



Spaces shaped
by light.

A place of its own.

Within established Idalia, Day Dawn Rise brings together 24 contemporary residences around a mature rain tree and a private residents' garden.

The proposed gated setting gives the community a quieter, more personal scale. Three- and four-bedroom designs sit alongside custom build opportunities on homesites ranging from 151 m² to 379 m².



Indicative masterplan



An intimate arrival.

A calm landscaped entrance opens to a cohesive streetscape and a green heart. Each home pairs generous open-plan interiors and secure double garaging with a private place outdoors.

A boutique way to live.



24

residences

A community with an intimate scale.

01

green heart

Residents' garden beneath the mature rain tree.

Idalia

connected living

The Precinct, golf club and CBD within easy reach.

Indicative body corporate fees: approximately \$2,200 per annum.



Idalia.

More life.

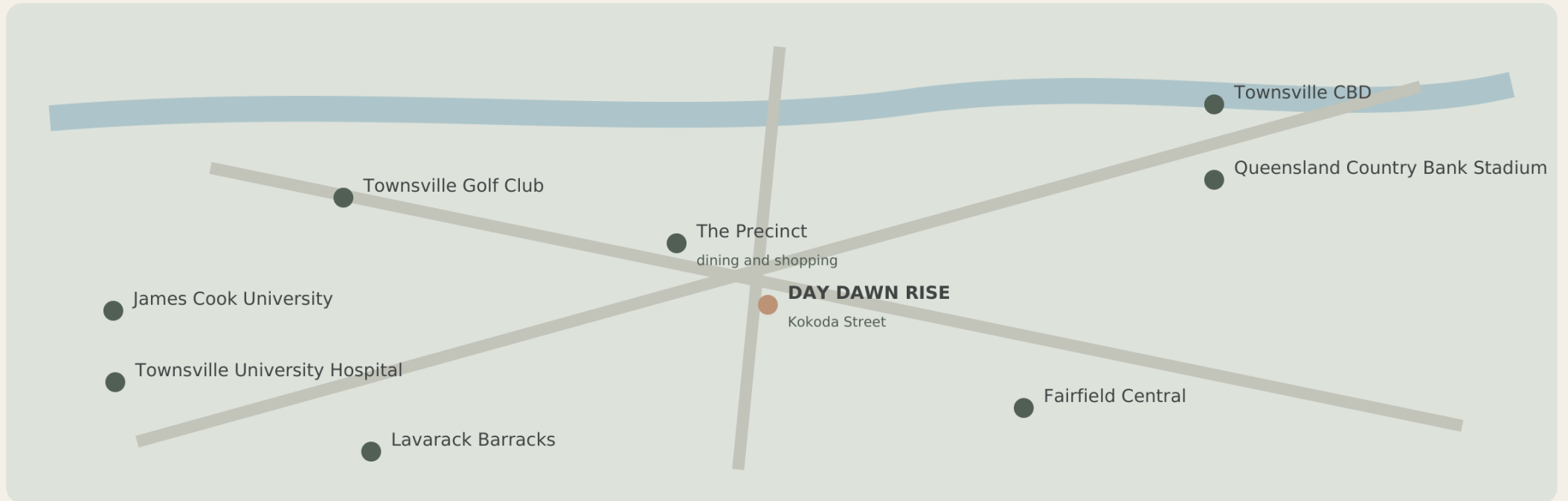
Less travel.

The Precinct's fresh food, coffee, dining and services are about a 10-minute walk away. Townsville Golf Club, Fairfield's shops and the CBD are close to home.

Landscaped streets, nearby parkland and the Ross River corridor make room for an outdoor rhythm to daily life.

At the centre of everyday life.

46-50 Kokoda Street, Idalia



Indicative orientation map. Positions and routes are illustrative.



Considered in every detail.

Premium inclusions hand selected by Ethos Interior bring a calm, cohesive material palette to the collection. Artist impressions; final finishes and inclusions are subject to contract.

The collection

Dawn 171

Three bedrooms / Study / Private patio

Kokoda 179

Four bedrooms / Balcony / Room for a pool

Rise 183

Four bedrooms / Study / Balcony

Sun 184

Four bedrooms / Study / Balcony / Room for a pool



Dawn 171

A considered place to unwind.

