703
43	OIP gone	DP292440	258°0'	5.49
44	OIP gone	DP292440	334°40'10"	6.045
45	OIP gone	DP292440	14°33'	1.032
46	OIP gone	DP292440	74°34'	6.036
47	OIP gone	DP292440	96°33'	7.713
48	OIP gone	DP292440	248°54'	5.52
49	OIP gone	DP292440	317°35'10"	1.45
50	OIP gone	DP292440	317°43'	1.45
51	OIP gone	DP292440	332°12'	9.147
52	OIP gone	DP292440	96°43'	6.328
53	OIP gone	DP292440	167°53'	10.328
54	OIP gone	DP292440	321°19'10"	1.68
55	OIP gone	DP292440	320°20'	1.616
56	OIP gone	DP292440	335°09'10"	1.75
57	OIP gone	DP292440	148°28'10"	0.55
58	OIP gone	DP292440	173°02'	at Station
59	OIP gone	DP292440	342°55'	5.05
60	OIP gone	DP292440	29°58'	3.536
61	OIP gone	DP292440		6.268

Peg placed at all new corners, unless otherwise stated.
See Sheet 5 for Reinstatement Report.

Total Area of New Road 1.143 ha

Scale 1:4000 - Lengths are in metres.

SAUNDERS HAVILL GROUP PTY LTD (ACN 144 972 949) hereby certify that the land comprised in this plan was surveyed by the corporation, by Nathan John TOWN, registered surveyor, for whose work the corporation accepts responsibility, under the supervision of Simon Gerard BAKER, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 27/01/2026



Authorised Signatory
Authorised Signatory
Date: 27-02-2026

Plan of Lots 1-16 and Emts A-E in Lots 3, 4, 7, 11 & 16 respectively, Emts F & G in Lot 2, Emts H - J in Lot 5, Emts K & L in Lot 12 and Emts M & N in Lot 13

Cancelling Lot 2 on RP134799
LOCAL GOVERNMENT: MORETON BAY CITY LOCALITY: KING SCRUB
Meridian: MGA (Zone 56) vide CORS

