



# *The* DARLING

MIDDLE RIDGE TOOWOOMBA, QUEENSLAND

SALES INFORMATION

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Fall in love  
with the place.

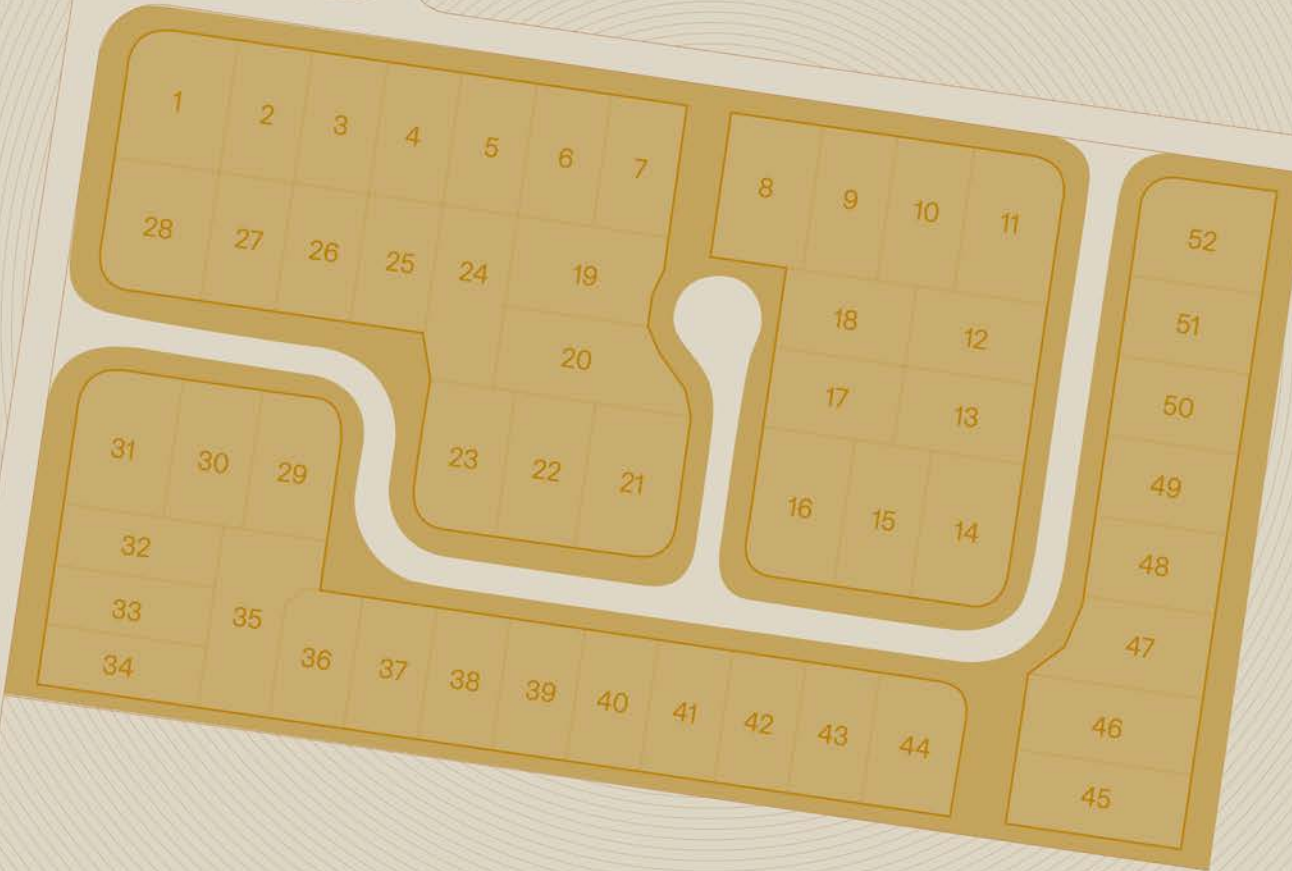


# The Darling *at a Glance*

Middle Ridge is one of Toowoomba's most exclusive and sought-after suburbs, offering elevated living, leafy surrounds, and close proximity to lifestyle amenities. Its enduring desirability and strong owner-occupier market have made Middle Ridge the preferred choice for high-end residential development.