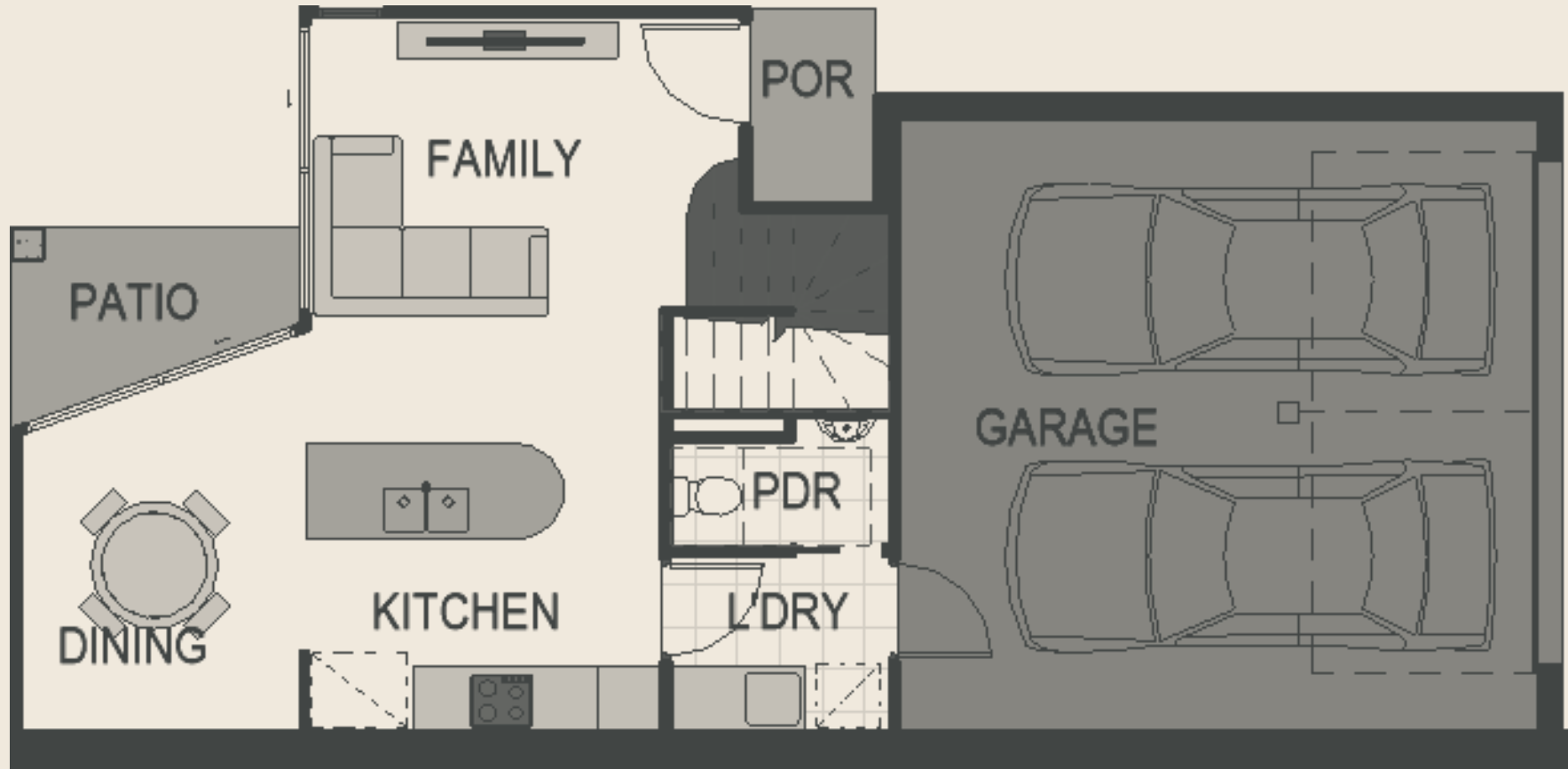
3 bedrooms / 2 bathrooms / Study / Double garage

Open-plan kitchen, dining and family spaces connect to a private patio. Upstairs, three bedrooms and a dedicated study give the household room to rest and focus. Practical storage, a powder room and secure double garaging make the daily routine easier.

Premium inclusions selected by Ethos Interior.

