



11 JORL^{CT}

11 JORL COURT, BUDERIM

T1 JORLCT





11 JORL^{CT}

2 & 3 BEDROOM TOWNHOUSES

Located in the centre of the education precinct, **11 Jorl Court** presents a great buying opportunity for anyone wishing to get into the housing market or purchase their first investment property. Located within a one kilometre radius of 3 highly regarded Sunshine Coast Schools and the Sunshine Coast University, **11 Jorl Court** is great for anyone wanting to utilise the easy flat level walk to the university or take advantage of the ever growing Sippy Downs town centre. With direct access to the Bruce Highway and Sunshine Motorway, Buderim's township, Sunshine Coast Plaza and the beaches of Mooloolaba and surrounds are as good as on your doorstep.

LOCATION:

11 Jorl Court, Buderim QUEENSLAND

PROJECT STATUS:

Off-Plan Sales

COMPLETION DATE:

May 2019

BODY CORPORATE:

\$2,772.00
*subject to change

COUNCIL:

Sunshine Coast Council

RENTAL RANGE:

\$430 - \$450
(First Tenant Guarantee Available)

PRICED FROM:

\$419,900



3 Bedroom - for display purposes only

AN IDEAL LOCATION



A PLACE TO PROSPER



The Sunshine Coast is flagged to be the second fastest growing city in Australia by 2050.*



VACANCY RATE
Buderim 1.8%



ACCESS
Easily accessible by **road** (easy access to all major roads) and **air** (Sunshine Coast Airport).



POPULATION
Approx. 350,000 permanent residents with current projects forecast at **550,000 by 2040**.



HEALTH
A new **multi-billion health hub** featuring the University of the Sunshine Coast Hospital, health and wellbeing services, restaurants, cafes and accommodation.



ECONOMY
The Sunshine Coast's booming economy is set to **increase** from \$16 billion to **\$33 billion by 2033**.



EDUCATION
Several primary & secondary schools within a 5 minute drive. TAFE & the University of the Sunshine Coast just minutes away.

*SOURCE: SQM Research- May 2018

**All information and figures provided are correct at time of printing but are subject to change.



REGIONAL GROWTH

The Sunshine Coast is embarking on a strong and prosperous future. This includes a progressive approach to sustainable economic growth and opportunities that are unrivalled anywhere in Australia... Regional business, industry leaders and council have created a bold plan and actions for a stronger economy for the region. The plan will achieve four clear goals for the region over the next 20 years:

- \$33 billion economy - triple what it is now
- 100,000 new jobs in high-value industries
- 20% of goods and services produced for export
- household incomes that exceed the Queensland average.

High-value industries include health and well-being; education and research; professional services and knowledge industries; tourism, sport and leisure; agribusiness; clean technologies; and aviation and aerospace.

SOURCE: Sunshine Coast Council - Regional Economic Development Strategy

With around **350,000 people** calling the Sunshine Coast home and an enviable growth rate of **2.9% per annum** expected, combined with over 9 million visitors per annum and an exceptional **tourist market growth rate of 375,000** new visitors in 2016, demand for housing in the next five years is forecast to increase significantly.

The Sunshine Coast is the largest per capita infrastructure investment of the top 20 population centres in Australia... by far! Currently, there is in excess of **\$10 billion worth** of projects committed, and more than this over the next two decades in the pipeline, underpinning the region.

SOURCE: ABS.gov.au May 2018

REGIONAL GROWTH - A SNAPSHOT

“Employment opportunities in the region are on the increase, with **11,500 jobs added** over the past 12 months, and our unemployment figure is amongst the **lowest in the state at 4.8%**”

- Sunshine Coast Mayor, Mark Jamieson



Sunshine Coast Airport Expansion
\$225 Million



Maroochydore “The Bright City”
\$300 Million



Sunshine Plaza Expansion
\$350 Million



Kawana Shoppingworld Upgrade
\$80 Million



Sunshine Coast Light Rail Project
\$2 Billion



Actventure Theme Park
\$450 Million

MAROOCHYDORE CBD THE “BRIGHT” CITY



SOURCE: <http://www.maroochydore-city.com.au/>



With world-class innovative design at its core, the new Maroochydore CBD will become an epicentre of commerce, technology, innovation, entertainment and inner-city living.

This ground-breaking development will be embedded with smart technology throughout, creating a cleaner, greener, dynamic city centre that's not only desirable and liveable; it will have a transformative impact on the region's economy.

Unique features such as Australia's first underground automated waste collection system will set the Maroochydore City Centre apart from other regional centres. A high-speed, high-quality network will be

FEATURES:

- Inner city living
- Premium accommodation
- New parklands & waterways
- Prime commercial office space
- Dining and entertainment precincts
- CBD style retail space
- Dining and entertainment
- Convention & exhibition centre
- New community facilities
- Underground waste collection
- Free high speed WiFi

“Maroochydore's new city centre will cement the **Sunshine Coast** as one of Queensland's, and Australia's, best performing regional economies.”

