

Greenwood Village is a modest estate, on the fringe of the fastest growing suburb in Ipswich.

A region bordered by bushland

Positioned 35kms west of Brisbane in the City of Ipswich, surrounded by bushland, parks and reserves, you'll find Greenwood Village.

Only minutes from employment hubs, Ipswich CBD and Springfield, and the newly built Town Square in Redbank Plains, locals have everything at their fingertips. Within a 10km radius are a selection of schools and tertiary education facilities, public and private hospitals, and major public transport hubs.



Schools

- 1. Redbank Plains State School
- 2. Woodlinks State School
- 3. Fernbrooke State School
- 4. Staines Memorial College
- 5. Redbank Plains State High School
- 6. Augusta State School
- 7. Collingwood Park State School
- 8. Kruger State School
- 9. St Augustine's College
- 10. New Catholic Primary School proposed

Universities/TAFE

- 11. University of Southern Queensland, Springfield Campus
- 12. University of Southern Queensland, Ipswich Campus
- 13. University of Queensland, Ipswich Clinical School
- TAFE Queensland South West, Springfield
- 15. TAFE Queensland, Ipswich

Shopping

- 16. Town Square Redbank Plains
- 17. Redbank Plaza
- 18. St Ives Shopping Centre Goodna
- 19. Orion Springfield Central
- 20. Riverlink Shopping Centre
- 21. Booval Fair

Public transport

- 22. Redbank Translink Bus Interchange and Train Station
- 23. Springfield Railway Station

Special Interest

- 24. Brookwater Golf and Country Club
- 25. Ipswich Public Hospital
- 26. St Andrew's Private Hospital
- 27. Mater Private Hospital Springfield
- 28. White Rock Convservation Area

















Living locally

Redbank Plains is the place to live an exceptional life. The suburb, peppered with parks, reserves, shops and services, is also surrounded by lush bushland with White Rock Conservation on its edge.

Recently constructed Town Square Redbank Plains shopping centre is placed in the heart of it all and only minutes from Greenwood Village.

Built in response to unprecedented growth, the centre is a one-stop-shop, home to major retailers including Coles, Woolworths, Aldi, Target, Daiso and Australia Post.

A huge selection of eateries encompassing cuisines across the world are also available at Town Square, satisfying any cravings.

Redbank Plains is set to continue with strong growth forecast for years to come, and new amenity planned including road and public transport upgrades.

Take advantage of this opportunity and make Greenwood Village your home.



Space for the adventurous

Aptly named Greenwood Village is nestled among the trees on Greenwood Village Road. Positioned on the fringe of Redbank Plains, a suburb experiencing unprecedented growth with no signs of stopping, will be 176 new homes.

The architecturally designed homes featuring appealing facades will adorn the street scape on large traditional sized lots, the perfect playground for your little people.

The sensible design guidelines, which helps protect your investment ensures consistency in quality and style which is complimentary to the village.

To suit different lifestyles and life cycles, a variety of homesites are available ranging from 370m² up to an impressive 760m².





The masterplan was prepared prior to construction and is indicative only. The masterplan is not intended to be a true representation. Changes may occur to all aspects of the development (including, without limitation, to the layout, composition, street scape, dimensions, specifications, fittings and finishing's) during construction without notice. The masterplan is believed to be correct as at time of printing (February 2018) but is not guaranteed. Prospective purchases must rely on their own enquiries. Please refer to individual plans and specifications.



Affordable luxury in Greenwood Village

Greenwood Village homes are architecturally designed residences complete with quality finishes in timeless neutral tones.

Efficient layouts assist with managing heat from the summer sun on northern elevations whilst allowing sun to pass through during the cooler months.

Spacious three and four-bedroom layouts are available with a focus on open plan kitchen, living and dining areas, complete with a master retreat with ensuite.

The smartly designed homes are conducive to a relaxing, family friendly atmosphere.





Colour Scheme 1



Engineered Stone





Kitchen Cupboards White Laminate



Splashback Floor Tile White Tile Porcelain



Carpet Textured Loop Pile

Colour Scheme 2



Kitchen Bench Top Engineered Stone



Kitchen Cupboards Laminate



Splashback White Tile



Floor Tile Porcelain



Carpet Textured Loop Pile

Colour Scheme 3



Kitchen Benchtop Engineered Stone



Kitchen Cupboards White Gloss Laminate White Tile



Splashback

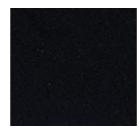


Floor Tile Porcelain



Carpet Textured Loop Pile

Colour Scheme 4



Kitchen Benchtop Engineered Stone



Kitchen Cupboards Laminate



Splashback White Tile



Floor Tile Porcelain



Carpet Textured Loop Pile

A reason to invest

Ipswich has become the focus of considerable growth and investment in South Fast Queensland.

