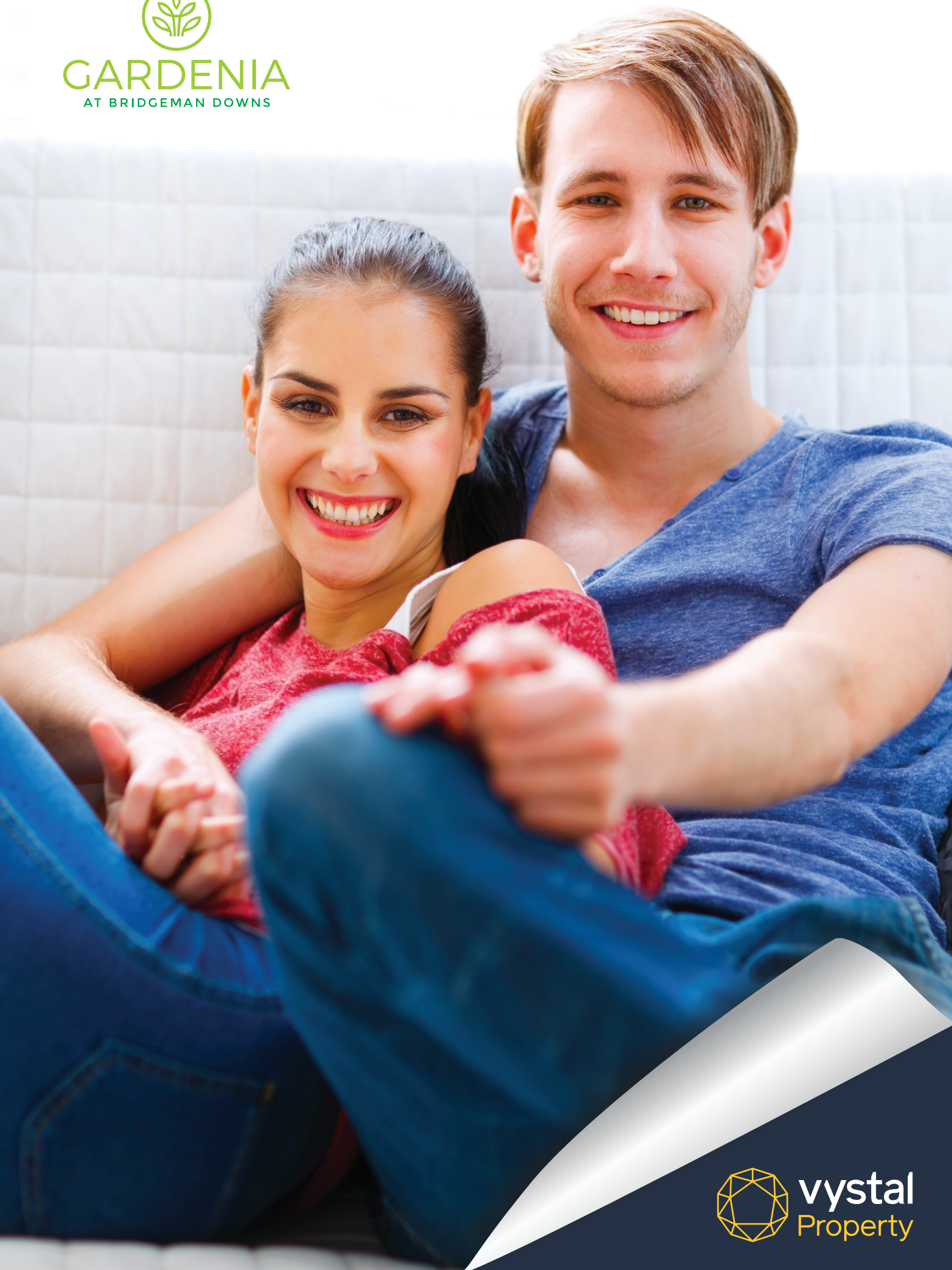




GARDENIA
AT BRIDGEMAN DOWNS



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BRIDGEMAN DOWNS

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WHY INVEST IN SOUTH EAST QUEENSLAND?