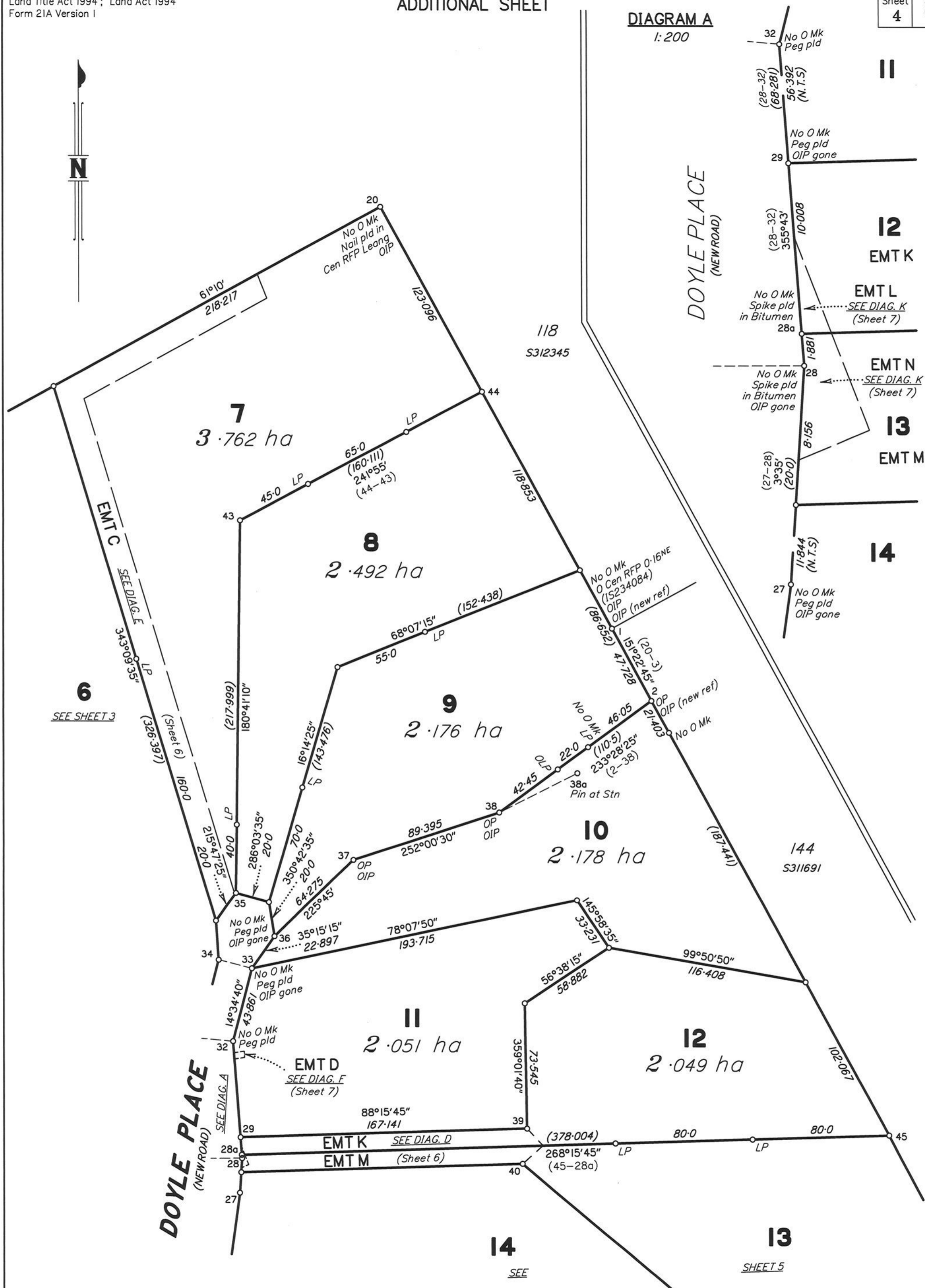
Scale: 1:4000
Format: STANDARD



SP357506

Survey Records: No

DIAGRAM A
1:200



SEE SHEET 3

EMT C
SEE DIAG. E
(Sheet 6)

EMT D
SEE DIAG. F
(Sheet 7)

EMT K
SEE DIAG. D
(Sheet 6)

EMT L
SEE DIAG. K
(Sheet 7)

EMT M
SEE DIAG. K
(Sheet 7)

EMT N
SEE DIAG. K
(Sheet 7)

EMT O
SEE DIAG. K
(Sheet 7)

EMT P
SEE DIAG. K
(Sheet 7)

EMT Q
SEE DIAG. K
(Sheet 7)

EMT R
SEE DIAG. K
(Sheet 7)

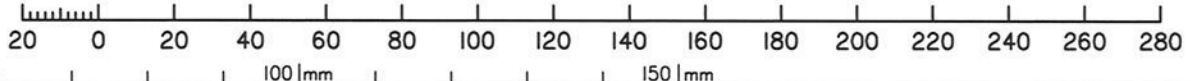
EMT S
SEE DIAG. K
(Sheet 7)

EMT T
SEE DIAG. K
(Sheet 7)

EMT U
SEE DIAG. K
(Sheet 7)

EMT V
SEE DIAG. K
(Sheet 7)

Scale 1:2000 - Lengths are in metres.