# Master Plan



LOT #	LOT SIZE	Lot #	LOT SIZE
1	703m <sup>2</sup>	27	515m <sup>2</sup>
2	515m <sup>2</sup>	28	703m <sup>2</sup>
3	515m <sup>2</sup>	29	515m <sup>2</sup>
4	515m <sup>2</sup>	30	602m <sup>2</sup>
5	515m <sup>2</sup>	31	576m <sup>2</sup>
6	515m <sup>2</sup>	32	702m <sup>2</sup>
7	524m <sup>2</sup>	33	512m <sup>2</sup>
8	701m <sup>2</sup>	34	500m <sup>2</sup>
9	563m <sup>2</sup>	35	500m <sup>2</sup>
10	584m <sup>2</sup>	36	774m <sup>2</sup>
11	701m <sup>2</sup>	37	505m <sup>2</sup>
12	550m <sup>2</sup>	38	513m <sup>2</sup>
13	550m <sup>2</sup>	39	511m <sup>2</sup>
14	703m <sup>2</sup>	40	510m <sup>2</sup>
15	583m <sup>2</sup>	41	510m <sup>2</sup>
16	703m <sup>2</sup>	42	510m <sup>2</sup>
17	550m <sup>2</sup>	43	510m <sup>2</sup>
18	550m <sup>2</sup>	44	605m <sup>2</sup>
19	708m <sup>2</sup>	45	687m <sup>2</sup>
20	750m <sup>2</sup>	46	688m <sup>2</sup>
21	700m <sup>2</sup>	47	655m <sup>2</sup>
22	600m <sup>2</sup>	48	551m <sup>2</sup>
23	660m <sup>2</sup>	49	551m <sup>2</sup>
24	674m <sup>2</sup>	50	550m <sup>2</sup>
25	515m <sup>2</sup>	51	550m <sup>2</sup>
26	515m <sup>2</sup>	52	700m <sup>2</sup>



## PROPERTY HIGHLIGHTS

- 10 minutes to major health precincts & private hospitals
- Located 10 minutes from Toowoomba's cbd
- Surrounded by luxury homes and quality subdivisions.
- Access to Gabbinbar Homestead, Middle Ridge Golf Club and Middle Ridge Park
- Close to The Ridge Shopping world, Aldi, Coles, Woolworths, and specialty dining



Whether it's raising a family, entertaining in style, or investing in lifestyle, Middle Ridge delivers Toowoomba's most complete and prestigious residential offering.

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# *The* DARLING

## PROPERTY OVERVIEW

*The Darling* is a tightly held boutique estate positioned in the dress circle of Middle Ridge. Comprising 52 premium lots, it offers a rare opportunity for discerning buyers to build within a community designed for long-term quality and architectural excellence.

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You found  
your someday.



## Estate Features

With design controls in place and surrounded by established prestige homes, The Darling is engineered to ensure each home complements the estate's natural beauty and value proposition.

- Premium 52 - lot subdivision with sizing from 500m<sup>2</sup> - 800 m<sup>2</sup> lots.
- Protected by architectural building covenants to ensure streetscape quality.
- Elevated topography to capture natural light, breezes, and views.
- Thoughtfully designed lot layout promoting privacy, access, and solar orientation.
- Titled and builder-ready land to fast track build programs.
- Fully serviced with underground power, NBN, water, and sewer



# Design Vision & Community Character

The design vision reflects Toowoomba's grand homes and gardens, while offering buyers the flexibility to build modern, bespoke dwellings in harmony with the natural landscape.