Dawn 171

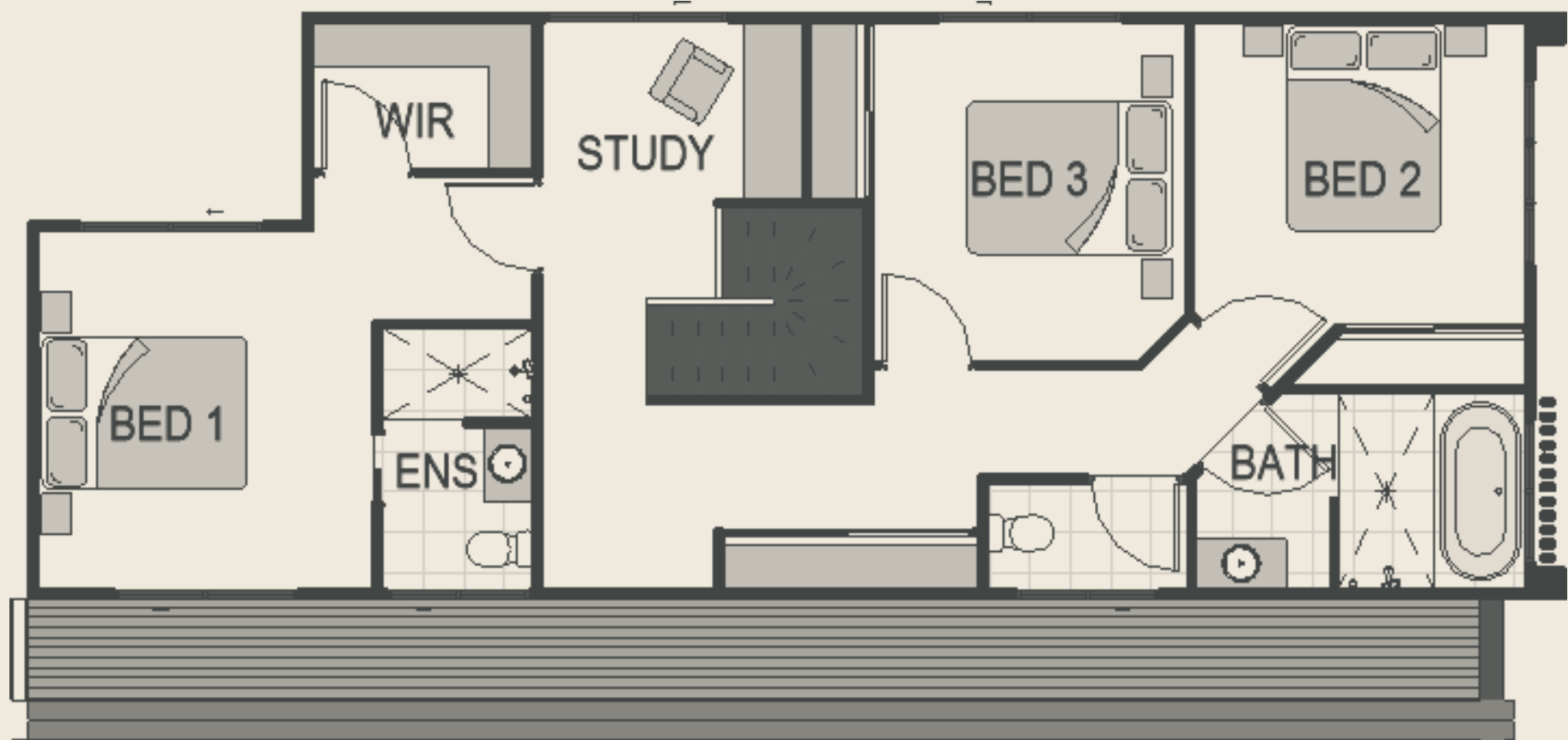
Ground floor



One home / indicative floor plan. Final details subject to contract.

Dawn 171

First floor



One home / indicative floor plan. Final details subject to contract.



Kokoda 179

More room for summer.

4 bedrooms / 2 bathrooms / Balcony / Double garage

Room for
a pool.