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Insert Plan Number SP357506



DIAGRAM E
1:2000

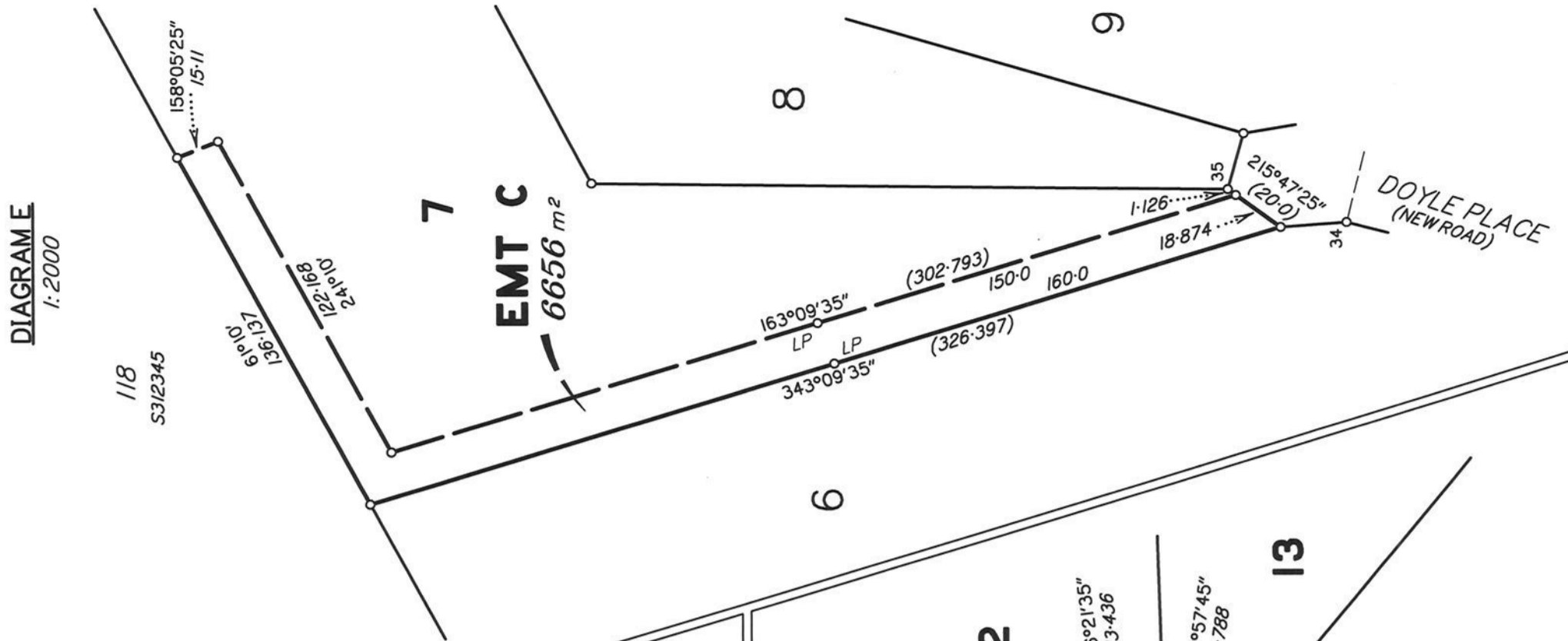


DIAGRAM C
1:1500

