



BISHAMPTON
ESTATES

ESTATE PROFILE

Introducing...

Bishampton Estates, clearly a bright investment move.

Bishampton Estates, an enchanting new development located in Logan Reserve, one of South East Queensland's rapidly flourishing new neighbourhoods. Complete with its own rural setting, it's easy to forget that cutting edge convenience is so close by.

Easy proximity to services and infrastructure are paramount for community growth and maximum return on residential investments.

From Logan Reserve, make the short drive to schools and a hospital to cafés, parks and shopping - everything you need is right here.

Travel less than 10km and jump on the recently upgraded Logan Motorway, part of the \$512 million Logan Enhancement project –providing easy access to Brisbane and the Gold Coast, minimalising time spent commuting.

Positioned on Logan City's Scenic Rim, Bishampton Estates, is well positioned to benefit from exceptional regional growth as well as both current and planned infrastructure construction for the entire region.

Bishampton Estates has the potential for exceptional investment performance with the security of a 'bricks and mortar' investment.



Feature Package



The Glenrock | G.VII-F4 Lot 62 Sidney Court, Logan Reserve



Living	141.9m ²
Garage	34.3m ²
Patio	4.2m ²

Total 180.4m²

Overall Width	9.9m
Overall Length	20.5m
Lot Size	411m ²

 **Total \$471,000**

Disclaimer
Photographs and other images in this brochure may show fixtures, fittings or finishes which are not supplied by Thomas Paul Constructions, or which are only available in some designs when selected as upgrades from the standard design. This may include landscaping and outdoor items, floor coverings, furniture, kitchen, bathroom and light fittings and decorative items which are shown as examples only. Please speak to one of our sales consultants to discuss detailed home pricing for different designs and inclusions.



*artist's impression
not to scale*

Site Plan





Thomas Paul are proud to offer this latest contemporary land development - Bishampton Estates, located in the heart of one of the fastest growing regions of South East Queensland.

Bishampton Estates will be released in 4 exclusive stages with much of Stage 1 (28 lots) already pre sold. Stage 2 is also now released.

Rental Appraisal



29 March 2017

Adler Realty Pty Ltd
Licensed Real Estate Agents
ABN 62 136 679 082

To: Whom it May Concern

RE: RENT APPRAISAL -LOT 62 SIDNEY COURT, LOGAN RESERVE

We are writing to give a rental appraisal on the above property.

The home will consist of 4 bedrooms, with ensuite, dining/ lounge room combined.

Kitchen has stone bench tops, and stainless steel appliances. Ceiling fans and air conditioning, to the living area and bedrooms.

Double remote garage and fully fenced. Alfresco area, for entertaining, which is under the main roof and fully landscaped.

We advise that in our opinion, based on comparisons with similar properties in the area, the property at the above address would achieve a rental price of \$410-\$420.00 per week in the present market. This depends on supply and demand at the time of completion.

Should you wish to engage our services, please do not hesitate to contact our office.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Dianne Burchett", written over a light blue horizontal line.

Dianne Burchett

PROPERTY MANAGER

*Please note that this is only an appraisal, based on current prices in the market.