Redbank Plains



The fastest growing suburb in Ipswich (1)



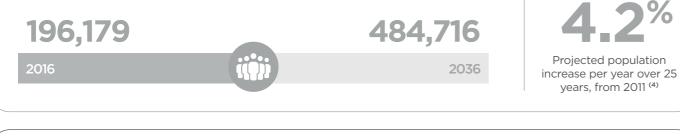
29.4% increase in house prices since January 2013, annual growth rate of 5.3% (2)



The median rental yield in Redbank Plains is 5.4% (2)

Population





Queensland

4,848,877

6,763,153

Projected population increase per year over 25 years, from 2011 (4)



Ipswich



City of Ipswich's economy is underpinned by \$9bn worth of business (5)



93% growth in production since 2001 (5)



Ipswich is the fasted growing city in Queensland ⁽⁶⁾



7,000 jobs were created in lpswich in 2017 (7)

Major infrastructure snapshot

• Amberley RAAF Base Expansion

The expansion will add \$1.2bn to the economy over the next three years, creating 2,800 jobs during this period. By 2020, 7,000 people will be employed at the base. (8)

• Ripley Town Centre Development

The staged \$1.5bn Ripley Town Centre development will service the rapidly growing Ripley Valley region. Expected to create 20,000 new jobs for the area once completed. (9)

Citiswich Business Park

The \$1bn development, 25 minutes west of Brisbane in Ipswich, has been given a major boost with US retail giant Costco confirming the park will be the location of their new Queensland store. (10)

• Ipswich CBD Upgrade

The \$150m upgrade will incorporate space for entertainment, food, and beverage areas in addition to creating an open space which doubles as an outdoor venue, hosting events for up to 4,000 people. (11)

Ipswich Hospital Upgrade

The promise of a major \$124m upgrade at Ipswich Hospital was announced by Labor Party with works commencing 2018-2019 financial year. (12)

• Infrastructure and Roads for Ipswich

Ipswich will see construction booming with \$868m being delivered through the Palaszczuk Government's 2017-18 Budget, supporting 1,800 jobs over the next year. Funding will deliver upgrades such as Ipswich Motorway upgrade and improvements on Cunningham Highway. (13)

1. The Queensland Times, 'Redbank Plains Ipswich's fastest growing suburb continues domination', (online), 6 January 2018. https://www.qt.com.au/news/ ipswichs-fastest-growing-suburb-continues-dominati/3298544/ 2. Realestate.com.au, 'Redbank Plains - Investment property data for all houses', (online) accessed 19 February 2018, https://www.realestate.com.au/invest/house-in-redbank+plains,+qld+4301 3. Queensland Government Statistician's Office. 'Queensland Regional Profi les: Redbank Plains Statistical Area Level 2 (SA2)", Accessed 14 February 2018 4. Queensland Government Statistician's Offi ce. 'Queensland Regional Profi les: Ipswich (C) Local Government Area (LGA)", Accessed 14 February 2018 5. City of Ipswich, 'Local Business Growth', accessed 6 February 2018, https://www.ipswich.qld.gov.au/business/local-business-growth 6. id the population experts, 'Australia's top 20 fastest growing areas', (online) 3 April 2017. https://blog.id.com.au/2017/population/population-trends/australias-top-20-fastest-growing-areas/7. The Queensland Times, '7000 lpswich jobs: Where they came from', (online), 27 December 2017 https://www.qt.com.au/news/7000-ipswich-jobs-where-they-came-from-and-how-to-/3298513/ The Queensland Times, '2000 new Ipswich jobs are being created this year', (online) 4 January 2018 https://www.qt.com.au/news/where-jobs-are-beingcreated-this-year/3302880/8. The Queensland Times, 'RAAF Base to boost economy by \$1.2B, create 2800 jobs', (online), 14 Sep 2017 https://www.qt.com au/news/raaf-base-to-boost-economy-by-12b-create-2800-jobs/3223571/ 9. The Urban Developer, 'Ripley Valley on track to receive \$1.5 Billion Town Centre', (online), 10 February 2017 10. Walker Corp, 'US giant Costco selects Walker's \$1 Billion Citiswich Business Park in Ipswich as second Queensland destination', $(online)\ https://www.walkercorp.com.au/news/2017/09/us-giant-costco-selects-walkers-1-billion-citiswich-business-park-in-ipswich-as-second-queensland-park-in-ipswich-as-second-park-in-ipswi$ destination/ 11. ABC, 'Final designs for \$150 million redevelopment of Ipswich CBD unveiled', (online), 6 December 2016, http://www.abc.net.au/ news/2016-12-06/ipswich-shopping-mall/8096980 12. Queensland Times, 'CONFIRMED: Ipswich Hospital will undergo massive expansion', (online), 12 March $2017, https://www.qt.com.au/news/confirmed-ipswich-hospital-will-under-go-124-m-exp/3358679/ \ {\bf 13}. \ Queensland \ Government, The Queensland \ Cabinet \ and \ Cabinet \ and \ Cabinet \ Cabin$ Ministerial Directory, '\$868 million more for infrastructure and roads in Ipswich', 21 June 2017, http://statements.qld.gov.au/Statement/2017/6/21/868-millionmore-for-infrastructure-and-roads-in-ipswich