QLD Premier, Anastacia Palaszczuk

built into the underground infrastructure. This network will allow free Wi-Fi throughout the city centre's streets, parks and plazas.

Construction of the project is expected to create about 14,000 jobs.

AIRPORT EXPANSION PROJECT



The length, width and orientation of the existing Sunshine Coast Airport runway were recognised as limiting future growth in passenger numbers, destinations and freight capacity in the early 1980s. The expansion project was developed to ensure the airport can support a growing Sunshine Coast economy.

The Sunshine Coast Airport Expansion Project, will deliver new facilities to meet demand for greater direct flight access from destinations across Australia, Asia and the Western Pacific.

The new **2,450m x 45m runway** will be capable of accommodating larger aircraft and runway end taxiway loops. With the airport expansion having the potential to attract up to **2 million** more passengers annually by 2040.

This project will create jobs, generate economic growth, boost tourism and assist local export businesses.

The proposed runway will be open for operation by 2020.

KEY FEATURES & BENEFITS:

- a new 2,450m long x 45m wide runway
- passenger terminal upgrades
- a new air traffic control tower, access roads and utilities
- \$4.1b contribution to the Sunshine Coast economy (2020 – 2040)
- generation of more than 2,230 jobs
- potential to attract up to 2 million more passengers annually by 2040
- contributing to the ongoing development of the Sunshine Coast region
- removes aircraft load constraints and provides enhanced domestic and global connections for the community, tourists, local business and export freight

SUNSHINE COAST UNIVERSITY HOSPITAL (SCUH)



IMAGE SOURCE: <https://www.health.qld.gov.au/scuhospital>

In March 2017 the Sunshine Coast University Hospital (SCUH) facility opened, revolutionising healthcare in South East QLD. The hospital, a \$2.03b investment, will be one of the largest employers on the Sunshine Coast and will require more than 3,500 staff initially, growing to around 6,000 when the facility is completed in 2021.

As a tertiary teaching hospital, the Sunshine Coast University Hospital boasts highly trained specialised staff, equipment and services. The hospital also serves as a training facility for large

numbers of staff and students and operates significant health and medical research programs.

SCUH opened with approx. 450 beds, with plans to grow to 900 by 2021. Services and capacity will continue to develop and the project is expected to boost the local economy by creating jobs during and after construction. SCUH is set to be the biggest catalyst for local commercial and residential development in the surrounding area.

SOURCE: <https://www.health.qld.gov.au/sunshinecoast/>



SUNSHINE COAST LIGHT RAIL



SOURCE: <https://lightrail.sunshinecoast.qld.gov.au>

Light Rail has been named one of five major game-changing projects spearheading council's plans to sustain the coast's prosperity, lifestyle and natural assets into the future. The project is earmarked to create over 9,000 jobs directly and indirectly during construction and operation

focus of the project is the provision of reliable, frequent and affordable public transport services. It is a long-term project still subject to further feasibility studies. However, if it proves the right solution for the Coast, then the first stage could be delivered by 2025 subject to approvals and funding.

The project would see a reduction in reliance on car travel and increased traffic congestion. The

ACTVENTURE THEME PARK



SOURCE: <http://www.actventure.com.au/>

Actventure is a \$450m integrated lifestyle, tourist and active theme park development and the only major integrated tourism resort on the Sunshine Coast.

Actventure will be the only destination in the world that will combine a major waterpark, hotel and conference facilities, retail, world

class surf wave pool, action sports and other modern leisure activities.

Stage 1 of the project which combines the waterpark, Actventure tower, and the Cove retail has an estimated construction cost of \$AUD150m and is forecasted to attract up to 1 million visitors annually.

OTHER INFRASTRUCTURE

UNIVERSITY OF THE SUNSHINE COAST



SOURCE: <https://www.usc.edu.au/>

The University of the Sunshine Coast is a public university with the main campus situated at Sippy Downs on a 100-hectare flora and fauna reserve bordered by the Mooloolah River National Park.

The facility has been continually growing since its opening in 1996, with a further \$81 million investment in new buildings completed in 2015 and ample land for ongoing expansion.

BRUCE HIGHWAY UPGRADE



SOURCE: <https://www.tmr.qld.gov.au/>

The project involves upgrading the Bruce Highway to 6-lanes between Caloundra Road and the Sunshine Motorway. This includes major upgrades to both interchanges and the delivery of a 2-way service road for local traffic on the western side of the highway between Steve Irwin Way and Tanawha Tourist Drive.

Construction is expected to be completed in late 2020, weather permitting.

SUNSHINE PLAZA UPGRADE



<https://www.sunshineplaza.com/redevelopment/>

Sunshine Plaza's highly anticipated redevelopment in Maroochydore has commenced construction. The \$400m redevelopment is set to expand the retail centre from 73,000 square metres to over 107,000 square metres.

The Sunshine Plaza redevelopment will include - over 34,000sqm of additional retail space, David Jones, a refurbished Myer, BIGW and over 100 new specialty stores and new outdoor waterfront dining.

