

Put your investment
in this picture today.




**Sienna
Grove**

R I C H L A N D S

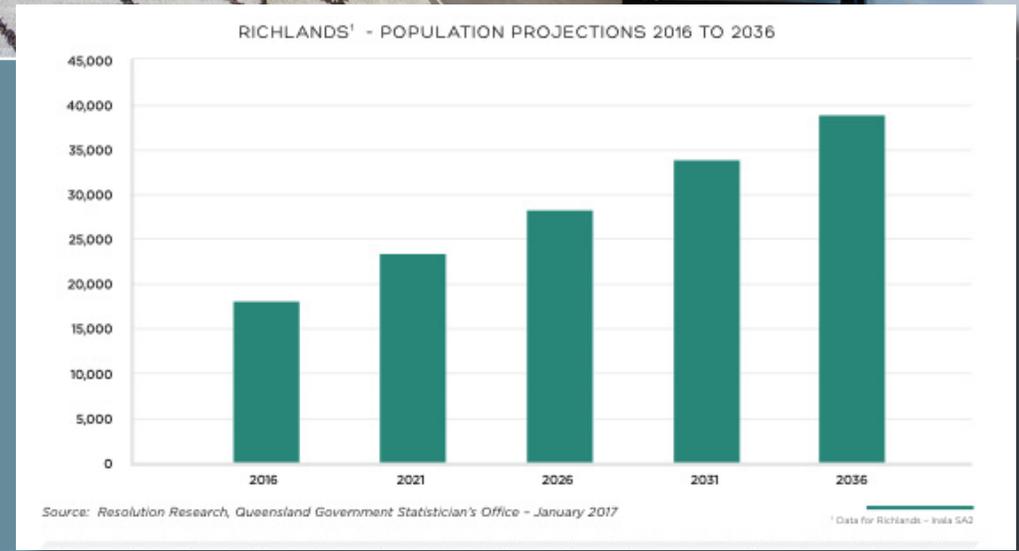



20,000
 NEW RESIDENTS

SIENNA GROVE IS...

situated approximately 15 kilometres from the Brisbane CBD and occupies a prime position within South East Queensland's western growth corridor. Richlands falls within the boundaries of the City of Brisbane which continues to enjoy strong economic and population growth. Available land for the development of new dwellings within Richlands is highly constrained which is likely to place upward pressure on median values as demand begins to outstrip supply.

Richlands is recognised as a leafy, green suburb offering residents a high quality of life with strong linkages to major employment, education, retail and recreational nodes.