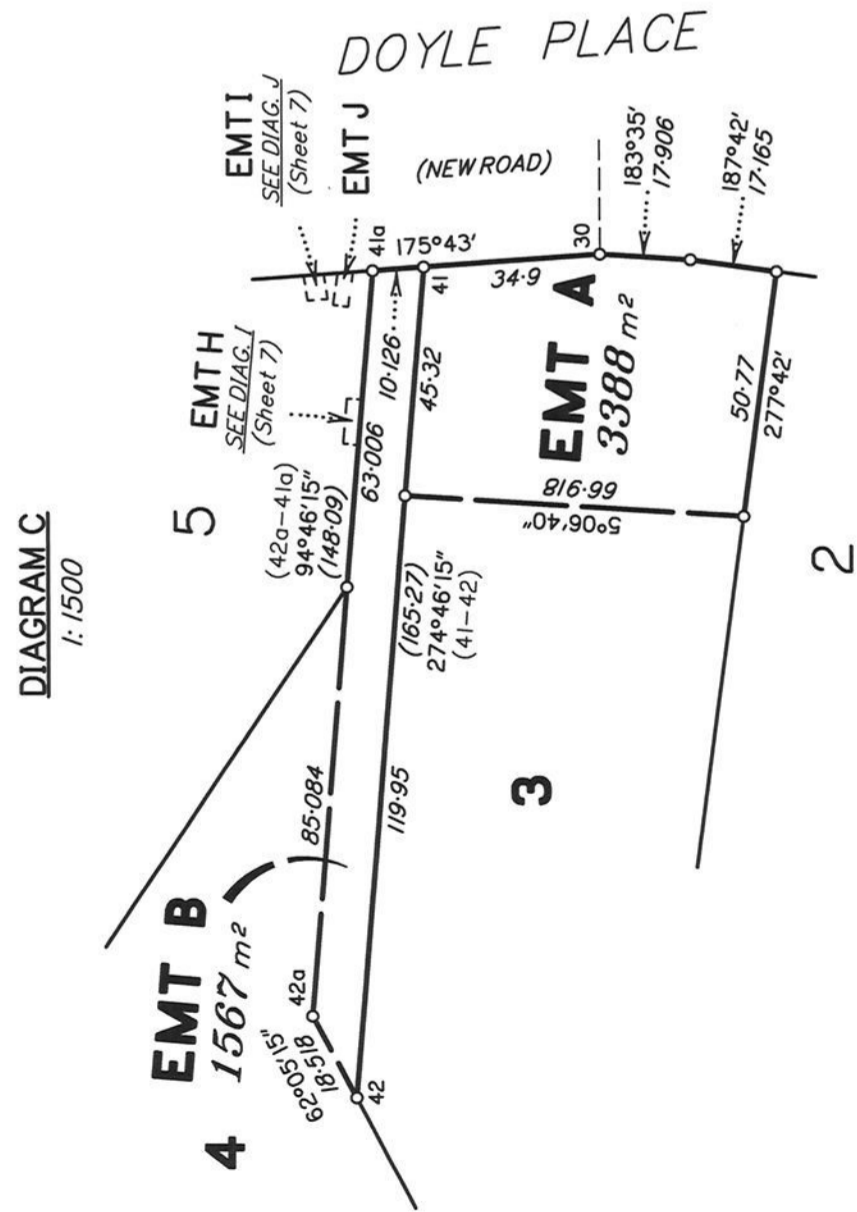
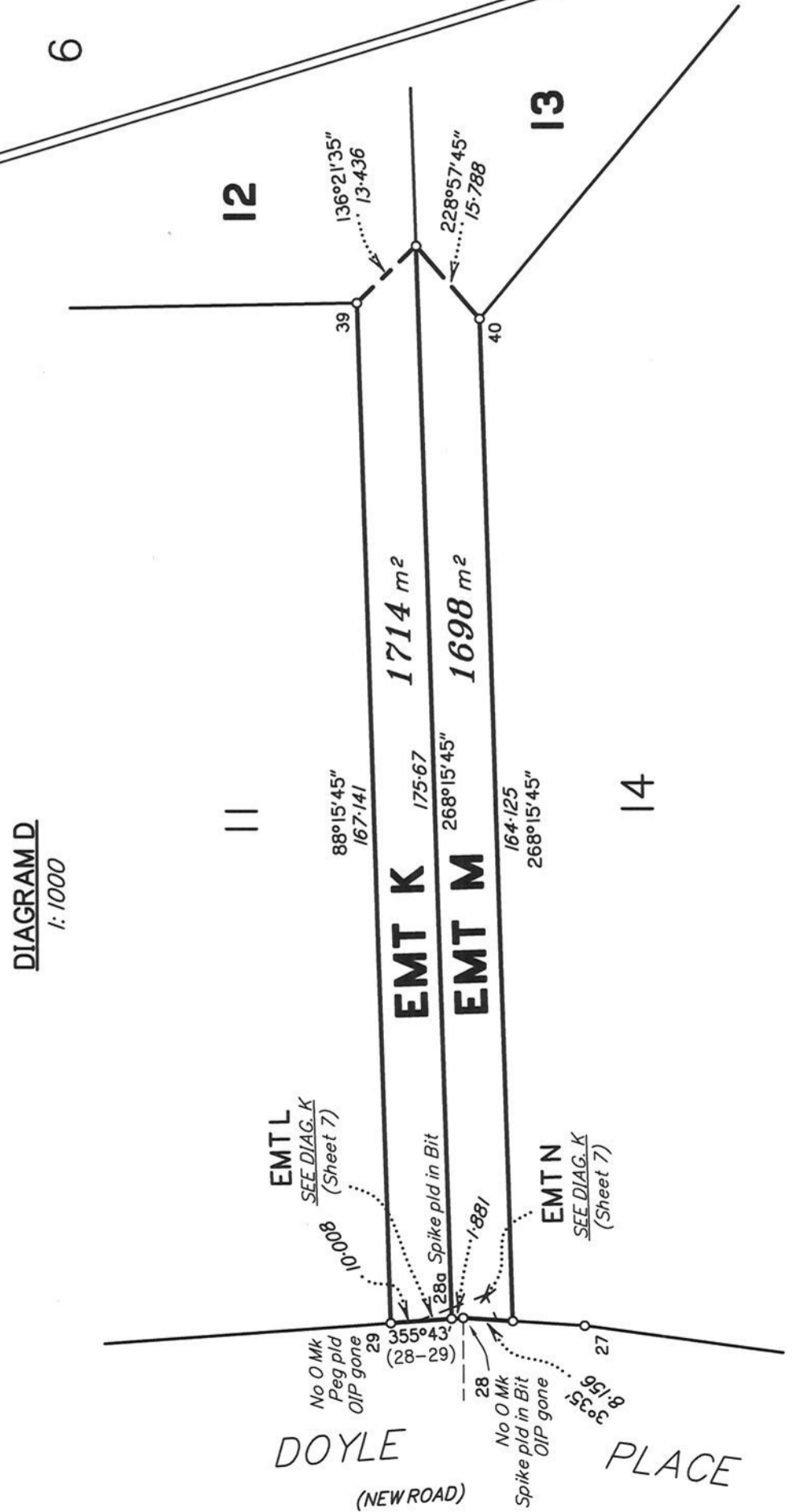


