

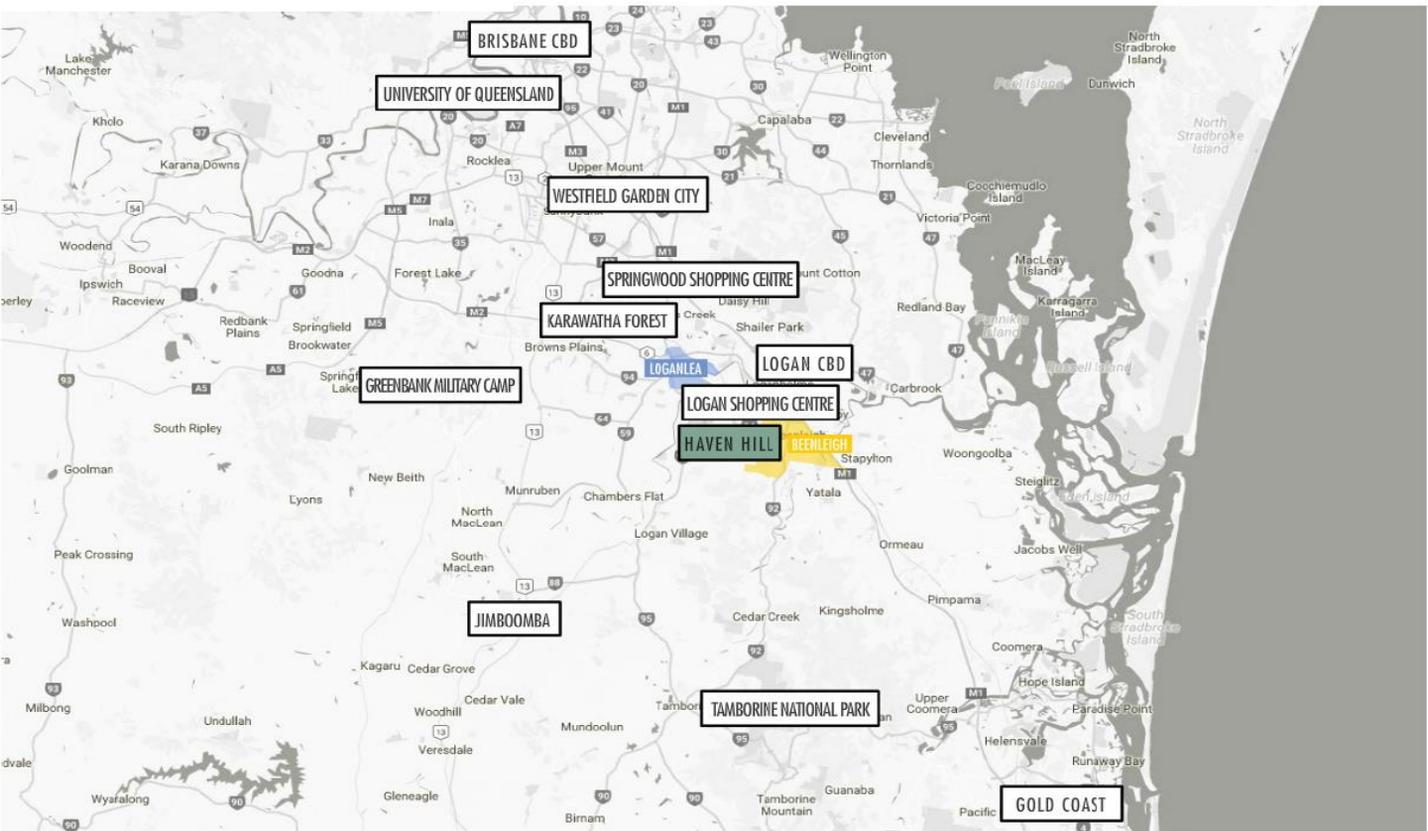
Haven Hill

Holmview, BRISBANE QLD



Live your life
at the top

HAVEN HILL - LOCATION



Haven Hill



Holmview

PRIME LOCATION



Logan Hyperdome Shopping Centre



QLD

BRISBANE
GOLD COAST

LOCATION

Holmview is part of the Logan City Council region and is located nearly half way between the Gold Coast and Brisbane on the Western side of the M1 north-east of Beenleigh.

