



# THE VERGE

LOGAN RESERVE







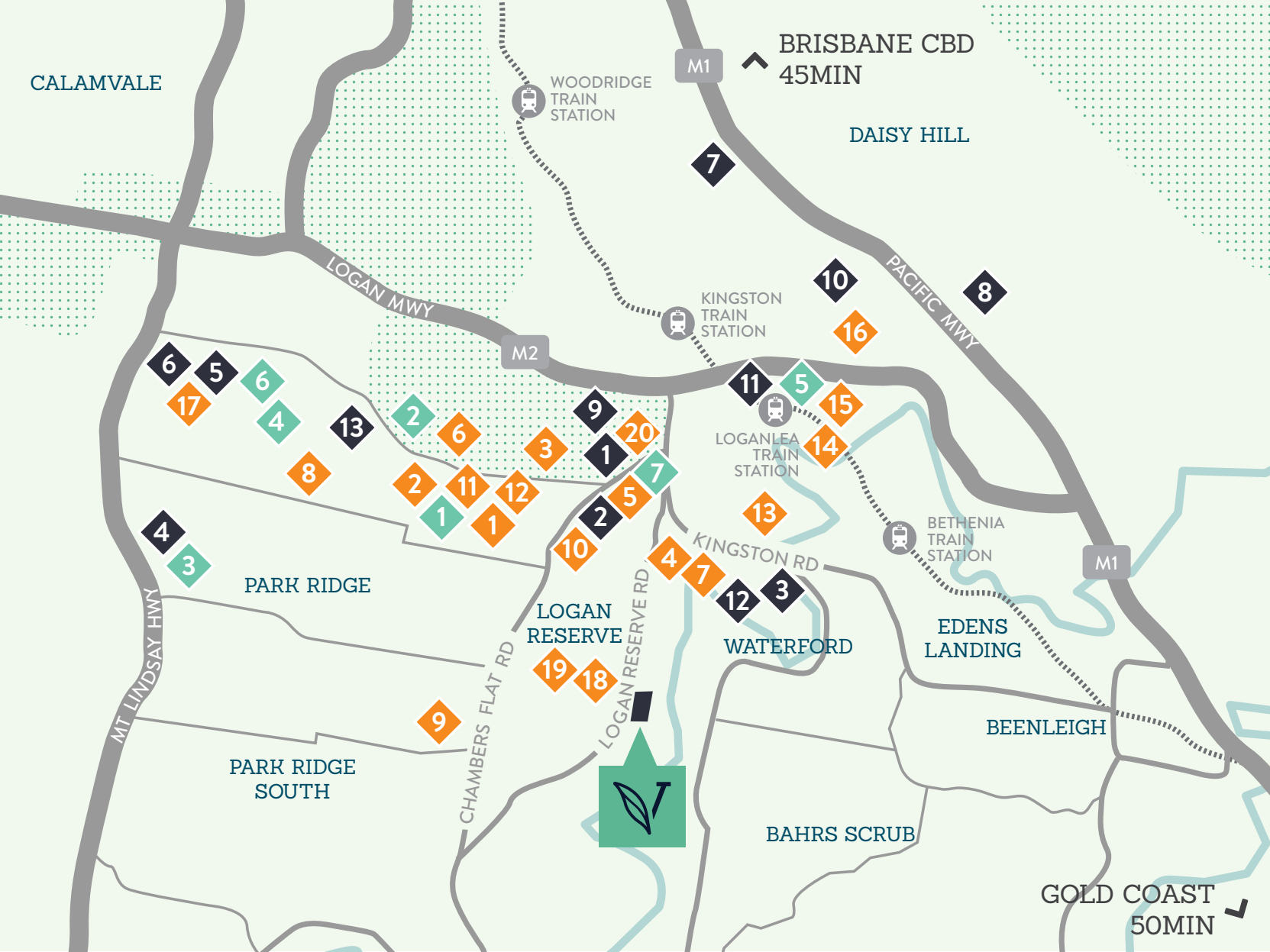
# URBAN CONVENIENCE MEETS NATURE

The Verge, Logan is a boutique community that offers the best of both worlds. Perfectly positioned between Brisbane and the Gold Coast with all the daily conveniences nearby.

Quality public and private schools are a short distance away, with Logan Reserve School adjacent. Enjoy peace of mind with a local medical centre and the Logan Hospital within a 10 minute drive, and fulfil your shopping needs at several local shopping centres. All this is complete with accessible public transport, easy road access to Brisbane, Gold Coast and Beaudesert, and only a 35 minute drive to Brisbane airport.