South-East Queensland is the fastest growing and largest region in QLD with SEQ's population growing by 694,000 persons from 2001 to 2011 to reach 3.18 million, representing an average annual growth rate of 2.5%.

Currently, SEQ represents more than two-thirds of Queensland's rapidly growing population and is predicted to grow by 1.8 million from 2006 to 2031, with much of the growth attributed to the Gold Coast (371,400) and Outer West (320,600).

Accordingly, the Queensland Government has established an infrastructure plan and program estimated to reach \$134 billion, this investment will fund regionally significant projects across the transport, water, energy, social and community infrastructure sectors and also plans to accommodate the construction of an additional 803,000 dwellings required from 2011-2031.

Furthermore, this infrastructure injection is estimated to support up to 930,000 jobs through to the year 2031.

South East Queensland is already served by world-class infrastructure, which includes:

- The Brisbane domestic and international airport
- The Port of Brisbane (Australia Trade Coast)
- Fast transportation corridors

South-East Queensland has a strong and consistent rental market that is constantly growing, driving demand and strengthening property prices.





South-East Queensland
has a strong and
consistent rental market
that is constantly growing





PROJECT SUMMARY

Project	Gardenia at Bridgeman Downs
Specification	Townhouse
Address	249 Ridley Road, Bridgeman Downs Qld
Builder	Golden Grove
Architect	Rezicad
Local Council	Brisbane City Council
On-Site Manager	JSF Property
Expected Completion	August 2018



ABOUT BRIDGEMAN DOWNS

Bridgeman Downs is located 13 kilometres north-west of Brisbane CBD.

The majority of Bridgeman Downs, surrounded by Aspley, Albany Creek, McDowall and Carseldine is residential estate, established in the late eighties and early nineties.

Bridgeman Downs includes three large-scale Christian churches; the Bridgeman Baptist Community Church, the Bridgeman Downs Christian Outreach Centre and the C3 Church, while a local community Anglican church exists next to the retirement village on Ridley Road.

The area was mostly developed in the 1990s, which can be seen as the majority of houses in the residential estates are quite modern.

Many families choose to live in Bridgeman Downs because of the proximity to shops such as Pick n Pay Hypermarket at Aspley and various public and private schools.

Shopping villages such as McDowall village and Metro on Beckett service the southern part of the suburb. As the Aspley hypermarket services the top half. Major shopping centers that are close include Brookside Shopping Centre, Stafford City Shopping Centre, Aspley hypermarket and Westfield Chermside.

In the 2011 census, Bridgeman Downs recorded a population of 7,445 people, 51.2% female and 48.8% male.

Buses come at regular intervals, and run throughout the day, Beckett Road being the main corridor.