Part of the suburb's northern border is marked by the Logan River. The Beenleigh railway line to Brisbane and Gold Coast passes through this northern section.

LOCAL AMENITIES

(Distances from Haven Hill Estate)

CBD

- 3 km to Beenleigh CBD
- 35 km to Brisbane CBD
- 29 km to Gold Coast CBD

Education

- 4.2 km to Edens Landing School
- 4.5 km to Bethonia Lutheran Primary School
- 5 km to Waterford State School
- 5.5 km to Beenleigh State School
- 4.6 km to Windaroo Primary School
- 6.8 km to Mount Warren State School
- 9.2 km to Logan Reserve State School
- 8 km to TAFE Queensland
- 8.8 km to Griffith University Logan Campus

Hospital

- 8.7 km to Logan Hospital
- 3.2 km to Edens Landing Medical Centre

Shopping

- 850m to Woolworths Holmview
- 1.8 km to Bunnings Warehouse
- 1.8 km to Aldi Boronia
- 14 km to Springwood Shopping Mall
- 4.7 km to Coles Waterford
- 5.5 km to new Beenleigh CBD
- 11 km to Ikea Springwood
- 12 km to Logan Hyperdome

Transport

- 6 km to Pacific Motorway
- 4.5km to Holmview Train Station
- 33 km to Brisbane Airport
- Bus stops nearby (700m)

LOGAN CITY

BRISBANE'S SECOND CBD IN THE MAKING

LOGAN'S POPULATION HAS ECLIPSED 308,000 AND IS ON TARGET TO REACH A STAGGERING 521,749 BY 2036.

Looking ahead to the next 20 years, Logan City will continue to be one of the fastest growing cities in Queensland. The population is expected to increase by up to 200,000 within the next 20 years and Logan's objective is to create at least 53,000 jobs to support this population growth. *Source Logan Council Website.*

ABOUT LOGAN CITY

Logan is home to more than 300,000 people from more than 215 different cultures. We celebrate our diversity and the rich and varied lifestyle it offers. Logan is also a very young city with around 50 per cent of residents aged 30 or younger. This adds energy and enthusiasm to our community and gives us a real vibrancy. No wonder we have become known as one of the most diverse cities in Australia.

As a young city, Logan's residential neighbourhoods are predominantly fresh and contemporary. New estates continue to flourish, giving locals a wide range of lifestyle options, from leafy suburbs to bushland acreage. Many older suburbs predating the city's short history have been revitalised through urban and community renewal partnership projects between Logan City Council and the Queensland Government.

Logan is ideally located between Brisbane, Ipswich and the Gold Coast, and has easy access to the national highway and rail networks. It has thriving light industrial precincts at Marsden, Crestmead, Slacks Creek and Loganholme, which are continuing to expand to meet the demand of quality, responsible industry.

Logan City is a major economic destination within South East Queensland. Key industries in the City's economy include manufacturing and retail sectors, business and community services, the property sector, construction and agricultural industries. This already diverse economy has the potential to grow and diversify further while adding a stronger focus on technology and knowledge based industries.

Given its central geographic location and available young workforce, Logan is ideally placed for continued growth in the South-East Queensland region.