- Elegant street presence through articulated façades and high pitched roofing
- Premium landscaping and fencing standards to soften visual impact
- Retaining wall and colour schemes to ensure cohesive streetscapes
- Prohibition of low quality or repetitive design elements

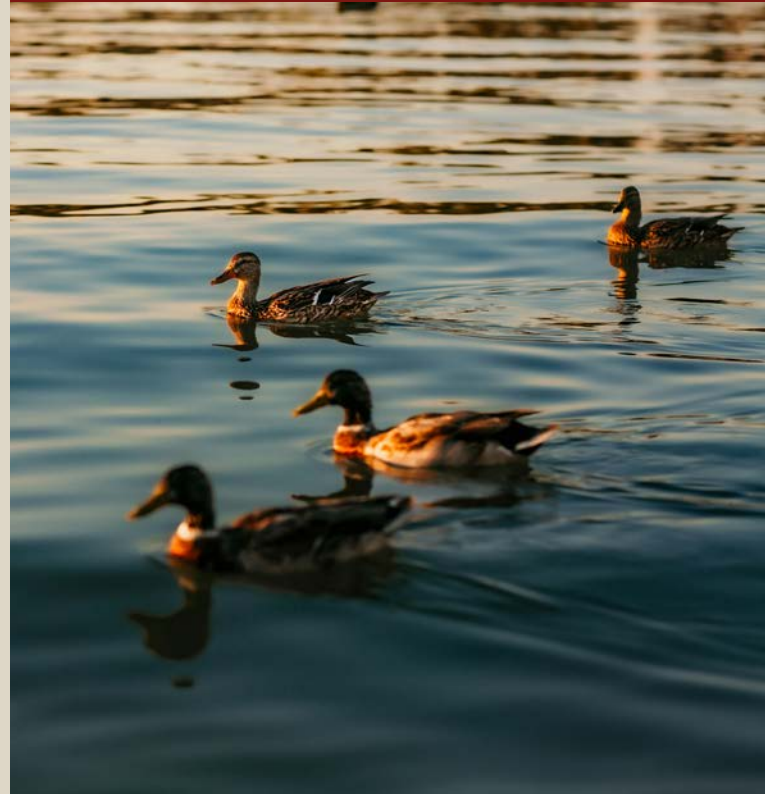
The Darling is a neighbourhood created to enhance its surroundings, not just another development, but a curated community where design matters. A detailed Building Covenant guides architectural style, materials, fencing, landscaping, and street appeal to ensure a cohesive, high-end aesthetic.



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A perfect match.



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## Liveability & Amenity

Life at The Darling is about balance. Residents enjoy both convenience and tranquillity. Just minutes from Toowoomba's best lifestyle offerings, yet with the privacy of a peaceful retreat.

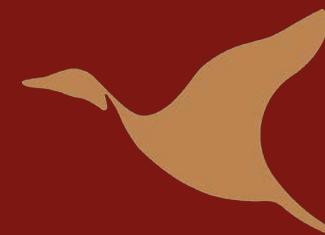
From morning dog walks to coffee catch-ups at local cafés, every day feels effortless. With everything close by, life flows naturally, making it easy to enjoy both relaxation and activity without compromise.

The Darling is built for ease, comfort, and community. It's modern living in a setting that feels welcoming, calm, and complete.



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Right where  
*you* need to be