OTHER INFRASTRUCTURE

KAWANA SHOPPINGWORLD



SOURCE: <http://www.kawanashoppingworld.com.au/>

Featuring a new 10-screen cinema and the Sunshine Coasts very first Gold Class cinema, the 6000sqm complex will sit alongside a range of new dining and entertainment offers.

The work will lead to more than 200 new retail jobs when complete and significant employment during the construction phase.

BIRTINYA TOWN CENTRE



SOURCE: <https://www.stockland.com.au/>

Construction of the **\$87 million** Stockland Birtinya Shopping Centre commenced late Dec 2017 and has made significant progress.

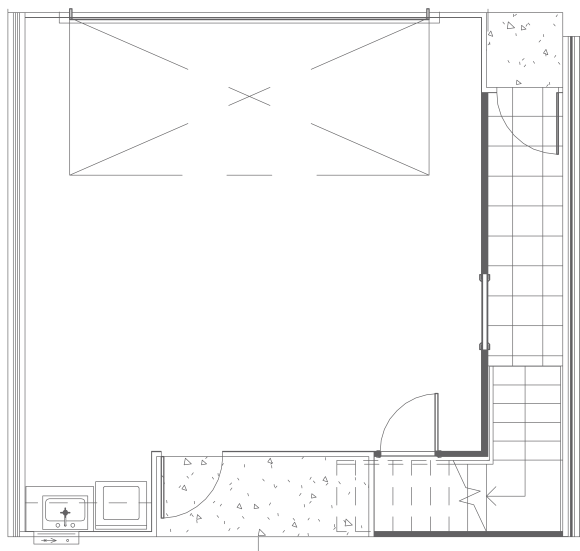
This 18 hectares development will be a vibrant and thriving town centre for Birtinya which will include the subregional Shopping Centre, a new civic plaza, walkable waterfront along Lake Kawana and open green space - all integrated with commercial, health related research facilities and high density residential.

CALOUNDRA TOWN CENTRE



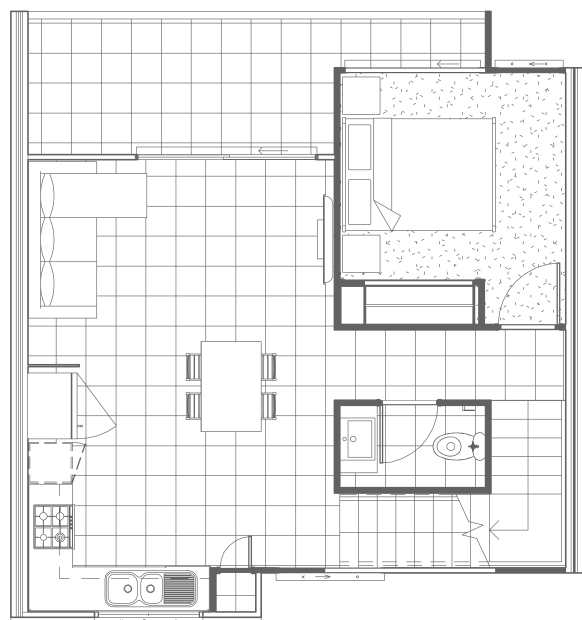
Council is currently investing approximately **\$8.6 million** on a significant streetscape upgrade for Bulcock Street in accordance with the Bulcock Street Streetscape Master Plan. Stage 1 and 2 of the project have been completed providing improvements to Bulcock Street between Otranto Avenue and Felicity Park and Village Lane. Stage 3 is currently under construction and includes works between Felicity Park and Minchinton Street.

THREE BEDROOM - FLOOR PLAN

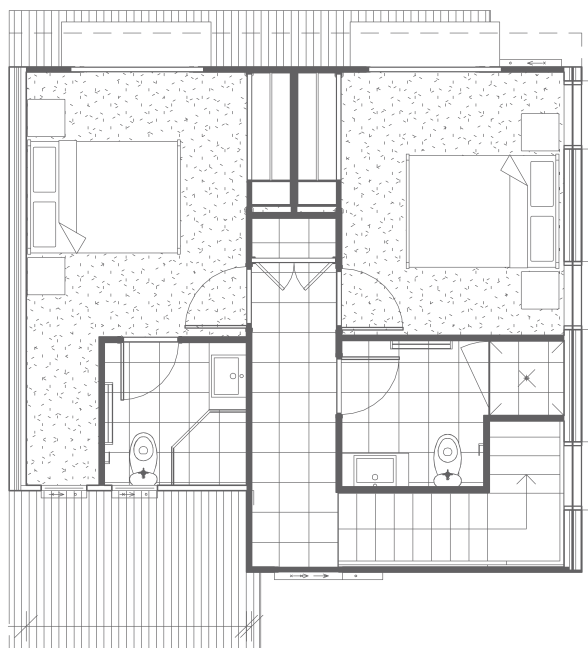


Level 1

Level 2



Level 3



JORL CRT - MASTERPLAN



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