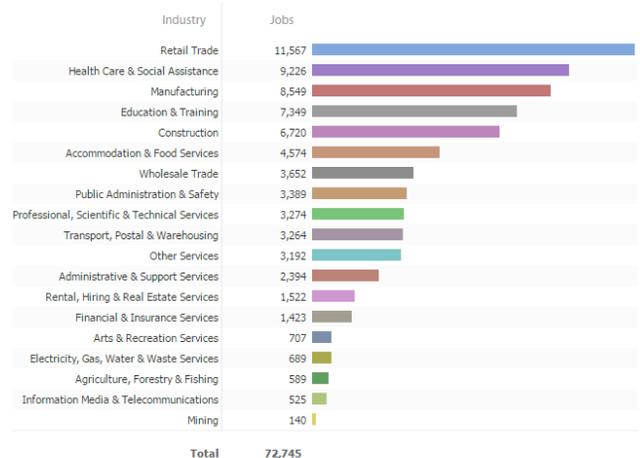
FOUR NEW SUBURBS CREATED IN LOGAN AS POPULATION BOOMS

Four new suburbs have been created in Logan to house a predicted population boom between Brisbane and the Gold Coast.

Silverbark Ridge, Monarch Glen, Flinders Lakes and Flagstone officially came into being in 2010. The greater Flagstone area alone is tipped to attract 120,000 people and 50,000 new homes over the next 30 years.

LOGAN TOP FIVE INDUSTRIES

- Manufacturing (\$5 Billion pa)
- Rental and Real Estate \$2.4 Billion pa)
- Construction (\$2.3 Billion pa)
- Retail Trade (\$1.1 Billion pa)
- Wholesale Trade \$1.1 Billion pa)

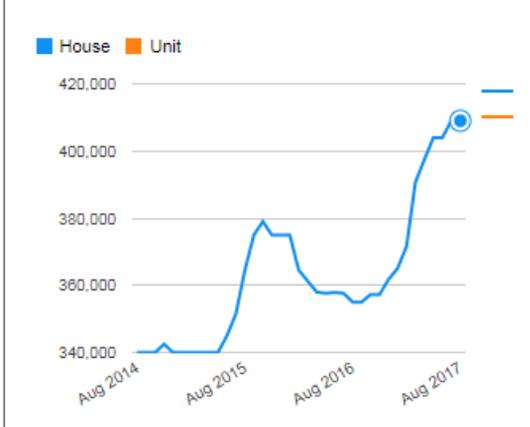


MARKET STATISTICS (Holmview)

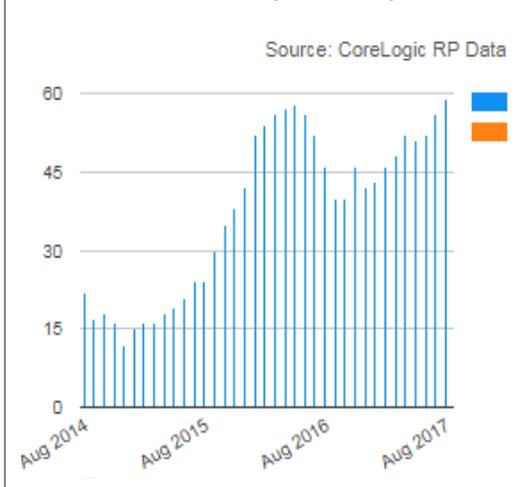
Holmview, Logan	HOUSE	Townhouse
Median price	\$434,500	\$320,000
Average Annual Growth last 2 years	6.12%	NA
Weekly median advertised rent	\$390	\$335
Rental Vacancy Rate	2.6%	LOGAN
Gross rental yield	4.66%	5.44%

Source: CoreLogic, Realestate.com, yourinvestmentpropertymag.com.au realestateinvestar.com.au as of September 2017

MEDIAN DWELLING PRICE (Holmview)



NUMBER OF SALES (Holmview)



Source RP Data as at 27/ 09/2017

INFRASTRUCTURE

SHOPPING CENTRES

Logan Hyperdome
 Underwood Market Place
 Logan Super Centre
 Logan Central Plaza
 Holmview Central Shopping Centre
 Beenleigh Village
 Mount Warren Park Shopping Centre