BRIDGEMAN DOWNS DEMOGRAPHICS



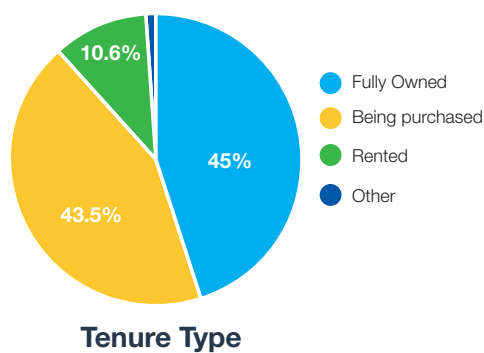
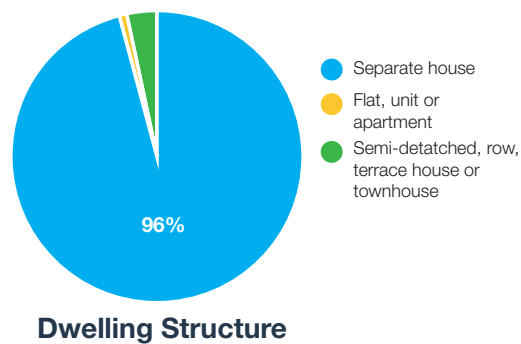
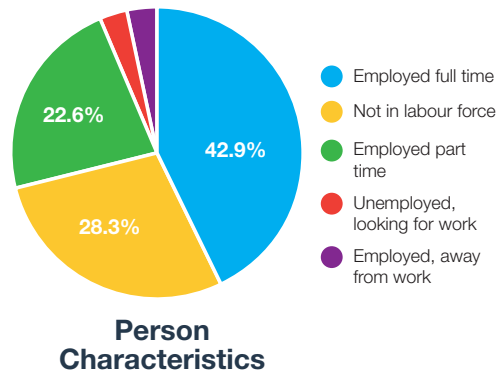
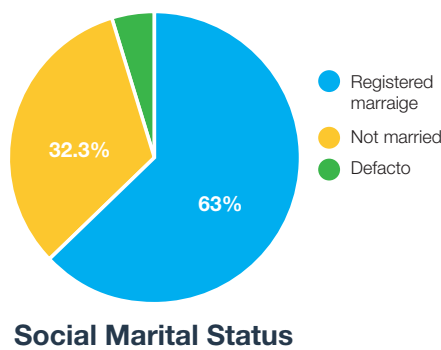
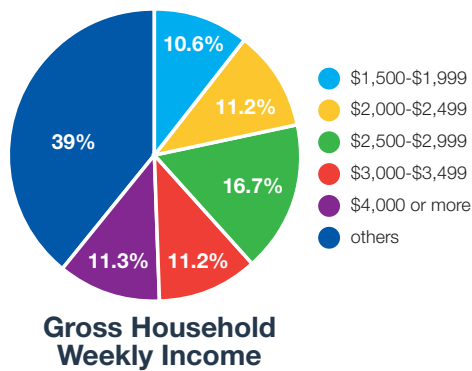
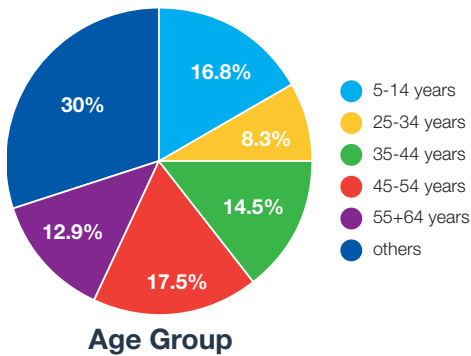
TOTAL POPULATION
7,445



RENTAL RETURNS
4.07%



VACANCY RATE
3.4%



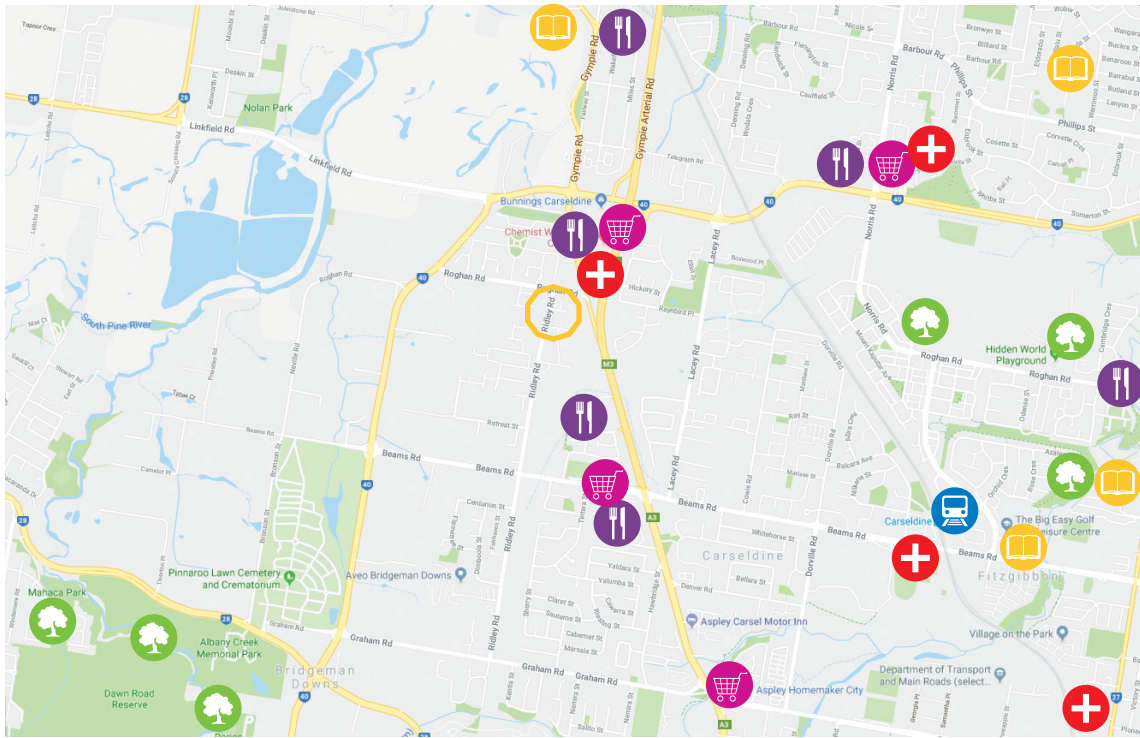
sqmresearch.com.au, yourinvestmentpropertymag.com.au