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# A rare kind of closeness

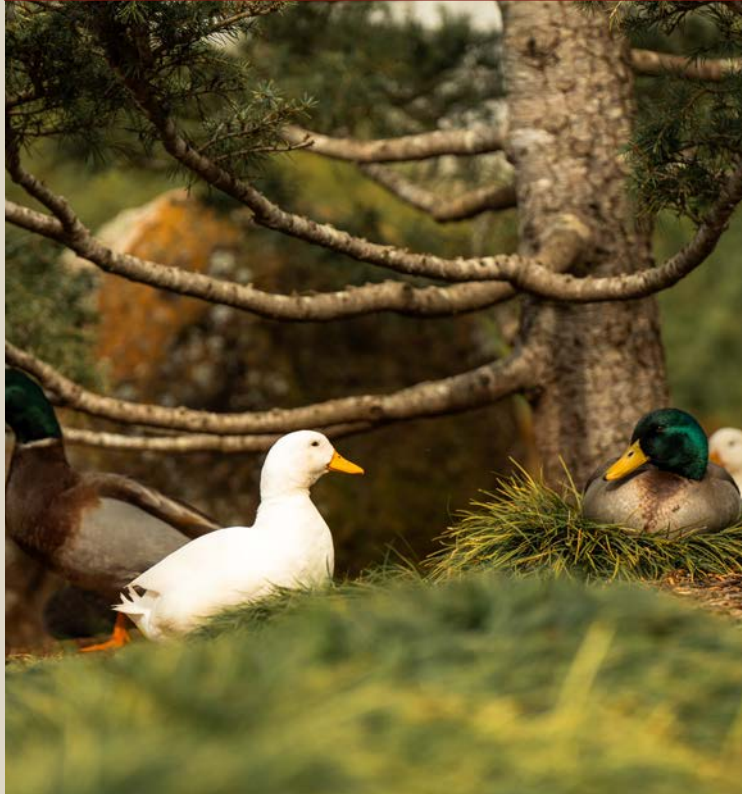
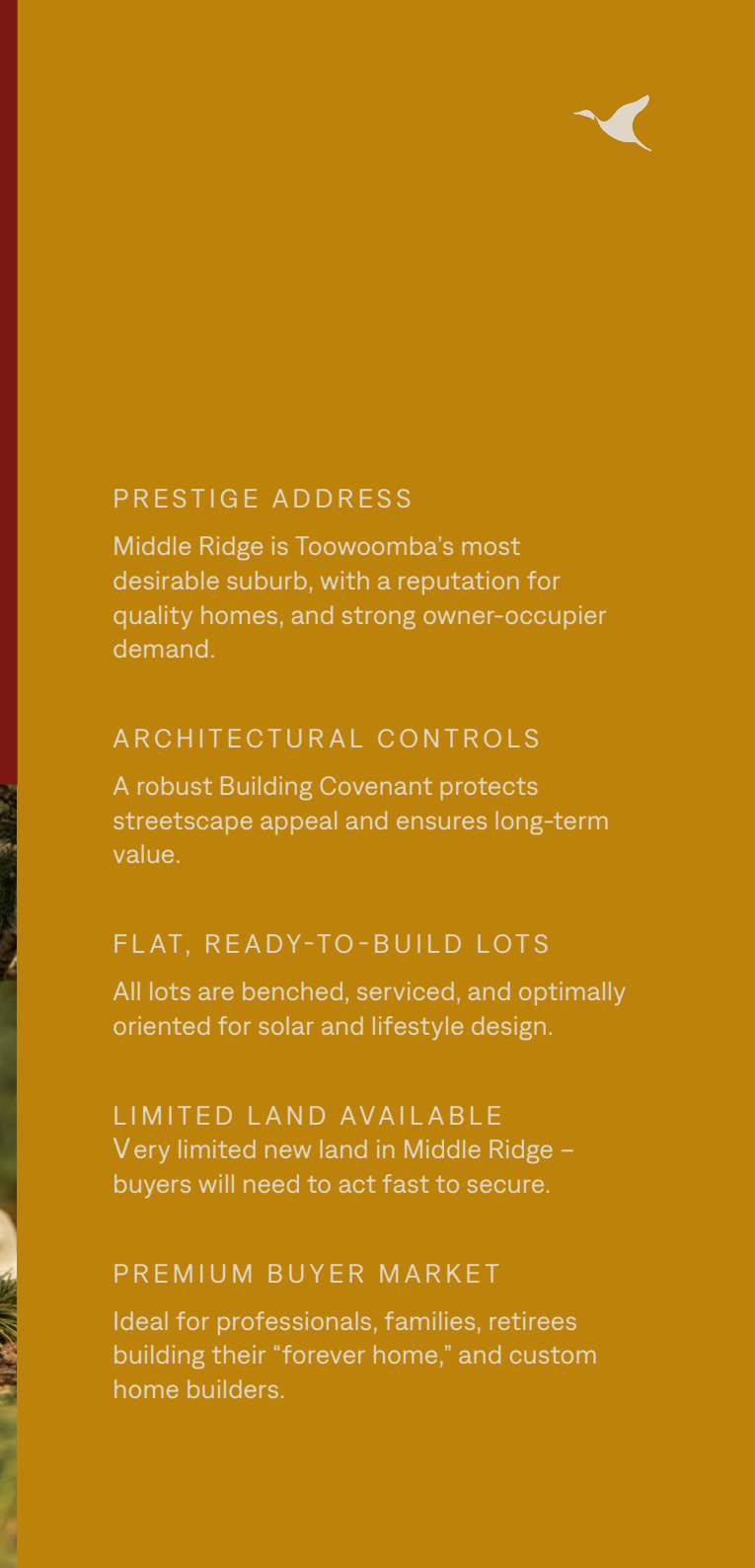
The Darling represents a high demand, low-supply opportunity in Toowoomba's strongest performing residential corridor.