DIAGRAM D
1:1000



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Insert Plan Number **SP357506**

DIAGRAM F
1:500

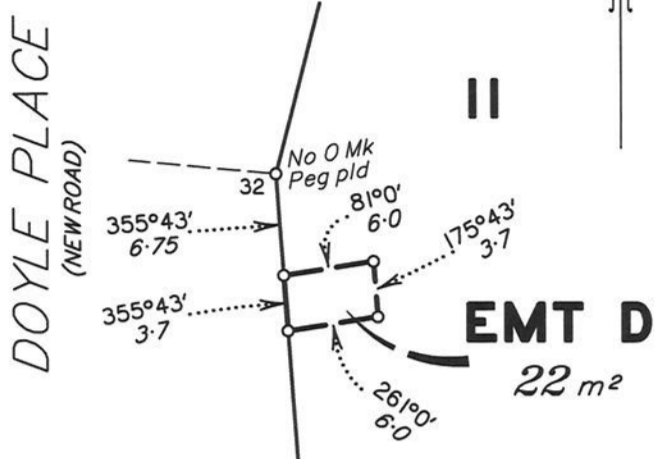


DIAGRAM G
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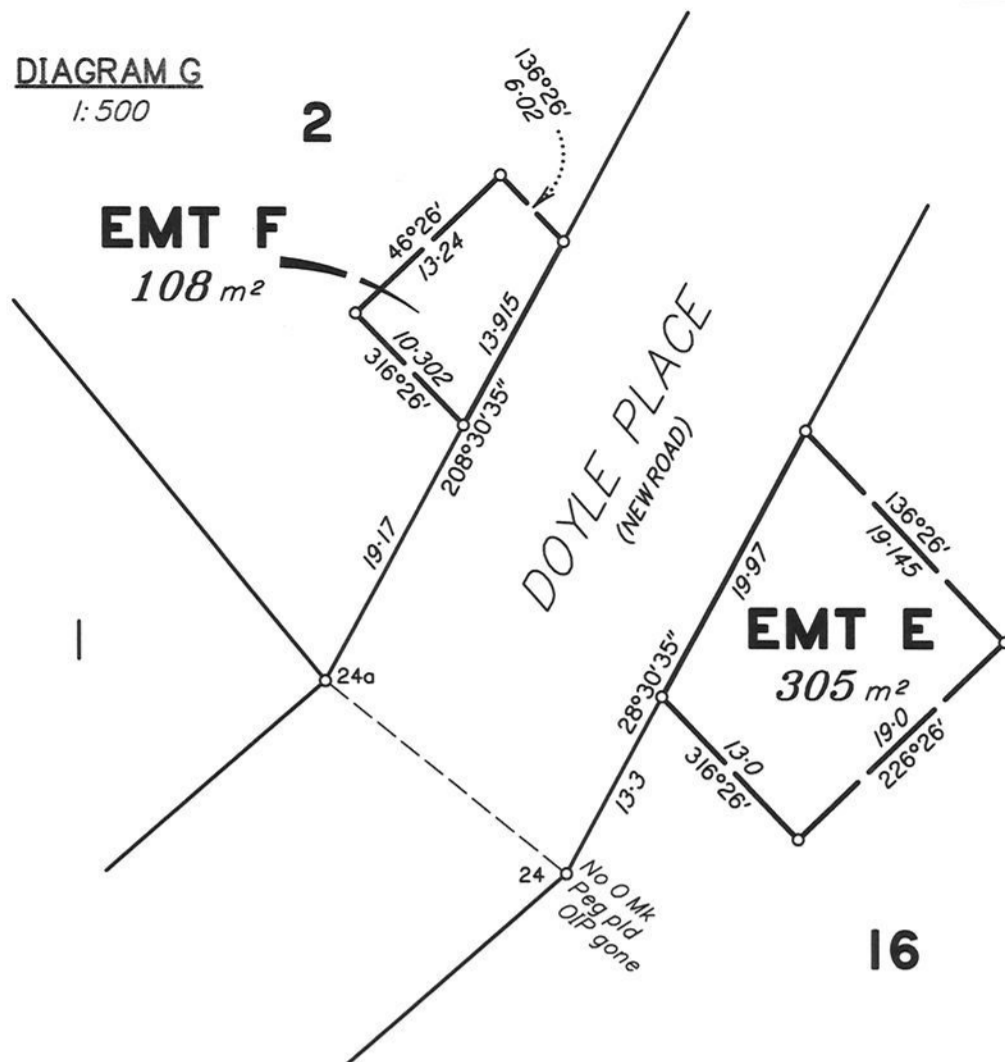