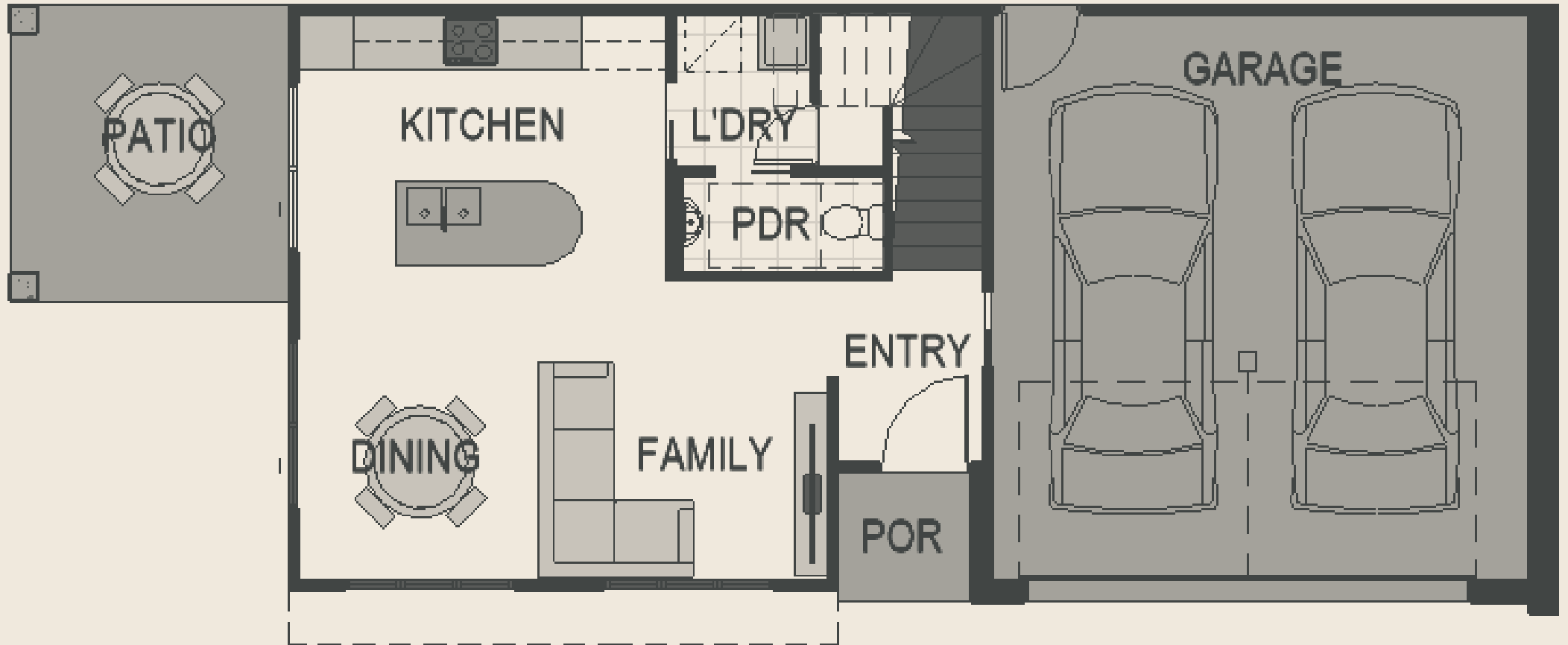
Pool image illustrative

Connected kitchen, dining and family living flow to a private patio. Upstairs are four bedrooms and a balcony; the balcony overlooks the mature rain tree on the relevant homesites. An outdoor area offers room for a pool, subject to homesite suitability and approvals.

Pool installation is not included.