LOCATION

Located only 13km from Brisbane CBD, Bridgeman Downs has every amenity you need and want.

- Easy access to the M3
- 12km to Gateway Motorway
- Walking distance to the Homemaker Centre
- 2km to Carseldine Central Shopping Precinct
- 5km to Aspley Hypermarket Shopping Centre
- 9km to Westfield Chermide
- 13km to Ikea North Lakes
- 9km to St. Joseph's Nudgee College
- 6km to Aspley State School
- 5km to Aspley State High School
- 15km to Australian Catholic University
- 24km to University of Queensland
- 33km to QUT Caboolture Campus
- 3.7km Carseldine Train Station
- 22km Brisbane Airport





LOCAL AMENITIES

SHOPPING CENTRES

Carlseldine Central - 1.5km

Aspley Homemaker City - 3.1km

Bracken Ridge Village - 3.5km

Robinson Road Marketplace - 4.4km

Taigum Square - 5.2km

Albany Creek Square - 5.8km

Westfield Chermside - 6.3km

SCHOOLS

St Paul's School - 2.7km

St Joseph's Primary School - 4.4km

Norris Road Primary - 4.5km

Bracken Ridge State School - 5.1km

Albany Creek Primary School - 5.6km

St John Fisher College - 6.1km

Pine Rivers State High School - 6.2km

All Saints Parish Primary School - 6.7km

TAFE Queensland Brisbane - 4km

Queensland University of Technology - 6.6km

RECREATION

Bracken Ridge Reserve - 3.8km

The Big Easy Golf and Leisure Centre - 4.2km

Aspley Central Tavern - 4.2km

Strathpine Hyperbowl - 4.9km

Albany Creek Leisure Centre - 7.2km

Brisbane Entertainment Centre - 8.7km

RESTAURANTS

Pavarotti's Italian - 1.5km

Nando's - 1.6km

Sushi Train - 1.6km

Zambrero - 3.8km

Guzman y Gomez - 6.6km

MEDICAL CENTRES

Bridgeman Family Practice - 4.9km

The Prince Charles Hospital - 7.9km

North West Private Hospital - 8.4km

Google Maps

INFRASTRUCTURE



WESTFIELD CHERMSIDE

Westfield Chermside is a large regional shopping centre housing some of Australia's favourite retailers including David Jones, Myer, Harris Scarfe, Big W, Kmart, Target, Coles, Woolworths and Apple. The centre also boasts an Events Cinemas complex and a broad mix of retailers including approximately 125 apparel, footwear and accessories stores.

A \$355 million redevelopment was completed in 2017 making Chermside the largest centre in the Scentre Group portfolio through the creation of an additional 33,000 square metres of retail space. Approximately 95 new stores have been added to the retail mix, including Brisbane's first Sephora, H&M, Zara. A new leisure and dining precinct opened in June. Set in a resort-style landscape, the new precinct features a selection boutique cafes and al fresco restaurants and is set to become one of the city's premier dining destinations.

www.scentre.com



QUEENSLAND UNIVERSITY OF TECHNOLOGY - KELVIN GROVE

The Queensland University of Technology is a public research university.

The university has approximately 35,000 undergraduate students and 5,000 post graduate students, of which 6,000 are international students. It has over 4 000 staff members, and an annual budget of more than AU\$750 million.