DEMAND FOR
3,000+
NEW DWELLINGS



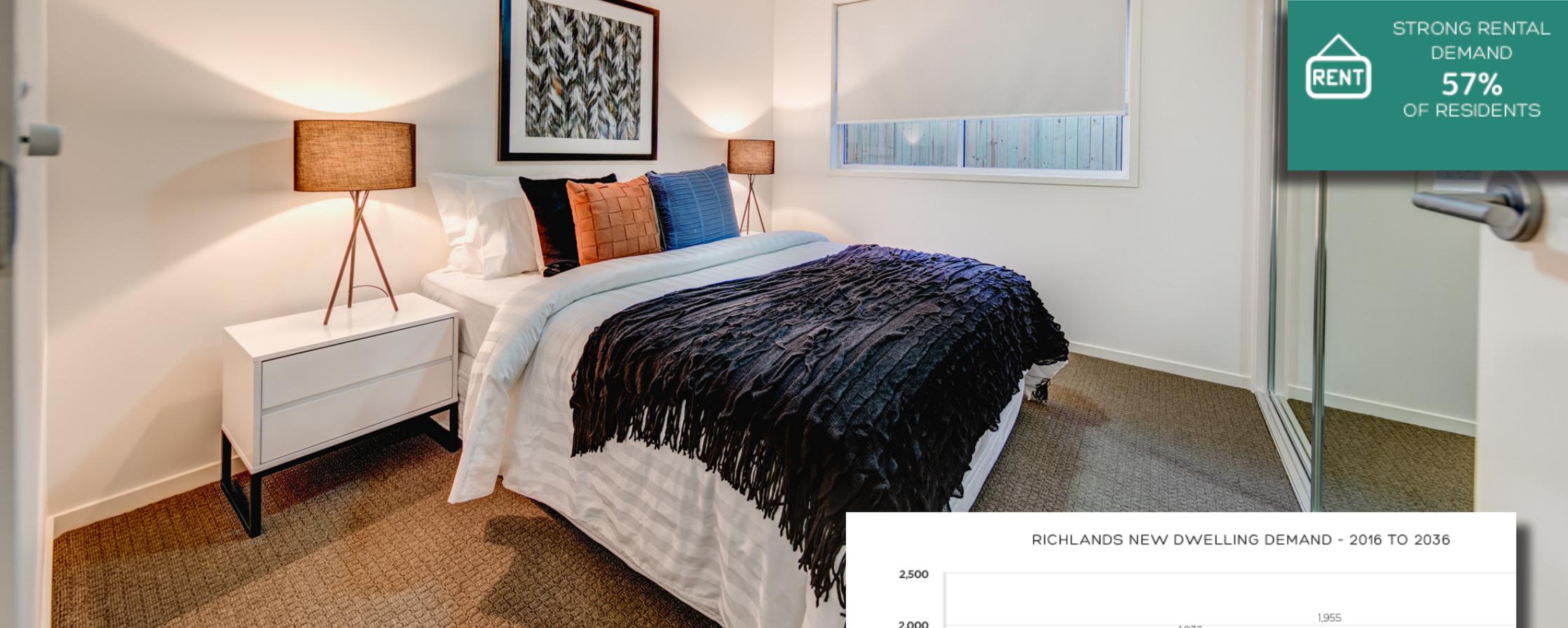
RICHLANDS IS...

estimated to sit at just over 18,400 people in 2016. By 2036 this population is projected to increase by just over 20,420 to reach 38,820. Over the five-year period between 2016 and 2021 alone, the population is projected to increase by more than 4,400 persons to reach 22,830 translating into demand for 1,475 new dwellings. Extended out to the ten year period between 2016 and 2021,

9,940 new residents are projected to move to the area stimulating demand for more than 3,310 new dwellings. Based on current development approvals and applications there is insufficient supply in place to cater to this demand.

The suburb of Richlands is a popular location for young families and couples to

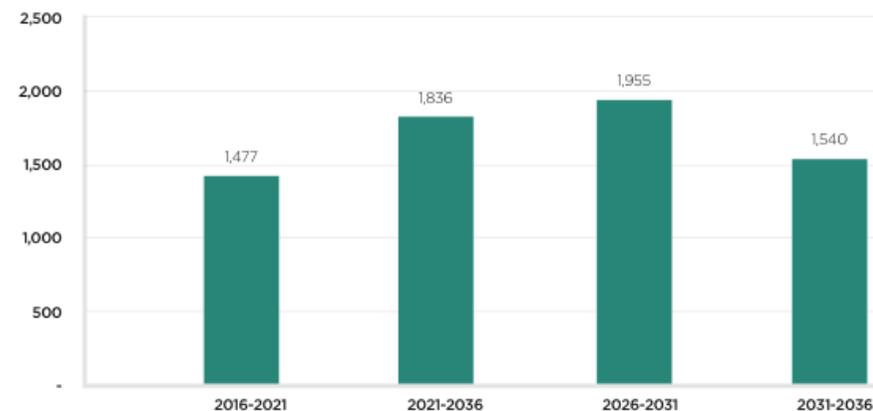
call home. Census1 data shows that the median age of the resident population was 29 compared with 35 throughout Greater Brisbane. An analysis of household composition shows that 79% of all households were occupied by couples without children and family households. The balance was made of lone person (15%) and group (6%) households.



