

# 5-7 LOUISE STREET UNDERWOOD



Property Information Package

Build your dream home or invest in a high growth suburb  
3 Large Elevated Blocks in Underwood



Proudly presented by  
**SIMONAU**  
Residential Sales & Project Marketing  
R E M A X T E A M





Elevated Panoramic Views

# OVERVIEW

**The Simon Au Team proudly presents three large premier vacant lots to the market - this is a golden opportunity for eager home owners and astute investors.**

Situated at the highpoint of this quiet and leafy suburban street, 5 - 7 Louise Street is an unbeatable location to build your dream home, first home, or even invest for solid future growth in this high performing locality! Three large vacant blocks are currently on offer here at this desirable address, presenting a very attractive opportunity to have a new home in booming Underwood!

Nestled between a variety of up-and-coming residential suburbs, many points of interest and desirable facilities, this location is set to impress you. Shopping, transportation, education, recreation, healthcare and more are all conveniently located at this premium address - you will want for nothing as everything will literally be at your fingertips.

## KEY FEATURES:

- Elevated views
- Located on the high side of the street
- Quiet location
- Beautiful mountain views to the south
- Land ready for title registration within 2 - 3 months
- No easements or covenants
- No Body Corporate - completely freehold property
- Large allotments - all three lots are well above the size of many new local land releases
- Walking distance to a major shopping centre
- Priced below the market rate (\$/m2) for land in Underwood



# Lot Information & Dimensions



## Lot 661

- 503m<sup>2</sup> block with 12.5m frontage
- Rectangular shaped block with wide frontage, (elevated)
- Suitable for dual-living homes

## Lot 662

- 503m<sup>2</sup> block with 12.5m frontage
- Rectangular shaped block with wide frontage, (elevated)
- Suitable for dual-living homes

## Lot 663

- Large 722m<sup>2</sup> block
- Highest point with best views
- Privacy at front of block
- Large size block allowing for pool, shed etc
- Suitable for dual-living homes

Turnkey House & Land packages also available.





# LOCATIONDETAILS

## CONVENIENCE & LIFESTYLE

### Major Centres & Infrastructure

- Brisbane CBD - 20 mins drive
- Airport - 20 mins drive
- Gold Coast - 35 mins drive
- Pacific Motorway - 4 mins drive
- Gateway Motorway - 5 mins drive



### Schools & University

- Eight Mile Plains State School - 800m walk
- St John's Kindergarden - 2 mins drive
- Kuraby State School - 2 mins drive
- Springwood State School - 3 mins drive
- Griffith University - 15 mins drive



## Shopping

- Local shopping & medical complex - 700m walk/drive
- Underwood Marketplace - 2 mins drive or 700m walk
- Warrigal Square Shopping Centre - 5 mins drive
- Springwood Shopping Mall - 5 mins drive
- Westfield Garden City - 7 mins drive



## Parks & Other Amenities

- Camelot recreational park - 650m walk
- Underwood Park - 5 mins drive
- Svoboda Park - 3 mins drive
- Logan North Library - 4 mins drive

## Local Businesses & Business Hubs

- Variety of local businesses
- Brisbane Technology Park - 5 mins drive
- Springwood & Underwood Business Hubs - 2 mins drive



