

A large, vibrant green monstera leaf with characteristic splits, positioned at the top of the page. A smaller portion of another leaf is visible in the bottom left corner.

GARDEN GROVE

EXCEED EXPECTATIONS

15 Bahrs Scrub Road, Bahrs Scrub





EXCEED EXPECTATIONS

Inspired by the captivating suburb of Bahrs Scrub, a location that is abundant in nature's beauty surrounded by luscious greenery residents are provided with a sense of comfort and peace of mind.

Architects and developers of Garden Grove have designed an all encompassing development that links the calmness of nature with the location that harnesses all that Brisbane and the Gold Coast has to offer.

With three integral components that support "quality of life and a positive investment opportunity" - population, infrastructure and employment.

A RARE OPPORTUNITY

Located within the swiftly thriving Southern Corridor situated between Brisbane and Gold Coast Garden Grove will provide residents with an impeccable harmony between urban lifestyle and the relaxing energy of the natural backdrop of Bahrs Scrub.

Accomplished by the location of the site, closely surrounded by key education, employment and transport infrastructure with the closeness and

encapsulation of the natural green scenery this development is family orientated to provide seamless stress free living with fundamental amenities of close proximity.

The rare opportunity to live so close to Brisbane and the Gold Coast during a time of exponential growth in both cities increases with the affordability of house and land prices, this is an opportunity not to be missed.



Garden grove is set to be one of Brisbane's most prestigious boutique developments built with good quality standards of materials and particular consideration given to the layout

and structure of the development. The two entrances and gated community surrounded by architecturally landscaped surrounds make the development feel personal and homely.

LOT OVERVIEW

26 Exclusive boutique lots nestled amongst the stunning greenery.





M1 MOTORWAY

Kms

WINDAROO LA

800 Meters

BRISBANE

35 Kms

GARDEN G

EXCEED EXPECT



GOLD COAST

35 Kms

WALKES GOLF CLUB

RIVERMOUNT COLLEGE

4 Kms

ROVE

TATIONS



WORK LIFE BALANCE

With the surrounds of luscious foliage and the convenience of well connected transport networks, living at Garden Grove offers residents everything they need. Locally, residents are surrounded by an abundance of entertainment and amenity where they enjoy many of the cafes, bars and restaurants. Transport networks such as the M1 makes that weekend away a effortless choice with the Gold Coast just 17 minutes away. For families, parks, sport centres and football clubs takes weekend sports to a new level . Work life balance is made easy for commuters with the nearby convenience of the M1 bringing accessibility on the roads as well as public transport.