RICHLANDS HAS...

recorded a particularly strong rate of median house price growth. Since 2012 the suburb's median house price has risen by an average of 6.8% per annum, significantly outperforming that recorded throughout greater Brisbane. In quantum terms, median house prices have jumped by 25% or an impressive \$111,500 over this same time frame. Despite this strong growth, the market remains affordable with the median house price for 2016 recorded at \$450,000. Current rental market conditions throughout Richlands' rental market are solid with the suburb recording a notable average gross rental yield of 4.9%. Coupled with this is a particularly tight vacancy rate of 1.8% which is well below the 2.9% which currently prevails across Brisbane. To put this

RICHLANDS NEW DWELLING DEMAND - 2016 TO 2036



Source: Resolution Research, Queensland Government Statisticians Office - January 2017

in perspective, a vacancy rate of 3.0% is considered the benchmark of where demand is running in line with supply. On this basis, it is fair to conclude that the rental market within Richlands is undersupplied..



HIGH LEVEL
OF CONNECTIVITY



\$400 MILLION
IPSWICH MOTORWAY
UPGRADE

RICHLANDS IS...

arguably one of the south-western corridors most accessible suburbs. Richlands is located at the cross over of the Ipswich Motorway M7, Centenary Motorway M5 and has direct access to the Logan Motorway, Brisbane Airport and the Port of Brisbane. Travel time by private vehicle to the Brisbane CBD is 25 minutes, to the Airport 35 minutes, the Port of Brisbane 45 minutes and 18 minutes north to Ipswich. The Queensland Government in conjunction with the Australian Government is currently upgrading the Ipswich Motorway from Rocklea to Darra. The \$400 million upgrade will improve traffic flow, reduce travel time and enhance local connectivity for all road users, pedestrians and cyclists. The significant benefits stemming from the completion of this project are likely to have a positive effect on housing values within Richlands. In 2013 Richlands benefited from the opening of the rail extension from Darra running

through Richlands to Springfield. During peak hours the service extends to Petrie, Caboolture and Nambour. The Richlands Rail Station is located on the Springfield line running from Springfield Central to Bowen Hills. During peak hours travel time to the CBD is 30 minutes. The Station provides local residents and employees to access high frequency public transport within the area. The station is a key catalyst in developing a central economic hub from Richlands providing a variety of commercial and retail services that are accessible by public transport and support local industrial and residential areas. The Richlands Train Station, with parking for 650 cars also incorporates a major bus interchange which, combined with train services provides superior access to all of the South-East's major employment, retail, educational and recreational nodes.



STRONG
DEMAND FOR
3+4 BED
HOUSES

“GOOD VALUE, EASY ACCESS”

A good suburb with an extensive new developments. Affordable, green, with parks and recreational facilities. Good shopping options in Richlands and in Inala next door. Many affordable eating-out places, especially in the adjacent Inala. Very good access via motorways and public transport, including the

new train station. Doctors (many bulk bill), schools, childcare - all nearby either in Richlands or in Inala. Inala also has three post offices, TAFE, gym at PCYC, large Buddhist temple, sports ovals, and old parks with beautiful big trees.

Reviews taken from www.homely.com.au



“CONVENIENT AND AFFORDABLE”

A very good suburb. Good access by motorways and public transport. Has its own new train station. Many new town houses. New shopping centre. Next door to Inala, which is a green and quiet suburb, with many parks and

playgrounds, schools, childcare, medical centres, authentic restaurants and fresh affordable produce at the numerous shops at Inala Civic.

Reviews taken from www.homely.com.au




30 MINS
 TO CBD



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Sienna Grove

MASTER LOT LAYOUT

CATTIGER STREET

BRENTFORD ROAD



 FUTURE RELEASE



Sales Enquiries: 07 3638 4610

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