

# Family Home with Bonus Income Potential

Stage 1

**NOW SELLING**



"Well connected to six major highways, rail, an intermodal transport hub, three airports and the Port of Brisbane, Ipswich enjoys a prime location in south east Queensland."

Ipswich City Council Annual Report FY19

Bremer River, Ipswich

Photo supplied by Ipswich City Council

## South-East Queensland Snapshot



1.7% annual average growth rate



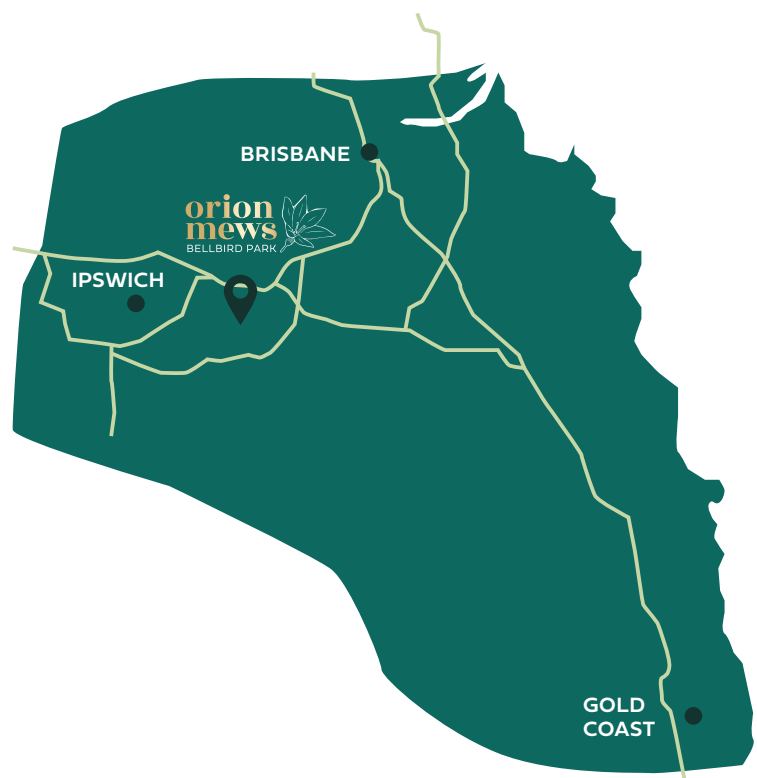
Generates two-thirds of the state's gross product



Supports 80% of the state's employment

## South East Queensland Living at its Very Best

Located in beautiful Bellbird Park near Springfield Central, Ipswich, Orion Mews offers the ideal mix of quiet green spaces and exceptional community facilities, all within easy reach of Brisbane city (only 30 kilometres away), Brisbane Airport (42 kilometres away) and gorgeous Gold Coast beaches only 80 kilometres away.



## Queensland's Fastest Growing Community

Bellbird Park's booming population is due to a diversified economy, strong industry and employment growth that is supported by the Australian and Queensland governments, as well as Ipswich City Council and private industries.

- The Queensland Budget 2019-20 allocated \$895m in support of enhancing the Ipswich infrastructure.
- Ipswich will benefit from the \$400m Ipswich Motorway Upgrade: Rocklea to Darra Stage 1 project.
- \$124m Ipswich Hospital Redevelopment Stage 1A detailed business case published.
- Ipswich City Council has commenced the process of its \$140m CBD redevelopment project.
- Budget allocated for the initial phase of the proposed \$44.5m Springfield Central train station park 'n' ride.
- Phased practical completion of the \$170m facility for the \$5b Rheinmetall defence contract at Redbank is on track for 2020. The facility is already supporting 450 jobs for Queenslanders.
- Australia Post's \$240m facility officially opened in October 2019 and employing 500 employees at its 50,000m<sup>2</sup> Redbank facility.
- Costco opened its Ipswich store, the second in Queensland, in May 2019, supporting 280 jobs.
- Supermarket giant Coles committed to a new 66,000m<sup>2</sup> Distribution Centre at Redbank bringing more jobs during construction and operations.