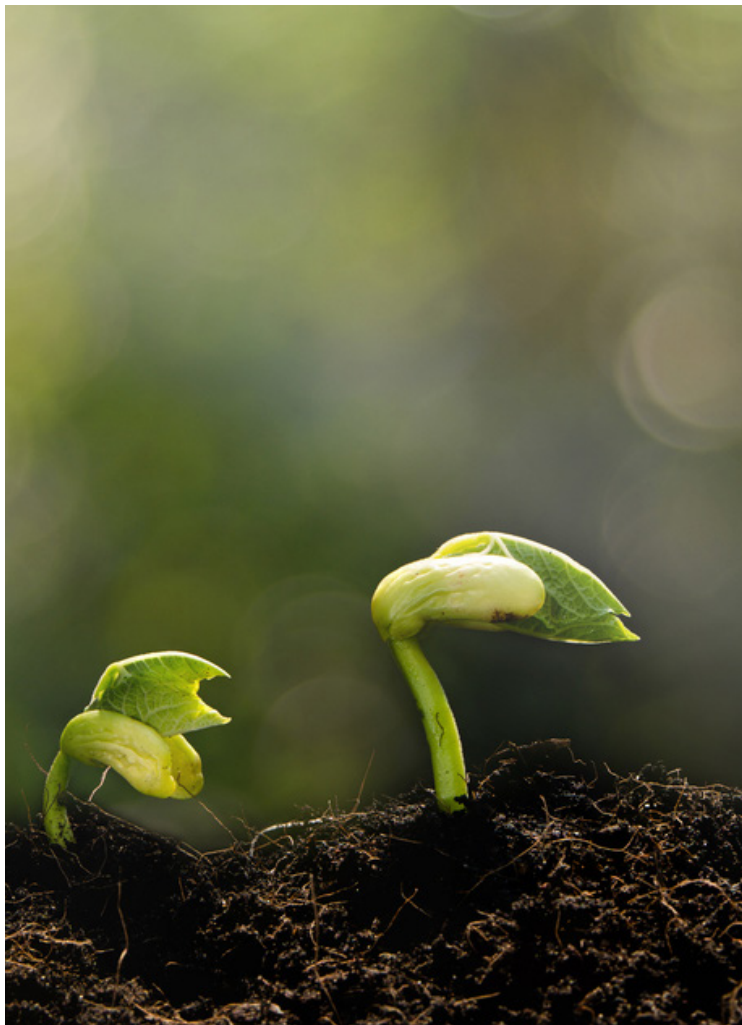
EDUCATION

Children living at Garden Grove will thrive as education plays a dynamic role in the Garden Grove community. No matter the age or educational level, Garden Grove has a wide range of options within close range of every town house.

With over 32 child care centres in the area, little ones are taken care of and parents have the support of the local community providing access to early education facilities. Primary and High Schools are also abundant with more than 8 facilities within close proximity to Garden Grove. Tertiary education opportunities are also within a short and convenient distance for the older children providing support in the later years.

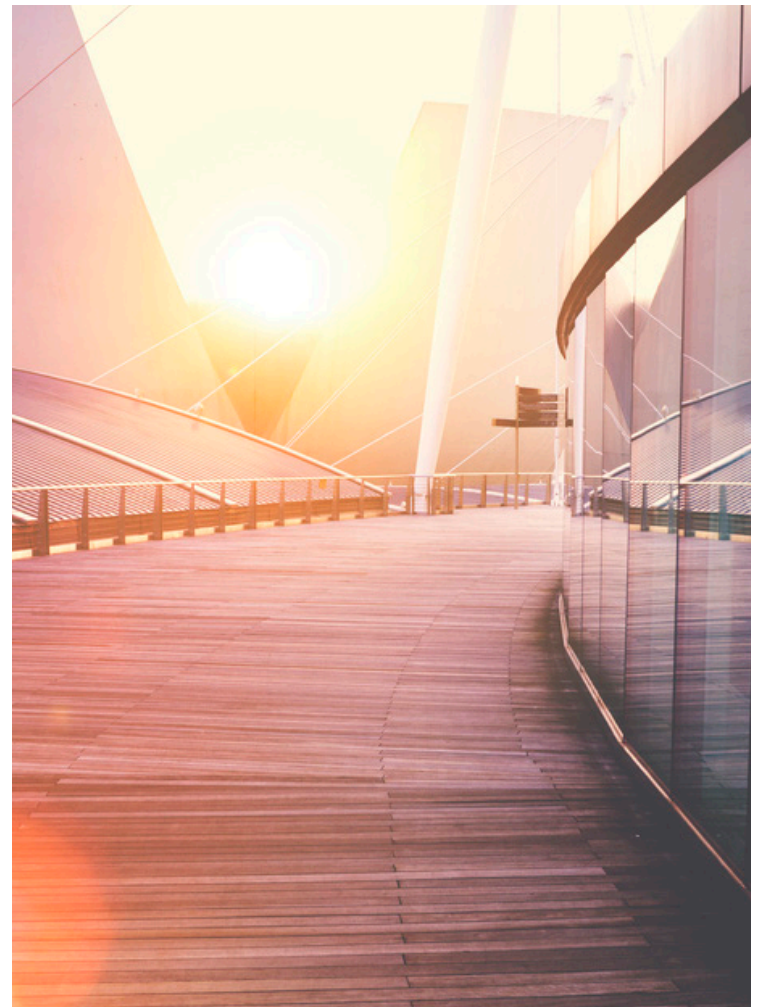






M1 Motorway

The M1 Motorway is less than 5km drive, residents are equipped with direct access to Brisbane and Gold Coast and surrounding employment areas.