Kokoda 179

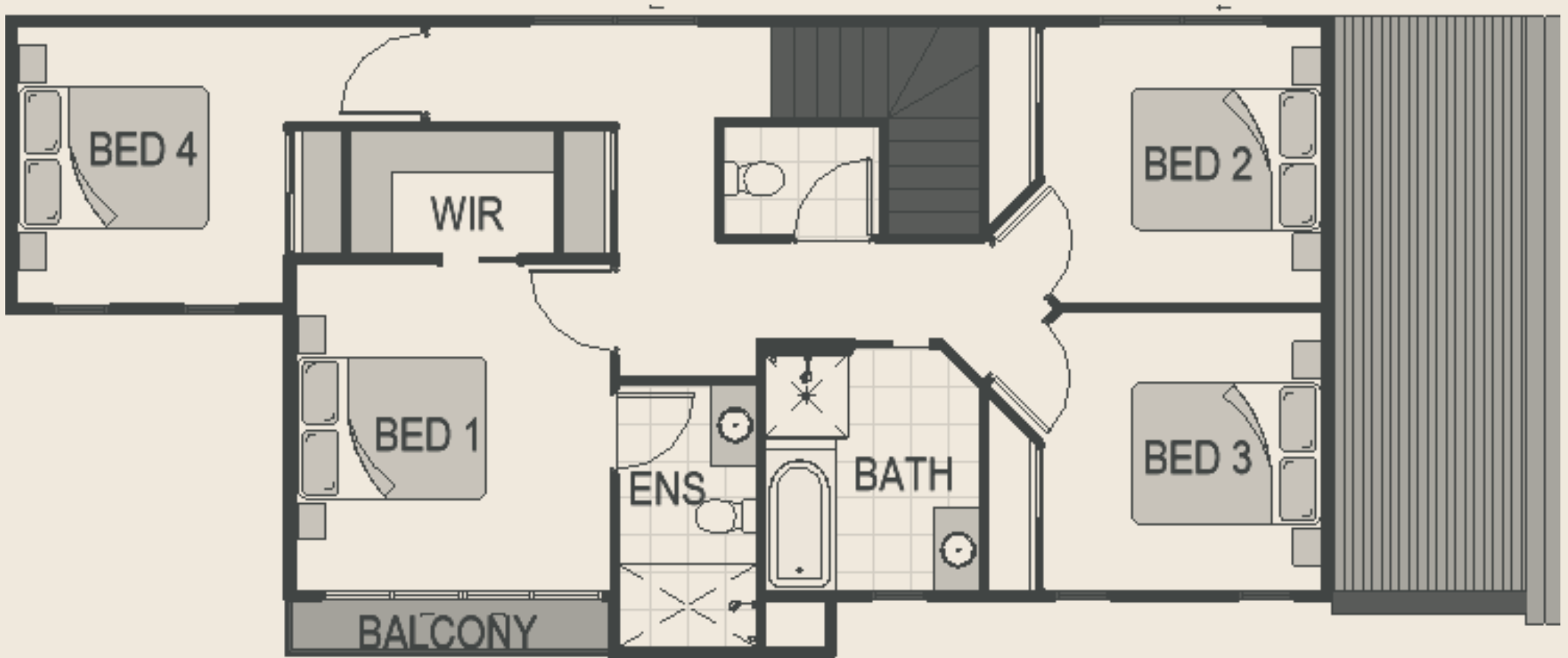
Ground floor



One home / indicative floor plan. Final details subject to contract.

Kokoda 179

First floor



One home / indicative floor plan. Final details subject to contract.



Rise 183

Room to retreat and recharge.

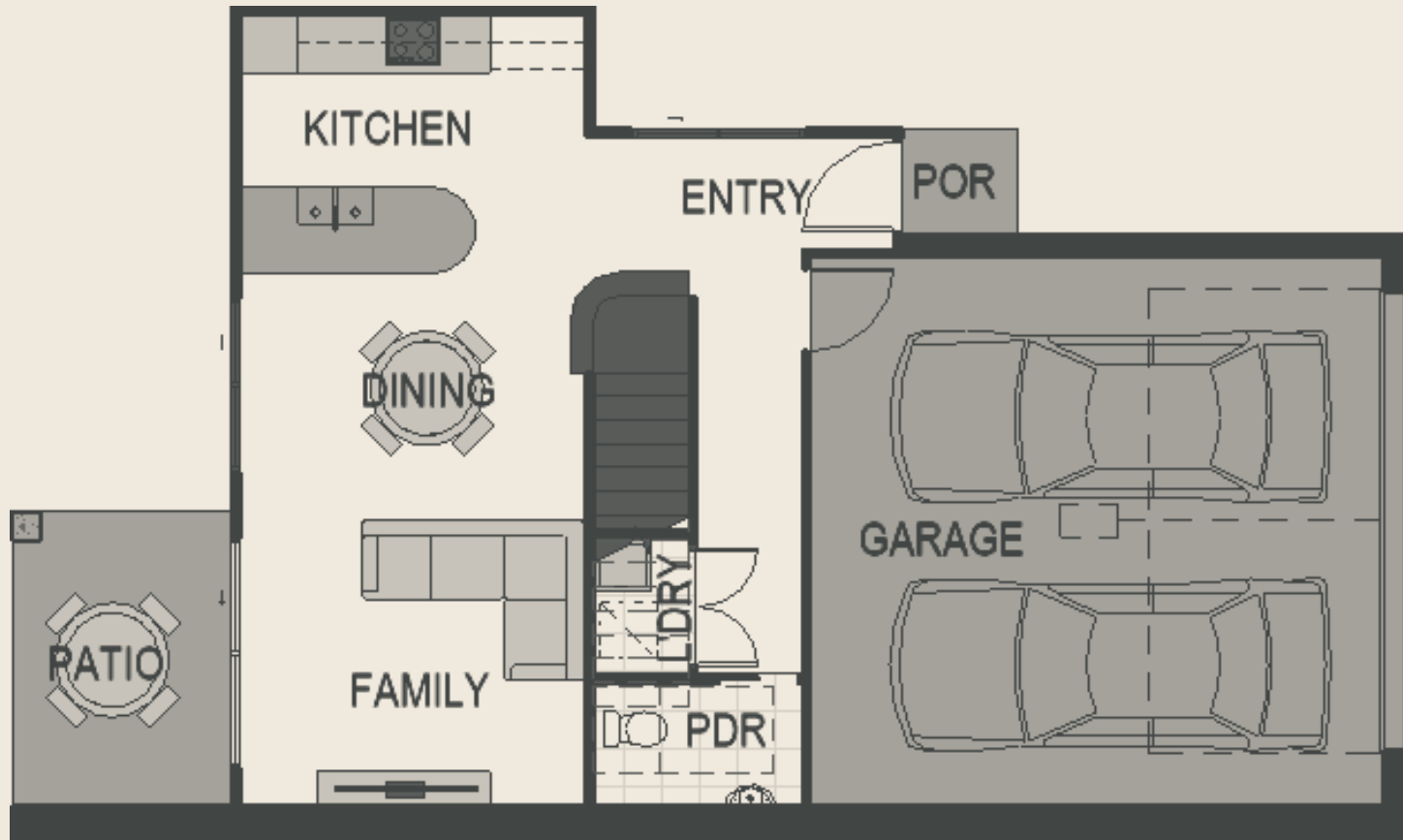
4 bedrooms / 2 bathrooms / Study / Balcony / Double garage