DIAGRAM H
1:250

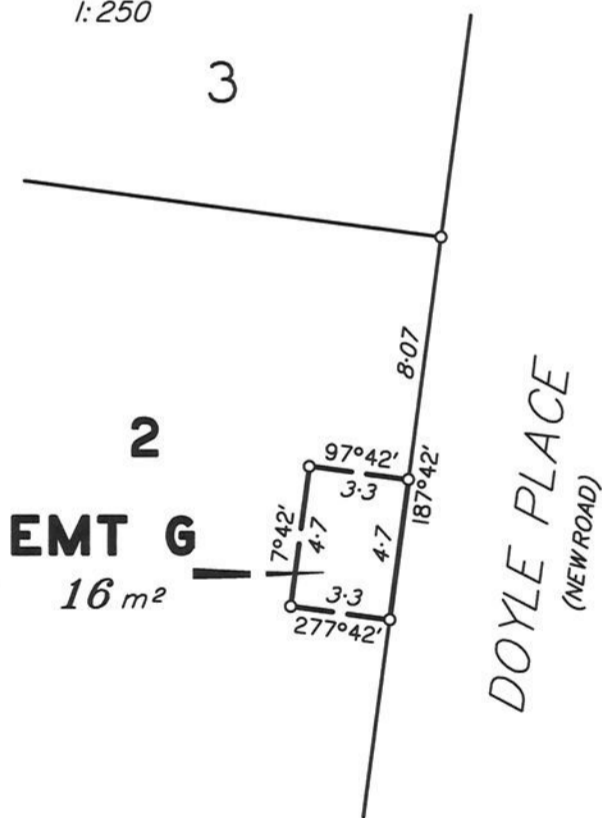


DIAGRAM J
1:200

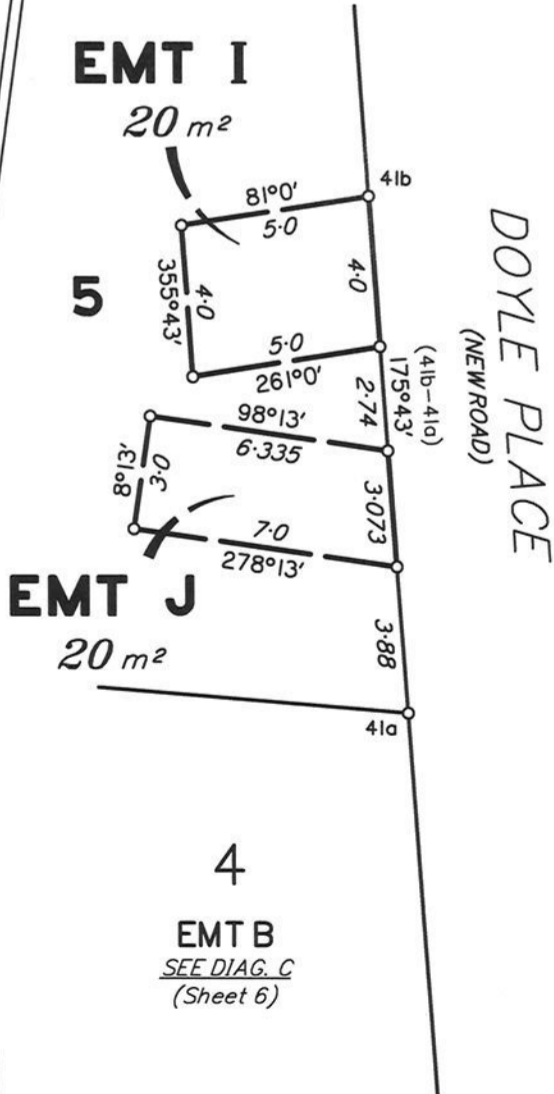


DIAGRAM K
1:150

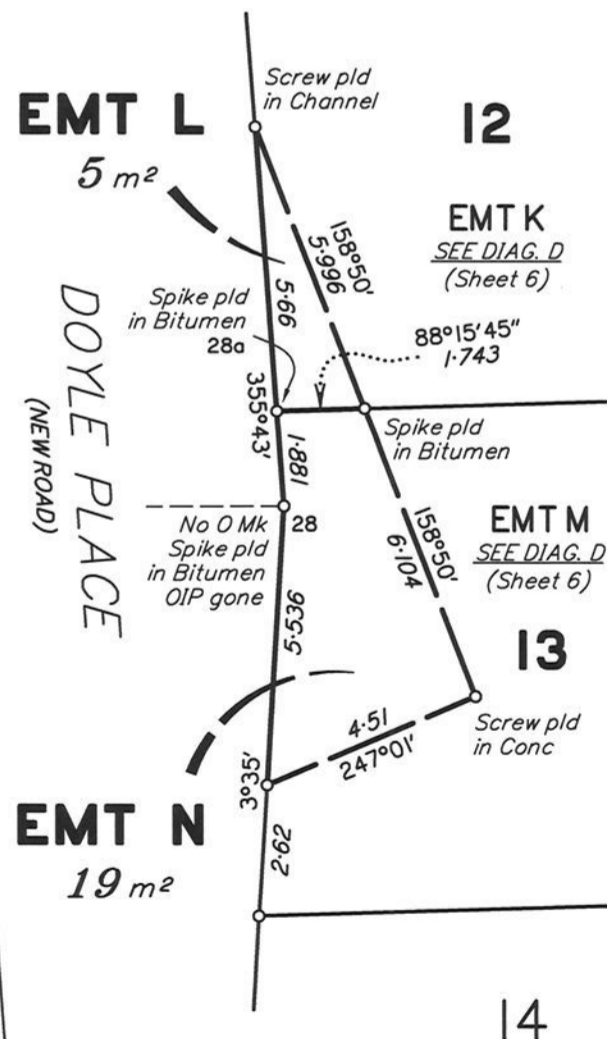
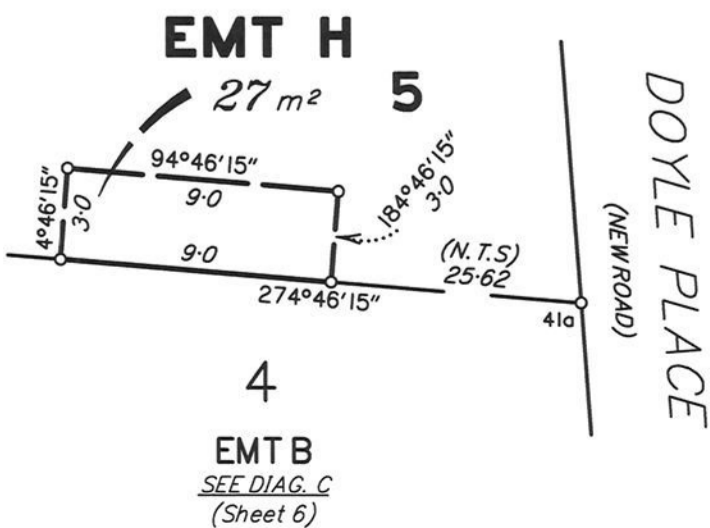


DIAGRAM I
1:250



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Insert Plan Number **SP357506**

NOTICE OF OFFER TO PURCHASE
Brumby's Run, Doyle Place, King Scrub

LOT NUMBER	
-------------------	--

BUYER 1 – FULL NAME (Including Middle Name/s)	
ADDRESS	
PHONE NUMBER	
EMAIL ADDRESS	

BUYER 2 – FULL NAME (Including Middle Name/s)	
ADDRESS	
PHONE NUMBER	
EMAIL ADDRESS	

SOLICITOR/CONVEYANCER NAME & CONTACT	
ADDRESS	
PHONE NUMBER	
EMAIL ADDRESS	

OFFER PRICE:	\$		
INITIAL DEPOSIT:	\$	DATE PAYABLE:	2 business days from Contract Date
BALANCE DEPOSIT: (max 10% of purchase price)	\$	DATE PAYABLE:	(CIRCLE ONE) 7 DAYS 14 DAYS
FINANCE PERIOD: (Circle One)	Not subject to finance	7 DAYS	14 DAYS
SETTLEMENT DATE:			

**ADDITIONAL CONDITIONS
REQUIRED BY THE BUYER/S**

(include any time frames
applicable)

TERMS OF OFFER

The Buyer acknowledges that:

- By completing this form, the Buyer registers their intent to enter into a Contract to purchase the property from the Seller for the Offer Price. This offer may be withdrawn at any time by the Buyer prior to executing a Contract of Sale
- They have inspected the property or have chosen to make the offer without inspection
- A Seller Disclosure Statement is required to be signed by them prior to entering into a Contract
- A Contract of Sale, including any Special Conditions, will be provided for their review prior to entering into a binding agreement
- The property may be subject to multiple offers and, if so, they will be provided with a Notice of Multiple Offer form and afforded the opportunity to submit a further offer
- The Buyer consents to receiving Contract documentation, notices and other correspondence by electronic communication
- The Seller is not bound to accept this or any offer
- The Buyer authorises the Agent to present and discuss the details of this offer with the Seller
- This form does not constitute a legally binding agreement and no binding agreement exists until a Contract of Sale has been executed by all parties