### Retail / Recreation

- 1 Marsden Park Shopping Centre
- 2 ALDI Marsden
- 3 Waterford Plaza
- 4 Park Ridge Town Centre
- 5 Bunnings Browns Plains
- 6 Grand Plaza Shopping Centre
- 7 IKEA Logan
- 8 Logan Hyperdome Shopping Centre
- 9 Kingston Park Raceway
- 10 Meadowbrook Golf Club
- 11 Woolworths Meadowbrook
- 12 Tygum Lagoon and Park
- 13 South West Enterprise Park

### Education

- 1 Crestmead Early Education Centre
- 2 Goodstart Early Learning Crestmead
- 3 Marsden Kindergarten and Child Care Centre
- 4 Tiggers Place Early Learning Centre
- 5 Footsteps Early Learning Centre
- 6 Goodstart Early Learning Crestmead
- 7 Goodstart Early Learning Waterford
- 8 Piptree Early Learning Centre
- 9 St Philomena School
- 10 Marsden State High School
- 11 St Francis College
- 12 Crestmead Primary School
- 13 Waterford West State School
- 14 Loganlea State High School

- 15 TAFE Qld - Loganlea
- 16 Griffith University Logan Campus
- 17 TAFE Qld - Browns Plains
- 18 Logan Reserve State School
- 19 C&K Logan Reserve Community Kindergarten
- 20 Marsden Library

### Medical

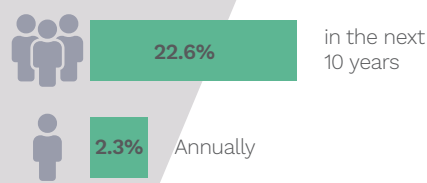
- 1 Crestmead Medical Centre
- 2 Doctors on Fifth
- 3 Park Ridge Family Practice
- 4 Doctors @ Regents Park
- 5 Logan Hospital
- 6 Browns Plains Family Practice
- 7 Q Medical Marsden

# LOGAN LGA COMPETITIVE ADVANTAGES

## Fastest growing region

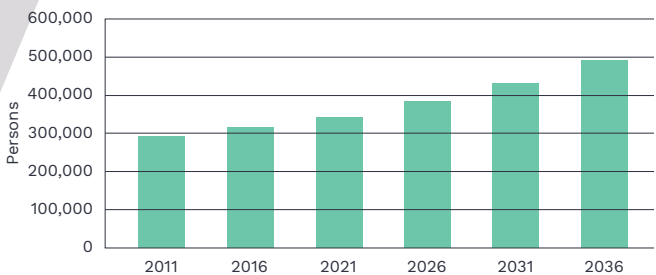
The Logan LGA is one of Queensland's fastest growing regions with the population estimated to increase 22.6% over the next 10 years, a little over 2.3% annually.

### Population growth



Although the Logan area appeals to a wide range of people the major demographic of the area is young families, as the 2016 census revealed that 78% of households were family units while the median age for the area is 34 years old.