**This is a limited opportunity to take advantage of 3 prime property positions and build the home of your dreams!**

**Surround your new home with a convenient array of facilities!**

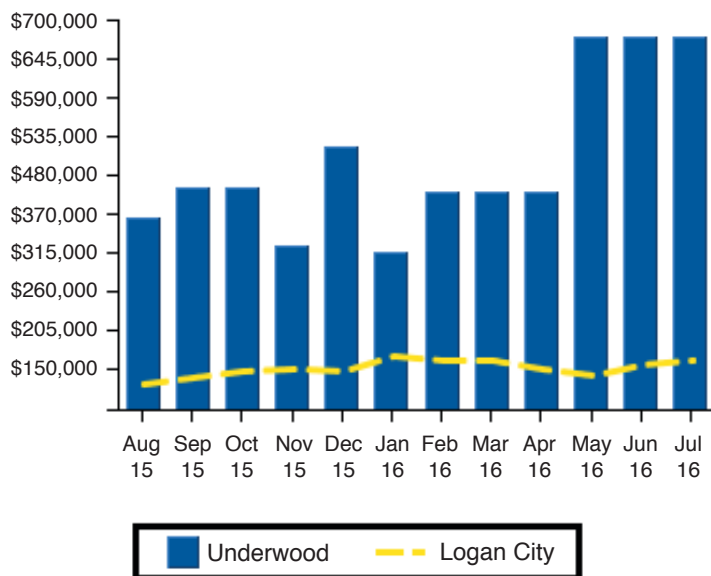


# SUBURBPROFILE

Plus key information on surrounding areas

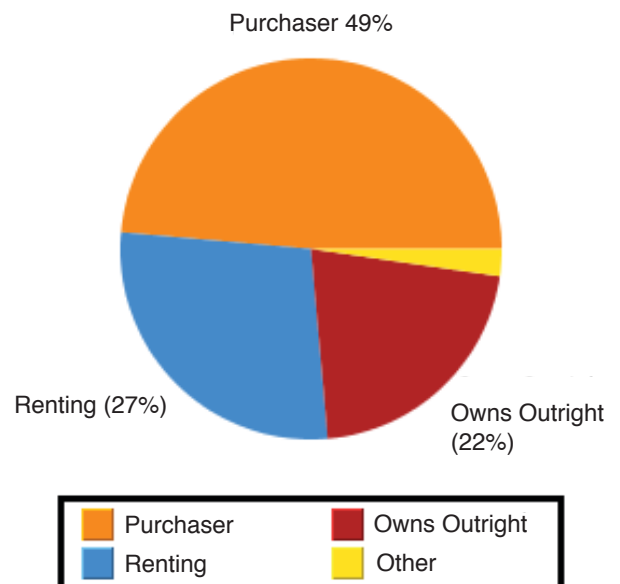


**Recent Median Land Sale Prices**



**A high demand for this suburb, consistently outperforming the region.**

**Household Occupancy**



**A strong tendency towards ownership, yet a solid rental market.**

- Median house price: \$580,000 – above the city council median.
- Capital growth in median house price: 10.5% over the last 3 years.
- High rental demand area.
- Highly sought-after location, 20 minutes to Brisbane CBD and 40 minutes to Gold Coast.
- Almost 70% of homes in Underwood are owner-occupied.
- Million dollar homes becoming prevalent in Underwood.
- Higher demand suburb attracting more than double the state average of visits per property advertised – 465 visits for Underwood & 250 for Queensland average.

Additional supporting documentation containing previous sales in the area is available upon request.

# MARKETSQUARE

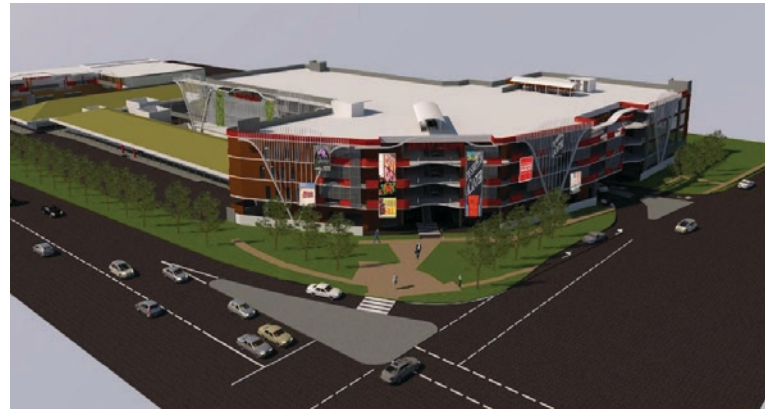
\$40 million redevelopment of Sunnybank hotspot



With a development plan in place with Brisbane City Council, Sunnybank's Market Square shopping centre is set to undergo a \$40 million expansion and upgrade, further improving the infrastructure and facilities of this high performing suburb.

The proposal for the development includes building an additional 6,785 square metres of commercial space, which will create an area total of 14,062 square metres for the shopping centre complex as a whole. The proposed works includes the following elements:

- Retained streetscape trees
- Clear pedestrian connection from proposed Plaza to existing pathways
- Façade of building to have 'growing 4m wall planting
- 75 bicycle spaces
- New plaza area and kiosk shops
- New Commercial over 4 Storeys
- 24 hour trading time for new retail
- Access is proposed via staged upgrade to Mains Road and McCullough Street, Lewina Street.
- 595 Car parking spaces over 5 Storeys.





# SPRINGWOODLOGAN

City Councils plan to undergo new developments



**The Springwood & Logan City council areas are also going to undergo new development planning in the area. It will encourage new opportunities, improve the neighbourhood and will stimulate the local market thus further driving up demand and land prices.**

They are focusing on 3 key areas:

## **1. Connected Economies**

Transport is a crucial enabler for economic and employment growth and social connectedness. Healthy and inclusive neighbourhoods have access to high-frequency, integrated and accessible transport for their residents, businesses and visitors.

## **2. Productive Centres**

Logan's centres are economic hubs that provide opportunities for businesses and employment opportunities.