MAJOR INFRASTRUCTURE

Wembley Business Park

TERTIARY EDUCATION

Griffith University Logan Campus
 Queensland University
 TAFE Brisbane Region – Loganlea

SCHOOLS

Eden's Landing State School
 Park Ridge State School
 Bethonia Lutheran School
 Waterford State School
 Good Start Early Learning Centre
 Beenleigh State School
 Windaroo Primary School
 Groves Christian College
 John Paul College Daisy Hill
 St Edwards Daisy Hill
 St Francis Rochedale
 St Matthews Loganholme
 Loganholme State School
 Trinity College Beenleigh
 Kingston College

PUBLIC TRANSPORT

Holmview Train Station
 Logan Central Bus Interchange
 Loganholme Bus Terminal
 Springwood Bus Interchange
 Loganlea Train Station
 Beenleigh Train Station
 Woodridge Station (Logan Central)



Brisbane City



Ikea Logan



Logan Sports Facilities



Logan Schools
TAFE Loganlea



Logan Markets



Beenleigh Heritage Village



Beenleigh Rum Distillery



Logan Arts Festival

LOGAN FAST FACTS

POPULATION GROWTH

The City of Logan's estimated Resident Population is currently 308,667 as at 30 June 2016.

By 2031, the City of Logan is expected to grow by 175,564 people. - Source Logan City Council.

HOUSING DEMAND

Logan will need an additional 3500 new homes per year to meet demand.

40% of this growth will be driven by new suburbs Flagstone and Yarrabilba which are expected to eventually house 170,000 people.

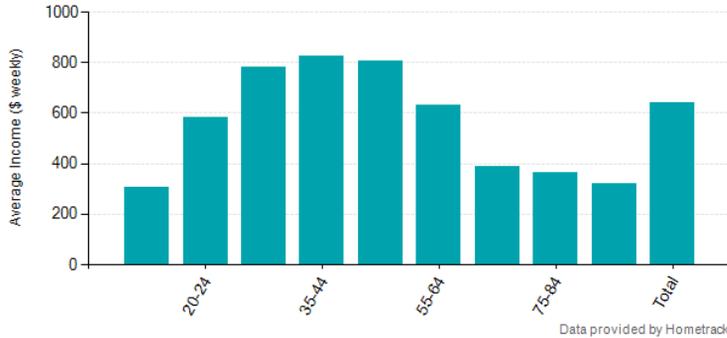
DEMOGRAPHICS

A young city with 31% of the population under the age of 20 years, with a median age or 33 years

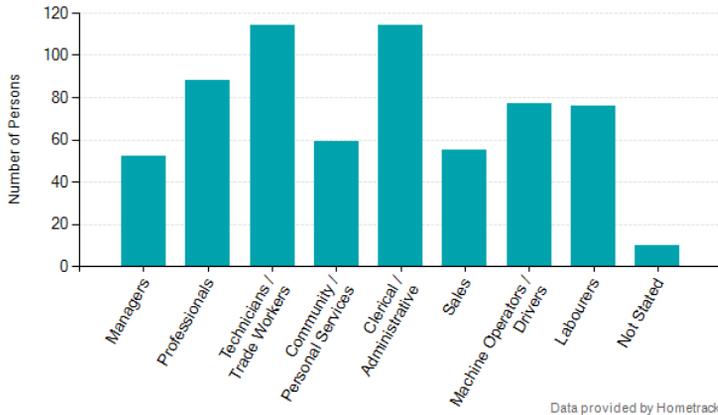
LOCATION ADVANTAGES

Freight links to Brisbane, the air and sea ports, the main eastern seaboard and western access to the Surat Basin.

Average Weekly Income - Beenleigh



Occupation - Holmview



Age Range - Holmview



Home Ownership - Holmview





Logan City Council Chambers



Griffith Uni Logan Campus



Wembley Business Park



Logan Base Hospital

Tallagandra Road
Holmview, Brisbane QLD

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