### Estimated & Forecast Population Logan Local Government Area



## Lifestyle & Liveability

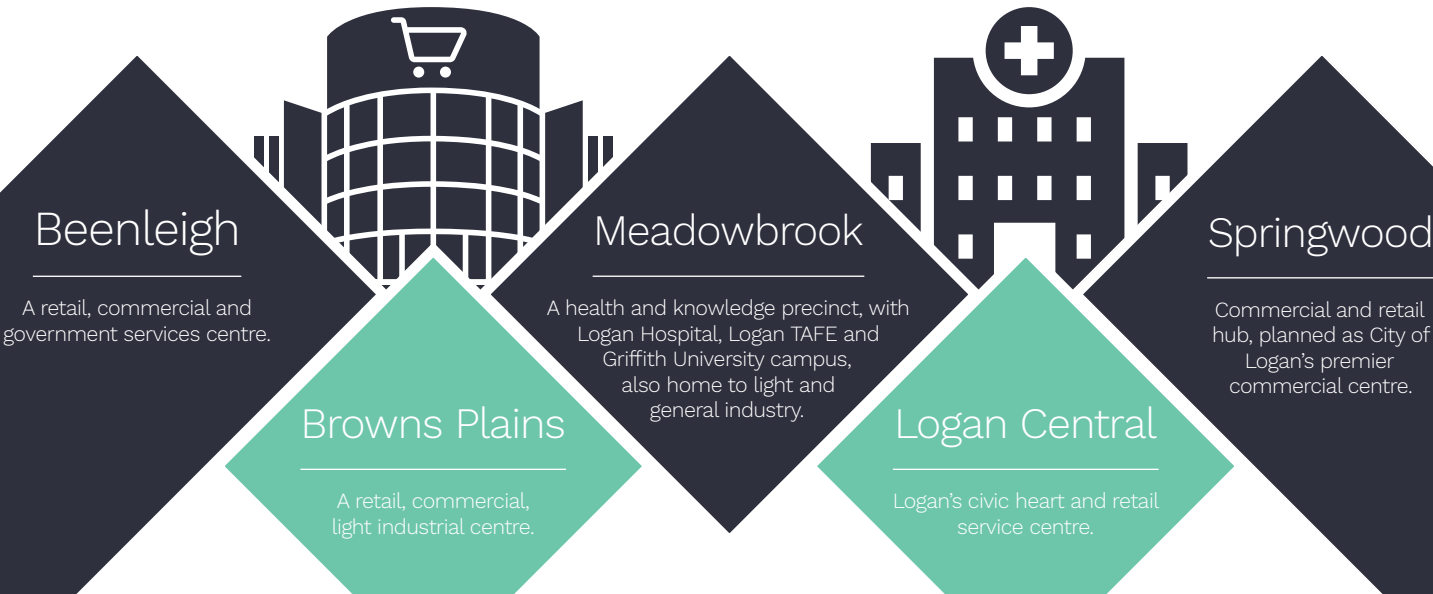
Logan is one of the largest and rapidly growing cities in Australia. Logan City Council, a broadminded leader, has facilitated urban and community renewal projects alongside the Queensland Government. (Source: <http://www.logan.qld.gov.au>)

# \$134 billion

in infrastructure projects

Future residents will benefit from the South-East Queensland Infrastructure Plan. This plan outlines \$134 billion in infrastructure projects including the Meadowbrook Master Plan, proposed to transform Meadowbrook into a leading health, education and innovation hub. Along with the current refurbishment of the Logan Hospital (which recently completed a \$145M expansion and refurbishment).

*Logan's surrounding localities currently offer a range of retail, education, social/recreation and other attractions and amenities.*





## Infrastructure & Connectivity

Road infrastructure is plentiful as Logan is ideally located between Brisbane, Ipswich and the Gold Coast, with the Pacific Motorway providing Logan direct access by car to both Gold Coast and Brisbane.

The Logan City Council plans efficiently to prepare for significant population growth, which is reflected in its infrastructure developments and planning.

Both the Gold Coast and Beenleigh rail networks connect Logan to Brisbane CBD and the Gold Coast, while Clark's Logan City Bus lines connect all Logan central to all surrounding suburbs of southern Brisbane.



## Location

The Logan LGA is marked as a key urban growth area and occupies a strategic location 30 kilometres south of the Brisbane CBD. Logan is also within easy reach of some of Queensland's largest regional cities being within an hour to both

Easily connect via 3 major arterials within 15 minutes

**1 Pacific Mtwy**  
accessing Brisbane & Gold Coast

**2 Logan Mtwy**  
accessing Ipswich & Toowoomba

**3 Mt Lindsay Mtwy**  
accessing Beadesert



## Property Rents

The Logan LGA property rents have experienced steady growth over the long term, reflecting an increasing population and growing demand for rental accommodation.

## Employment & Business

**\$512 million**

Logan & gateway extensions

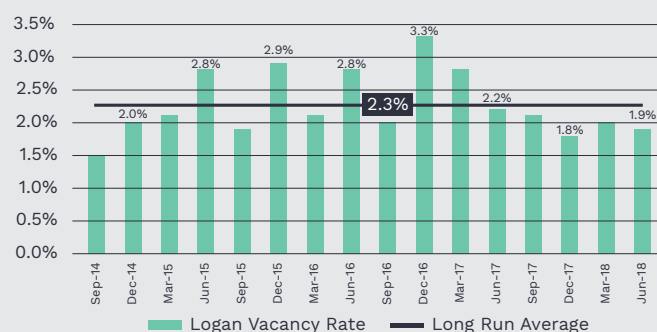
- ✓ The Logan Enhancement project of \$512 million redevelopment of Logan and Gateway Extensions, Wembley Road/Logan Motorway interchange will support 1,300 jobs.

**\$112.2 million**

Logan Hospital redevelopment

- ✓ Redevelopment of Logan Hospital, with \$112.2 million allocated over four years for planning and foundation works across Logan, Ipswich and Caboolture Hospitals.

## Historical LGA Vacancy Rate







# LOCAL AMENITY



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