Open-plan living extends to a private patio, with a laundry, powder room and double garage supporting everyday routines. Upstairs, four bedrooms, a walk-in robe, dedicated study and balcony bring flexibility and welcome separation.

Premium inclusions selected by Ethos Interior.

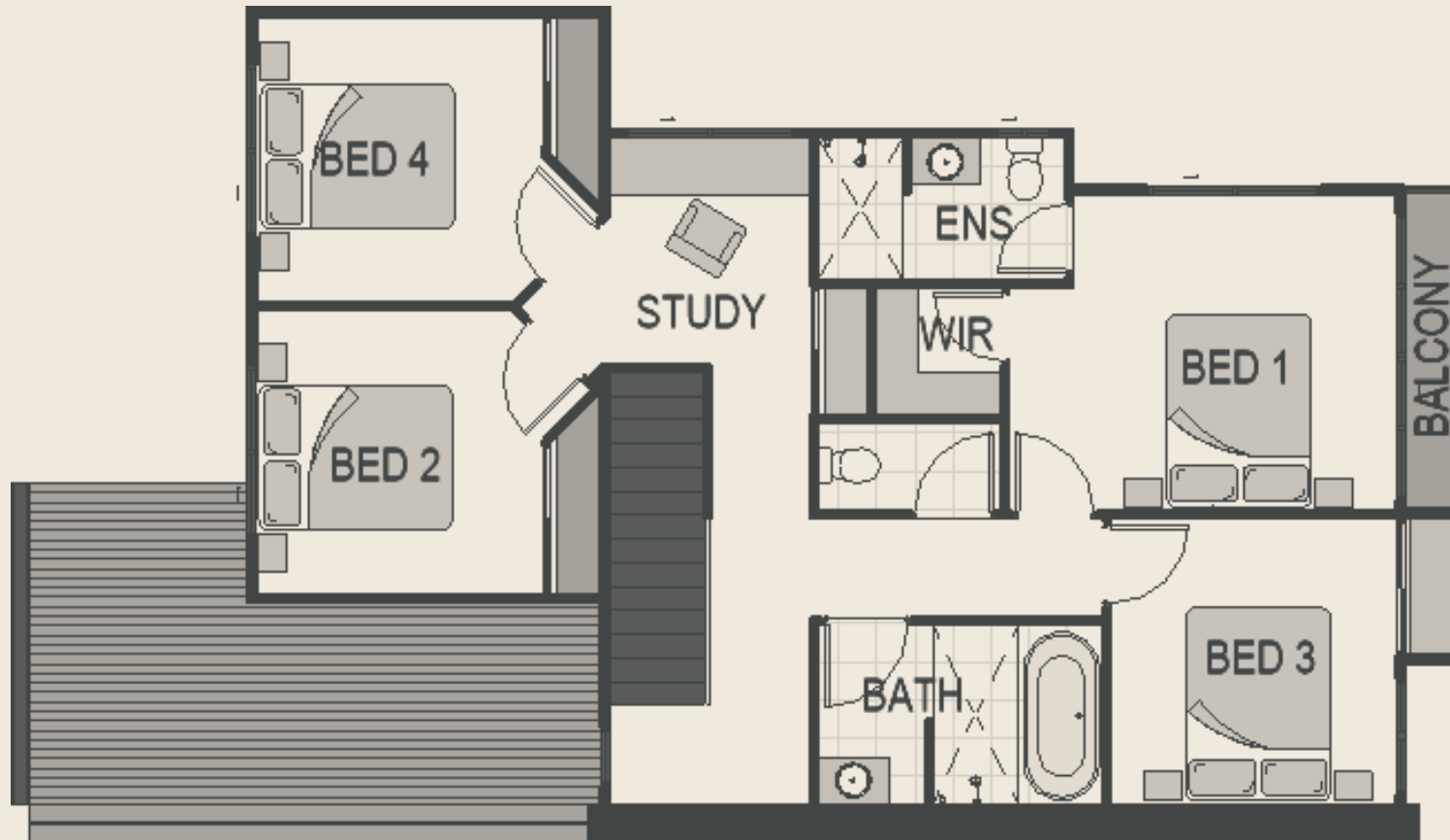
Rise 183

Ground floor



Rise 183

First floor



One home / indicative floor plan. Final details subject to contract.