Connected & Convenient

Located within a 3km drive to Beenleigh's transport centre and 5km from M1 Motorway, Garden Grove provides residents with seamless connectivity of the largest transport networks connecting Brisbane, Gold Coast and Beenleigh/Logan



Investment Opportunity

Investment surrounding framework includes the expansion and redevelopments of surrounding infrastructure such as Coomera Town Centre, Gold Coast Light Rail, Pacific Motorway upgrades, Westfield Garden City, Logan Hospital, Logan Hyperdome, Beenleigh Town Square, Beenleigh Mall.

This safe community is surrounded by quality education centres, golf course, shopping centres and a plethora of cafes. Residents will enjoy living the lifestyle they've always dreamed of.

Expanding Community

Logan LGA has one of the strongest population growth rates across South East Queensland

Success and expansion of Logan LGA has been expeditiously thriving mostly as a result of quality investment framework providing opportunities in population and employment growth



URBIS

Encompasses three integral components to support “quality of life and a positive investment opportunity” with strong fundamentals - population, infrastructure and employment.

URBIS

MARKET OUTLOOK WINDAROO

Windaroo offers connection to local natural amenity and proximity to local retail amenity, health care, sporting facilities, childcare facilities and several education institutions.

RENTAL MARKET

Residential vacancy within the Logan LGA which includes Windaroo, for the March quarter 2017, was recorded at 2.8 per cent.

This was tighter than the Brisbane LGA which recorded a vacancy of 3.7 per cent. This indicates a continued demand for rentals in the area.

Over the past five years to March 2017, houses within the Windaroo Catchment have achieved median rental price growth of 2.2 per cent per annum. This is higher than the rental price growth achieved by the Logan LGA over the same period at 1.5 per cent per annum.

The growing demand for rentals in Windaroo is evident from the 22 per cent increase in the number of new bond lodgements over the 12-month period to March 2017. The Logan LGA also experienced a strong increase in rental demand over this period, recording growth of 16 per cent. This increase indicates the growing demand for rental product in the region and is likely driven by the continued infrastructure investment and population growth of the area.

**RESIDENTIAL VACANCY RATE —
LOGAN LGA VS BRISBANE LGA**
March 2017



Prepared by Urbis; Source: REIQ

**RENTAL DEMAND AND PRICE GROWTH —
WINDAROO CATCHMENT VS LOGAN LGA**
March 2017

	WINDAROO CATCHMENT	LOGAN LGA
3-Bed House		
5-Year Average Annual Growth Rate	2.2%	1.5%
12-Month Increase in Bond Lodgements	22%	16%

Prepared by Urbis; Source: Residential Tenancies Authority (RTA)
Windaroo Catchment includes postcode 4207

Prepared exclusively for Roubaix Properties Pty Ltd
September 2017

RESIDENTIAL MARKET

RESIDENTIAL MARKET — WINDAROO CATCHMENT
March 2017



THERE IS A LIMITED AMOUNT OF VACANT LAND REMAINING IN THE WINDAROO CATCHMENT



\$434,000
MEDIAN HOUSE
SALE PRICE



3.0%
PER ANNUM HOUSE
PRICE GROWTH OVER
PAST 10 YEARS



168
HOUSES SOLD OVER
PAST 12 MONTHS



83%
INCREASE IN ANNUAL
TRANSACTIONS OVER
PAST 5 YEARS

Prepared by Urbis; Source: APM PriceFinder
Windaroo Catchment includes Windaroo, Mount Warren Park and Yatala