QUT ranks within the top 10 Australian universities and the upper 3 per cent world-wide. QUT has been ranked as Australia's best university under 50 years of age by the Times Higher Education Top 100, and ranks 26th globally in that category.

Wikipedia



THE PRINCE CHARLES HOSPITAL

The Prince Charles Hospital is a 630-bed major tertiary referral hospital located at Chermside within Metro North Hospital and Health Service, 10 kilometres north of the Brisbane CBD.

The Prince Charles Hospital is the premier cardiac service for Queensland the northern New South Wales providing specialised services in complex interventional cardiology, structural heart disease, and cardiac electrophysiology.

The Prince Charles Hospital is an active centre for education and research and is involved in numerous national and international research trials and projects.

www.health.qld.gov.au

SOCIAL & ECONOMIC VIBRANCY

QUEENSLAND PERFORMING ARTS CENTRE

QPAC is part of a vibrant cultural precinct at South Bank that also includes Queensland Museum, Queensland Art Gallery | Gallery of Modern Art and State Library of Queensland

Located just across the river the Brisbane CBD, the Cultural Precinct, South Bank is the arts and cultural hub of Brisbane.

Within a day in the Cultural Precinct, you can investigate your family history, measure yourself up against a dinosaur, see a live performance, admire the work of international and Australian artists, dine, shop and take in the great view of the city from the beautiful parkland surroundings.

BOONDALL WETLANDS TRAIL

Nestled on the edge of Moreton Bay between Nudgee and Shorncliffe, the Boondall Wetlands trail will have you riding through tidal flats, mangrove, saltmarshes, grasslands, forests and some of the most beautiful woodlands in Brisbane. It is a haven for a range of sea birds and coastal mammals and is a must for any wildlife enthusiast.

The Boondall Wetland trail will take you from the Boondall Environment Centre to Nudgee Road.

JOHN GOSS RESERVE

The John Goss Reserve is located in Chermside West. There is a main fort structure in the playground which incorporates chain ladders, rock-climbing walls, a central climbing web, tunnel ladder, fireman's pole, platforms and bridges.

The older kids will also enjoy the other curved climbing structure, climbing tower, slide, and obstacle course which includes stepping stones to jump between and a flying fox.

There is a low-lying toddler circuit with wobbly bridges, a tunnel to climb through and a small flying fox. Another toddler area has play panels such as a chunky abacus and noughts and crosses game.

There is also a main dog off-leash area with a picnic shelter to sit at and various structures for energetic dogs, and a second, smaller fenced dog park adjacent.

Facilities include numerous park benches scattered through the playground, sheltered picnic tables, BBQs and toilets.

PINE RIVERS ART GALLERY

The Pine Rivers Art Gallery is a dynamic and flexible exhibition space, accommodating public programs in addition to a Gallery Shop and Window Gallery promoting established artists of the Moreton Bay Region. Entry is free and there is a gift shop.