Sun 184

Spacious Executive living.

4 bedrooms / 2 bathrooms / Study / Balcony / Double garage

Room for a pool.



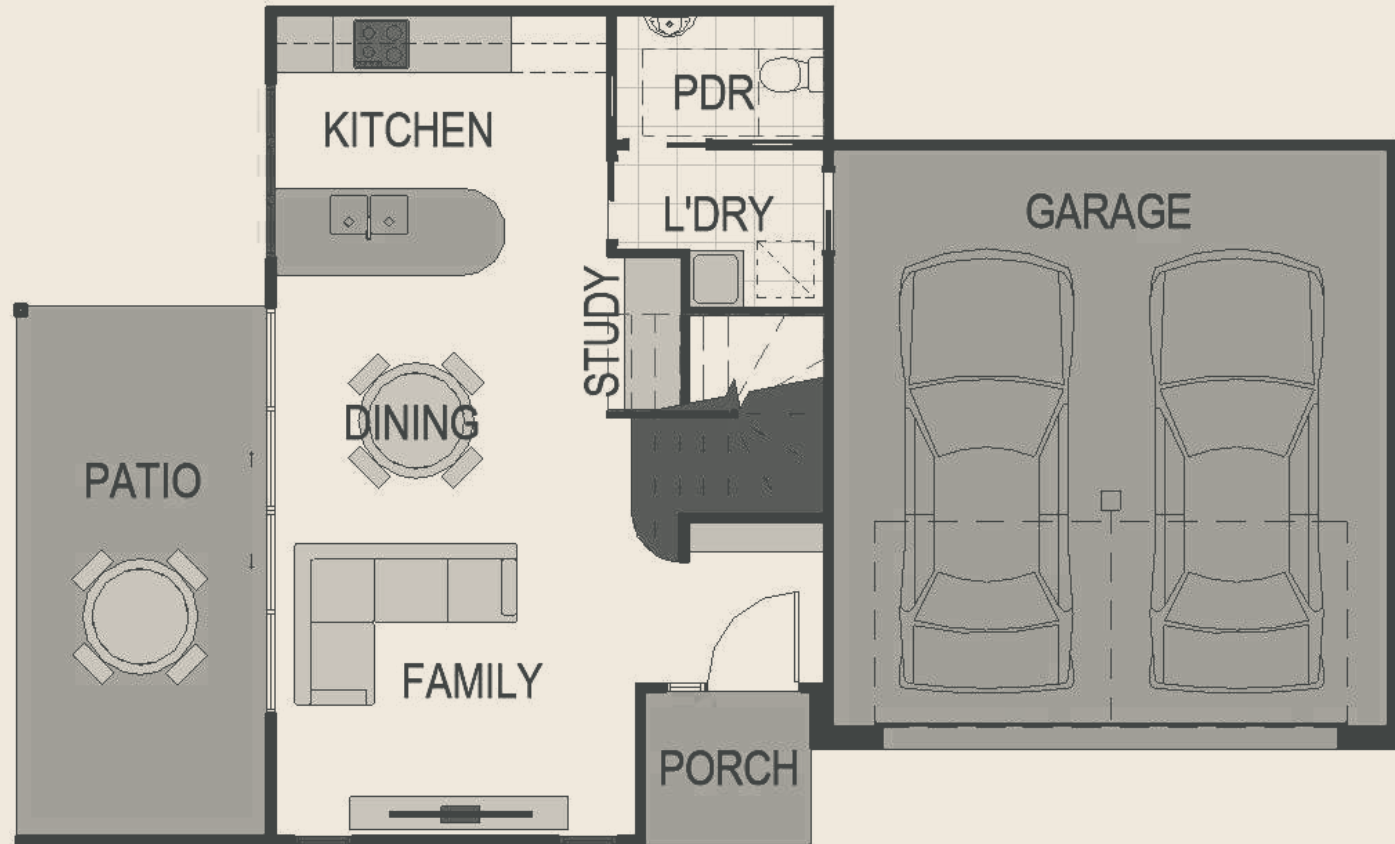
Pool image illustrative

The standalone two-storey design gives open-plan living direct access to a private patio. Four bedrooms, two bathrooms, a dedicated study and an upper-level balcony create generous space to live. The outdoor setting offers room for a pool, subject to homesite suitability and approvals.