- Middle Ridge has one of Toowoomba's highest median property values
- Strong resale history and high owner-occupier market
- Limited remaining land supply with high architectural standards in place
- Ideal for custom home builders, owner-occupiers, and investors
- Competitive build costs due to flat, generous lots with minimal site works
- Long-term capital growth prospects in a tightly held, blue-chip location

This is a project that will attract quality buyers and build to live purchasers seeking legacy homes in a timeless community.

*The***DARLING**





*Meant to be*

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#### PRESTIGE ADDRESS

Middle Ridge is Toowoomba's most desirable suburb, with a reputation for quality homes, and strong owner-occupier demand.

#### ARCHITECTURAL CONTROLS

A robust Building Covenant protects streetscape appeal and ensures long-term value.

#### FLAT, READY-TO-BUILD LOTS

All lots are benched, serviced, and optimally oriented for solar and lifestyle design.

#### LIMITED LAND AVAILABLE

Very limited new land in Middle Ridge – buyers will need to act fast to secure.

#### PREMIUM BUYER MARKET

Ideal for professionals, families, retirees building their "forever home," and custom home builders.

# Frequently *Asked Questions*

## ARE THERE ANY DESIGN RESTRICTIONS?

Yes. The estate is governed by a Building & Design Covenant to ensure a consistent, high-quality outcome. Design elements such as roof pitch, façade finishes, fencing, and landscaping are regulated. Buyers must submit plans for approval before construction.

## CAN BUYERS CHOOSE THEIR OWN BUILDER?

Yes. Buyers may engage any registered builder provided their design complies with the Building Covenant and is approved by the Design Review Panel (DRP).

## ARE DUAL OCCUPANCIES PERMITTED?

Dual occupancies may be permitted on certain lots (subject to council approval and DRP review). Minimum design standards, including higher roof pitches, apply.

## WHEN WILL TITLES BE AVAILABLE?

All lots will be registered and builder-ready prior to settlement. Agent can provide updates on timing.

## IS FENCING INCLUDED?

No. Buyers are responsible for fencing, which must comply with covenant requirements. Shared fencing costs are not covered by the developer.

## IS NBN AVAILABLE?

Yes. All lots will be NBN-ready and serviced.

## ARE THERE ANY ADDITIONAL LEVIES OR BODY CORPORATE FEES?

No. The estate operates under freehold title. There are no body corporate or community title levies.

## CAN BUYERS INSTALL SHEDS, POOLS, OR SOLAR PANELS?

Yes, but all structures must comply with covenant standards. Sheds must match the dwelling's colour and style. Pools and solar panels must be appropriately sited and not visible from the street where possible.

*The***DARLING**

# The one you've been waiting for.

## PROPERTY AGENTS

For detailed development plans, site inspections and sales enquiries, get in touch with our property agent partners at Colliers Toowoomba.



## DEVELOPMENT TEAM

Boldstone specialise in the rededication of one-of-a-kind spaces. From conception through construction, they consider how spaces shape us and the mark we leave in turn, keeping sustainability at the core of operations and orchestrating projects that are mindful of what makes a region special.

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LAND DEVELOPED BY



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BRAD LIPP • PROPERTY AGENT

[brad.lipp@collierstwb.com](mailto:brad.lipp@collierstwb.com)  
+61 450 201 511



COREY DUNN • PROPERTY AGENT

[corey.dunn@collierstwb.com](mailto:corey.dunn@collierstwb.com)  
+61 412 811 943



# A Perfect Match



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