DEMOGRAPHIC PROFILE

WINDAROO



2.6%
POPULATION GROWTH PER
ANNUM 2006-2016
Higher than Logan LGA at 1.9%



84%
Owners/Purchasers
19% higher than Logan LGA



\$1,982
Median Weekly
Household Income
18% higher than Logan LGA



54%
Couple Families with no kids/
kids over 15 years
8% higher than Logan LGA

Prepared by Urbis; Source: ABS Census 2016

INFRASTRUCTURE INVESTMENT



01 LOGANHOLME TOURISM PRECINCT \$200M (Planned)

Approximately a 10-minute drive from Windaroo, the local government has plans to develop a tourism precinct located on the Pacific Highway, Loganholme. The site has the potential to feature an adventure

park with cable ski and bungee facilities, a water park, an adventure course, cultural centre and a wildlife attraction including a zoo with accommodation and more.



02 BANNOCKBURN VILLAGE SHOPPING CENTRE \$8M (Planned)

Located only a 2-minute drive from Windaroo is the planned construction of single storey shopping centre. The centre will include a supermarket and specialty shops.

03 BEENLEIGH MALL REDEVELOPMENT \$5M (Complete)

04 WINDAROO LAKES GOLF COURSE 18-hole Course (Complete)

05 WINDAROO VALLEY STATE HIGH SCHOOL 1,100 Students (Complete)

06 WINDAROO STATE SCHOOL 920 Students (Complete)

07 RIVERMOUNT COLLEGE 840 Students (Complete)

08 WINDAROO SHOPPING COMPLEX IGA, Bakery, Newsagent, Pharmacy, Medical Centre + Specialty Stores

EMPLOYMENT

The number of jobs in Windaroo is expected to almost double between 2016 and 2031.

Within the Windaroo Catchment is the Yatala Enterprise Area, an employment hub which is projected to increase by 10,630 jobs to offer a total of just over 30,000 employment opportunities by 2031. Beenleigh is directly connecting the catchment and acts a major retail hub for the area.

Furthermore, Windaroo offers direct access to Queensland's largest employment node – the Brisbane CBD via the Pacific Motorway or express trains. The Brisbane CBD is projected to increase by 40,228 jobs to offer a total of 188,627 employment opportunities by 2031.

EMPLOYMENT PROJECTIONS 2016–2031

Brisbane CBD

188,627

Forecast 2031

40,228

New jobs 2016–2031

Windaroo

1,920

Forecast 2031

924

New jobs 2016–2031

Ormeau/Yatala

30,064

Forecast 2031

10,630

New jobs 2016–2031

Beenleigh/Shailer Park/Loganholme

25,027

Forecast 2031

4,530

New jobs 2016–2031

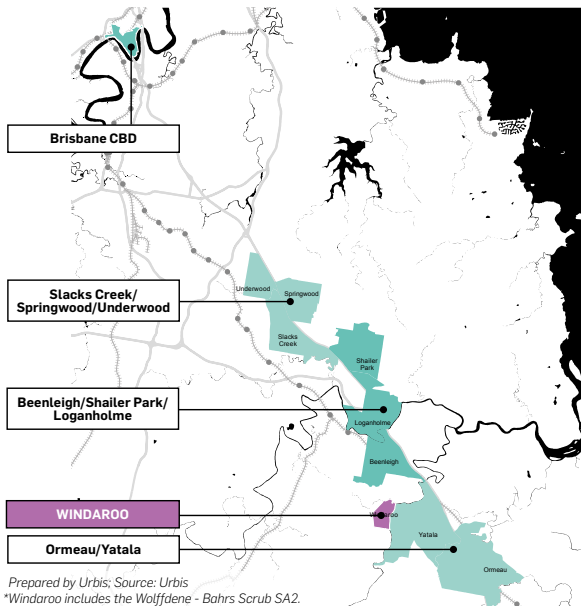
Slacks Creek/Springwood/Underwood

23,781

Forecast 2031

3,247

New jobs 2016–2031



Prepared by Urbis; Source: Urbis
*Windaroo includes the Wolfdene - Bahrs Scrub SA2.

Prepared exclusively for Roubaix Properties Pty Ltd

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