Pool installation is not included.

Sun 184

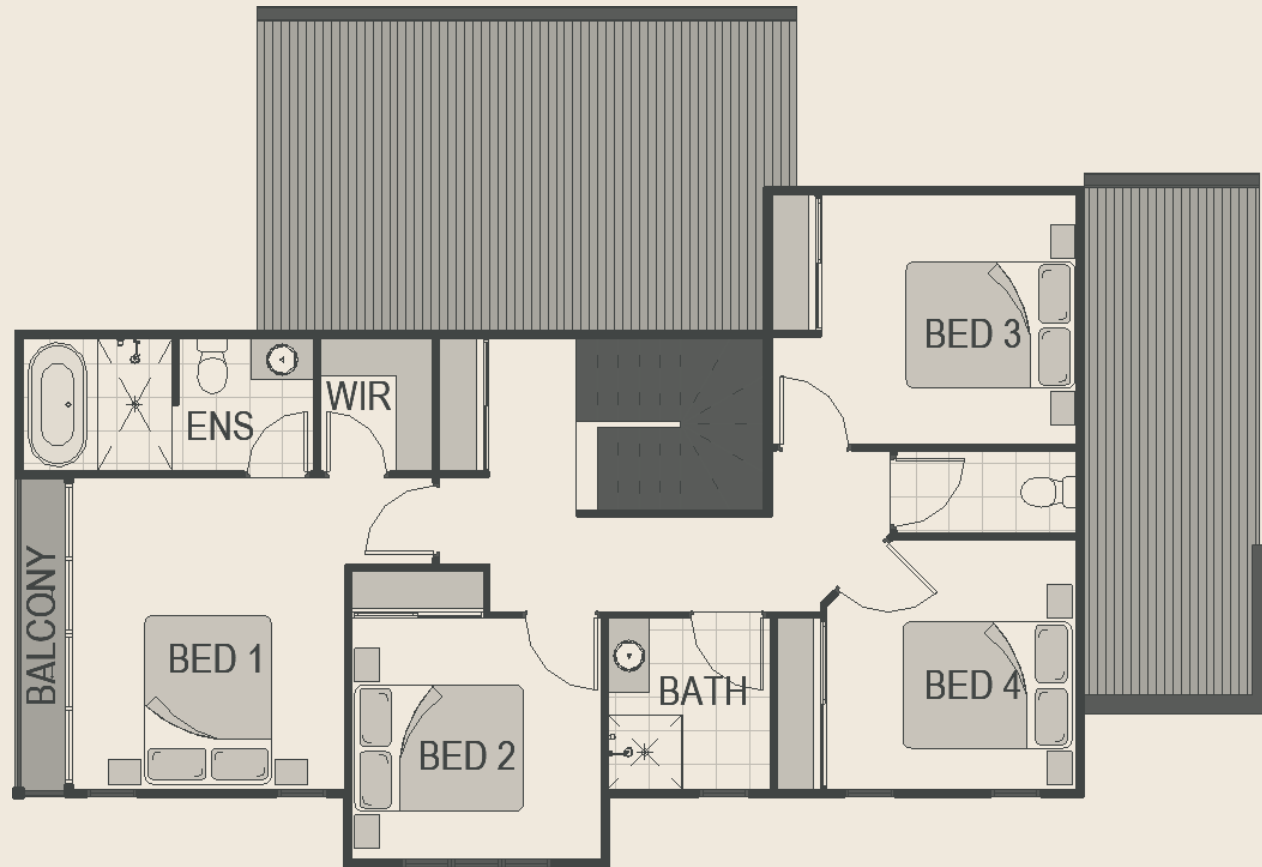
Ground floor



One home / indicative floor plan. Final details subject to contract.

Sun 184

First floor



One home / indicative floor plan. Final details subject to contract.



Townsville. A broader horizon.

North Queensland's largest city brings together a coastal lifestyle with a broad employment base across health, education, defence, government, construction, resources and business services.

From Idalia, Townsville University Hospital, JCU, Lavarack Barracks and the CBD are within easy reach.

PropTrack reported annual price growth of 17.2% in late 2025. Historical performance is not a forecast of future returns.



Find your place
at Day Dawn Rise.

Explore the four designs and request the current homesite availability, inclusions and pricing. Our team can guide you through the choices and next steps.

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daydawnrise.au

Kokoda Street, Idalia