Our vision To deliver a property service experience beyond expectations.

Past and Present Projects

Over the last ten years Homecorp has delivered over 19 residential projects in almost all states of Australia.

The company started with a modest 66 lot subdivision and with the strength and experience acquired over the last 10 years; it is now starting a new residential community of community of 176 lots: Greenwood Village.



2005 - 2007

Homecorp moves into the Victorian market with developments in Tarneit, Wyndham Vale and Werribee.

2006 - 2007

Establishes itself on the Gold Coast and diversifies its portfolio by undertaking Luxury Riverfront project, high quality residences at Royal Pines and Turnkey House and land packages in Hawthorn Woods and Parklake.

2007 - 2008

Homecorp expands into regional areas of Queensland which include Gympie, Bundaberg, Townsville, Rockhampton. Gladstone and Toowoomba.

2010 - Present

Homecorp is the largest land developer in the Rockhampton region with developments in Mulambin, Parkhurst, Gracemere and Keppel Cove.

To cater for its rapid

relocates its Head Office

growth, Homecorp

to 64 Ferny Avenue,

Surfers Avenue.

2007 - 2012

Homecorp aquires significant long term land holdings in Central Queensland. Starting in Gracemere; over the next 5 years more than 500 dwellings were produced.

The Diews Graceview

2008 - 2010

Homecorp produces and builds over 250 house and land packages in Gladstone.

2013 - Present

Homecorp acquires the Keppel Cove estate on the Capricorn Coast which boasts 7km of beach front and 1700 proposed dwellings.

KEPPEL COVE

2013

Homecorp CEO, Ron Bakir, wins the Gold Coast Young Entrepreneur of the Year award.

2012 - 2014

Homecorp develops and sells 120 lots in Whyalla, South Australia.

OCEAN EYRE

2016

Homecorp announces a partnership agreement with the Sunland Group allowing Homecorp Constructions to build over 700 homes over the next five years at the Heights, an estate located on the Gold Coast.

THE HEIGHTS

2014

Homecorp celebrates its 10 year anniversary.

2014

The Pines is officially launched in Yeppoon. This \$500 million, 1,000 lot subdivision is Homecorps first master planned community.



2015

Homecorp launches Homecorp Constructions, its residential construction subsidiary.

Homecorp*

2018

Homecorp has now shifted into the townhouse market, acquiring a parcel of land in Pimpama, another fast growing suburb. Cornerstone Village is a boutique development surrounded by open space and conservation area, and will include 82 townhouses.



CORNER STONE

2018

Greenwood Village is launched in Redbank Plains. The estate is positioned in one of the fastest growing suburbs in Ipswich, which in turn is Queensland's fastest growing city. The estate comprises of 176 homesites.



GREENWOOD

2016

Homecorp Constructions is included for the first time in HIA's list of Australia's Largest Residential Builder.



2018

2004

Homecorp is founded

2004 - 2006

Homecorp sells over

500 House and Land

packages in its first

3 years in Western

Australia.

2005

2006

2007

2008

2009

2010 - 2011

2012

2013

2014

2015

2016

2017



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mygreenwood.com.au

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