## Orion Mews Surrounded by Amenities and Convenience







Town Square Shopping Centre.  
Photo supplied by Powe Architects

## Bellbird Park – Thriving Ipswich at its Best

The suburb of Bellbird Park represents one of the best of the thriving Ipswich region. In fact, according to ABS data, the Bellbird Park–Brookwater region has grown by more than 2,700 people between 2016 and 2018 – that’s over 10% average growth per year. Added to this, in the 2018 edition of the “Queensland Government Population Projections, 2018 edition: LGAs and SA2s”, the Queensland Government has also projected considerable population growth in the region and indicated that it is projected to remain in the *top ten* fastest growing areas in South East Queensland until 2041.

One of the surrounding area’s newest highlights, the recently completed Town Square Redbank Plains shopping centre, is only a stroll away at less than 2 kilometres from Orion Mews. Featuring top retailers, including Coles, Woolworths, Aldi, Target, Daiso and Australia Post, as well as a host of specialty shops and dining options, it’s easy to see why Orion Mews is blessed when it comes to convenience.



10% population growth

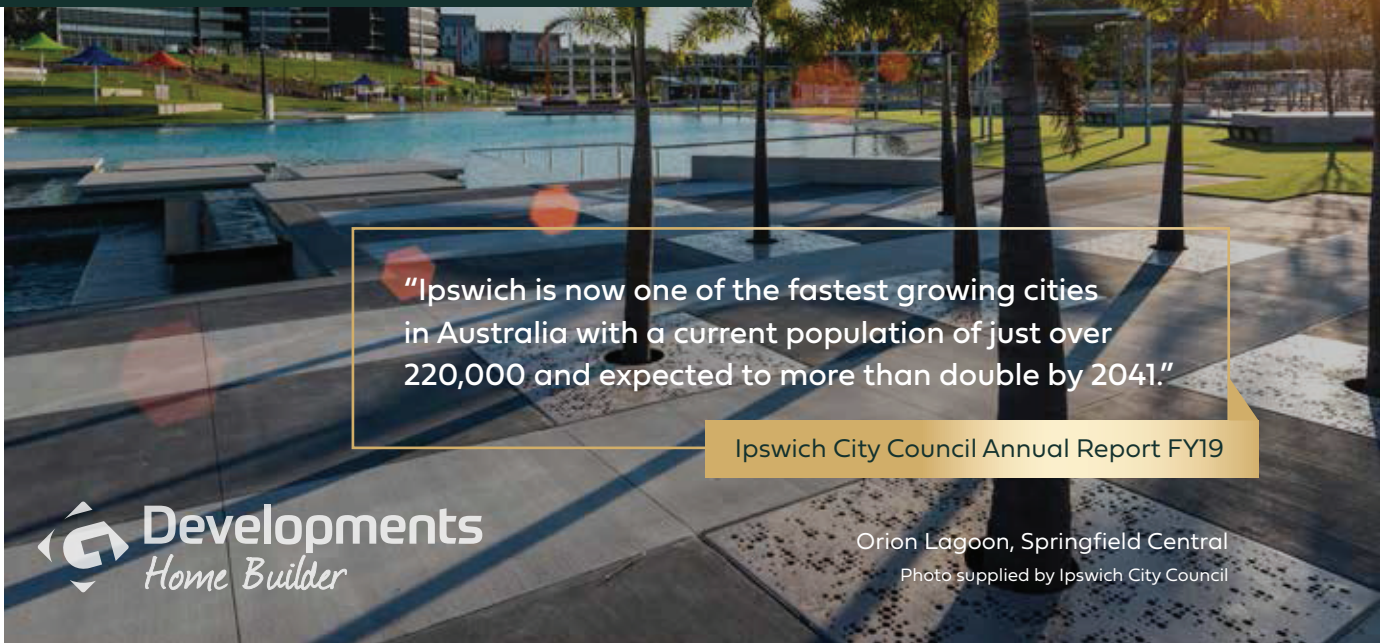


2km to Town Square Shopping Centre



7km to Springfield CBD

What’s more, Bellbird Park is surrounded by one of Queensland’s most vibrant economic hubs – the master-planned community of Springfield. Given the extensive growth in employment opportunities, excellent community facilities and a booming cultural scene, Ipswich is proving to be the go-to region for both families and investors alike.



“Ipswich is now one of the fastest growing cities in Australia with a current population of just over 220,000 and expected to more than double by 2041.”

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