Employment is a key enabler for individuals and families to participate fully in society, improve self-esteem and reduce reliance on social welfare and services.

## **3. Inclusive Communities**

Social infrastructure provides individuals, families and communities with places, spaces, services and networks to meet their social needs and increases their quality of life.

In addition a focus on community safety influences all aspects of our daily life: where we live, work, play and socialise and bettering the neighbourhood.

Source: [http://www.logan.qld.gov.au/\\_\\_data/assets/pdf\\_file/0010/318457/city-logan-infrastructure-for-future.pdf](http://www.logan.qld.gov.au/__data/assets/pdf_file/0010/318457/city-logan-infrastructure-for-future.pdf)  
Image Source: <http://www.skyscrapercity.com/>

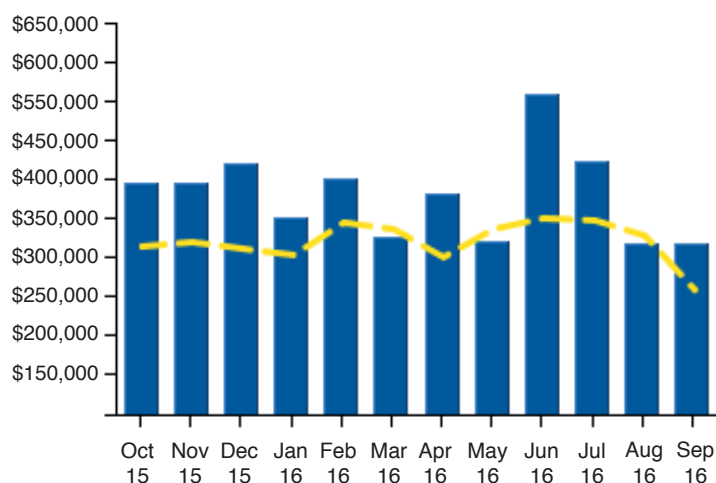


# ROCHEDALE AREA

## Rochedale & MacKenzie Land Release

The Rochedale & Mackenzie areas have had a mass of new land released and have increased in value significantly. Rochedale is part of Brisbane City Council's masterplan development areas and we expect to see surrounding suburbs to gain value as well with heightened demand.

Recent Median Land Sale Prices



Capital Growth in Median Prices (Houses)

Period	Rochedale % Change	Brisbane City Council % Change
2015	11.4%	5.8%
2014	8.4%	8.3%
2013	9.5%	5.2%
2012	-41.7%	-0.4%
2011	7%	-5.3%
2010	4.4%	9.8%
2009	-7.2%	1%
2008	-19.2%	7.6%
2007	0%	18.3%
2006	4.1%	5.7%

Additional suburb statistics of the area is available upon request.



# BRISBANE CBD

A maturing and rapidly growing city



**The Brisbane CBD is poised for a flood of development spending and will likely have an effect on Brisbane becoming a more international city as a result. This reaffirms confidence in the Brisbane property market as a sound investment opportunity with good solid, growth & demand to follow as a result.**

Developments such as the Queen's Wharf will bring thousands of jobs to the city both in the construction phase of the project but also in tourism, retail and entertainment during the life of the new resort.

Queen's Wharf Brisbane will be a unique and vibrant new world city development that attracts visitors and investment, reconnects the activity of the Brisbane city centre to the river, preserves and celebrates Brisbane's heritage, and delivers high quality public spaces.

## **The benefits of Queen's Wharf to the Brisbane area include:**

- more than 12 football fields of redeveloped and enhanced public realm
- a new pedestrian bridge to South Bank
- an iconic signature "Arc" building, including a spectacular feature Sky Deck, with restaurants and bars fully accessible to the public
- five new premium hotel brands - including the Ritz Carlton and Brisbane's first 6 star hotel
- three residential towers
- a new department store
- around 50 food and beverage outlets
- a riverfront moonlight cinema
- a Queensland Hotel and Hospitality School partnership with TAFE Queensland
- \$272 million payments to the State
- a guarantee of \$880 million in casino taxes for the first ten years of operations
- \$1.69 billion annual increase in tourism
- \$1.39 million additional tourists per annum
- \$4 billion to the Gross State Product.



# OURTEAM

Award Winning Property Specialist



The award winning **Simon Au Team** consists of a diverse and talented team of 5 professionals that collectively combine to offer a truly unique Real Estate experience.

The Simon Au Team share a passion to provide the highest level of professionalism in all client and customer transactions.

The team members individually offer a wealth of experience and knowledge that sees many happy clients and customers each day, week, month and year.



GALA AWARDS  
RE/MAX AUSTRALIA 2016





## CONTACT US

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