BRISBANE ARTS THEATRE

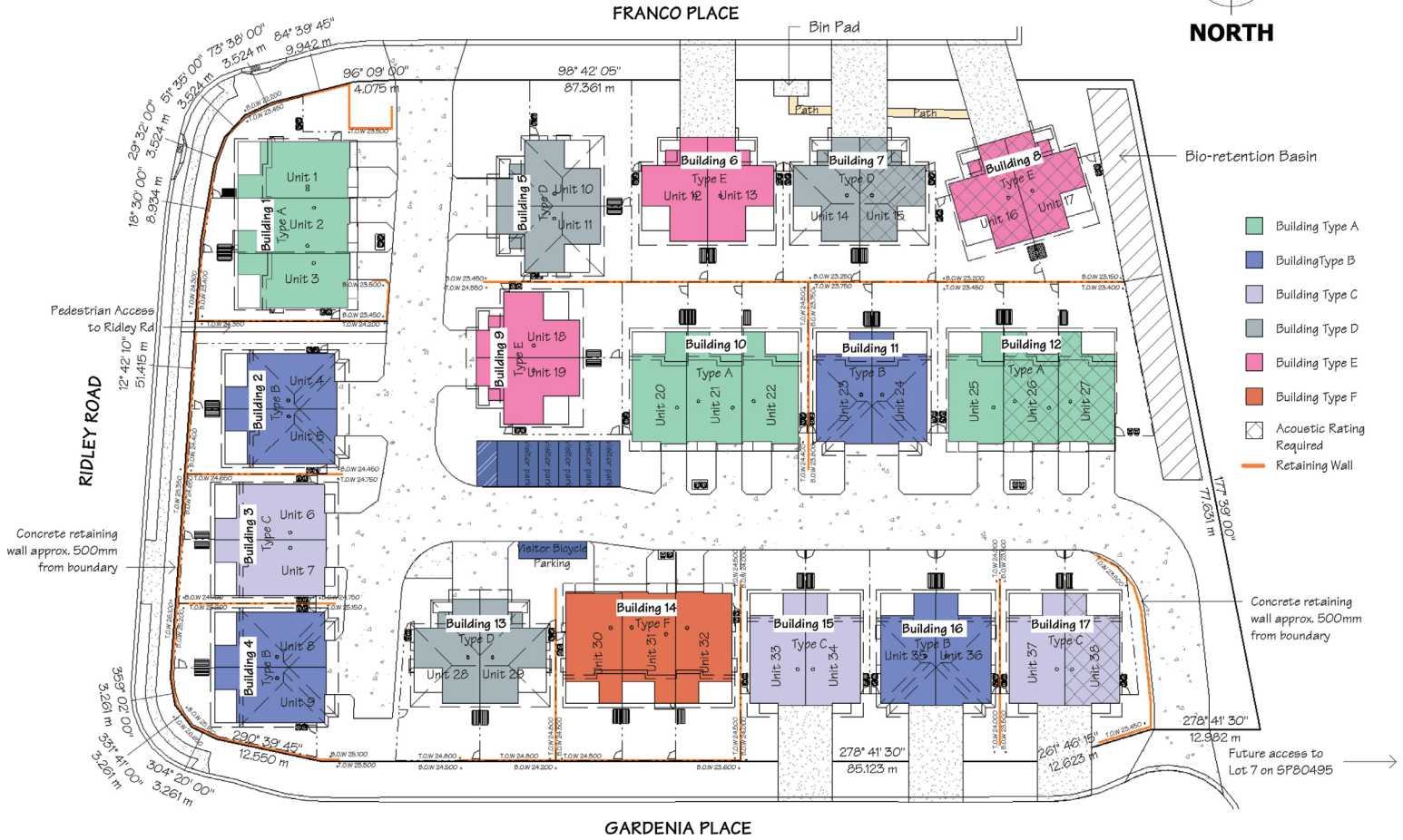
Brisbane Arts Theatre is an iconic independent theatre company that produces engrossing, high quality, accessible theatre.

Established in 1936, the 80-year-old theatre company has been the city's gateway theatre for decades. Brisbane Arts Theatre has served as the gateway to performing arts careers, not just for those on stage, but also for those behind the scenes. The list of legends of stage and screen who began their journey on the Arts Theatre's stage is vast, some include Shane Porteous, Russell Dykstra, Kate Foy, Jennifer Flowers, Anna McGahan, Lucas Stibbard

www.qpac.com.au, www.brisbane.qld.gov.au, www.brisparks.com.au,
www.moretonbay.qld.gov.au, www.artstheatre.com.au



MASTERPLAN



TOWNHOUSE

TYPE A



Artist impression only, external facades vary throughout project. External finish, material, windows, colour scheme and landscaping are subject to change.

TOWNHOUSE

TYPE B



3 2.5 1



Artist impression only, external facades vary throughout project. External finish, material, windows, colour scheme and landscaping are subject to change.

TOWNHOUSE

TYPE C



3 2.5 1



Artist impression only, external facades vary throughout project. External finish, material, windows, colour scheme and landscaping are subject to change.

TOWNHOUSE

TYPE D



3 2.5 1



Artist impression only, external facades vary throughout project. External finish, material, windows, colour scheme and landscaping are subject to change.

TOWNHOUSE

TYPE E



3 2.5 1



Artist impression only, external facades vary throughout project. External finish, material, windows, colour scheme and landscaping are subject to change.



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