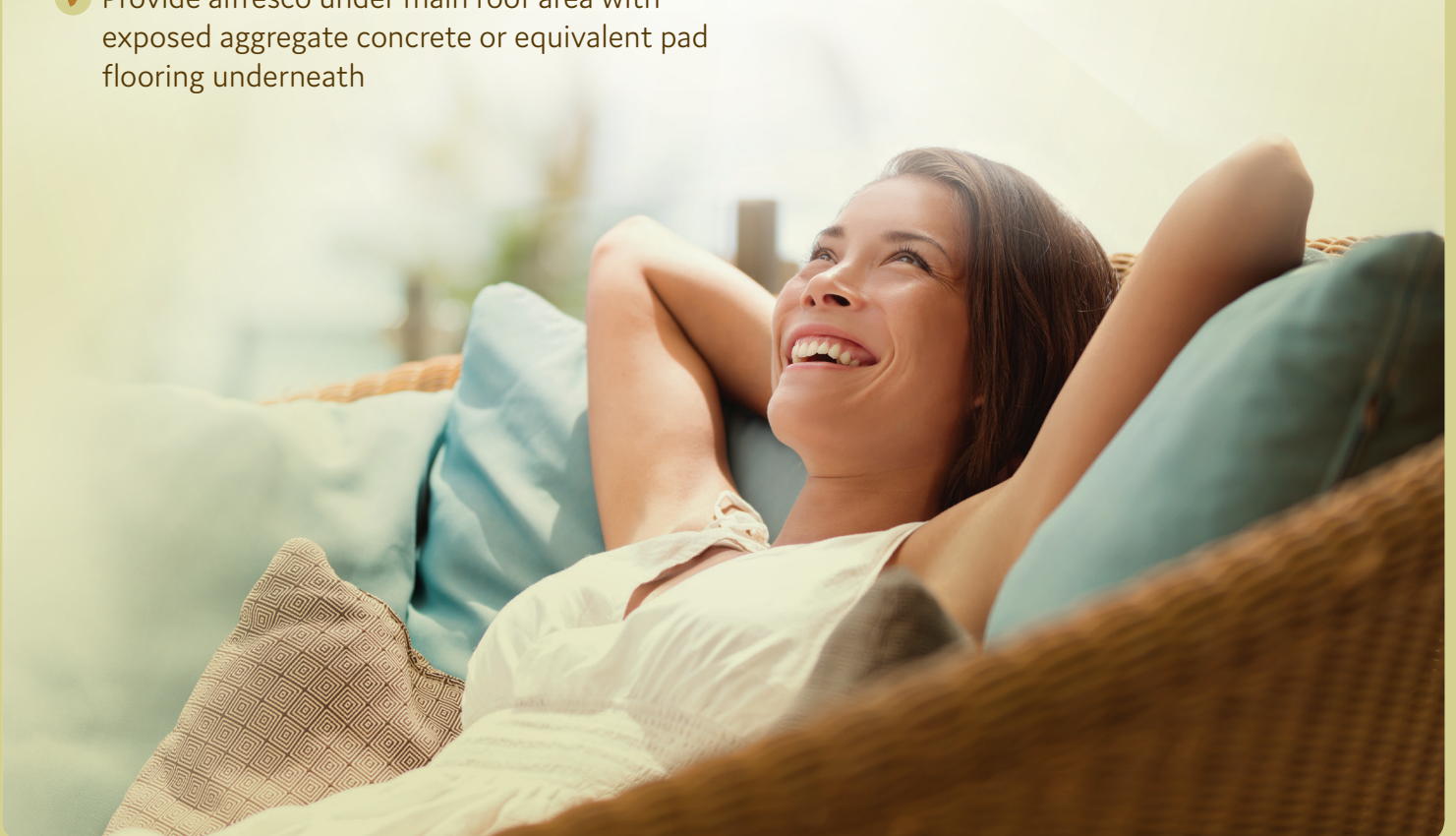
Upgrade Schedule



Logan Reserve, Queensland

All Lots - Logan City Council

- ✓ Provide hinged security screen door to rear entry laundry door
- ✓ Provide a single 6kwt split system air conditioner
- ✓ Provide and install upgraded front feature door in lieu of standard inclusion
- ✓ Provide alfresco under main roof area with exposed aggregate concrete or equivalent pad flooring underneath
- ✓ Provide and install ceiling light fans to bedrooms and formal living area for BCA air circulation requirements
- ✓ Provide additional floor tiling (square pattern)
- ✓ Provide & install slimline water tanks in lieu of standard inclusion of round (only if applicable & where drawn on plans)











Ideal Location



Logan Reserve represents an area of significant future growth both economically and by population. Bishampton Estates benefits from an address that is conveniently situated close to local shops, schools, transport and amenities;

- 3 mins to high school
- 4 mins to a medical centre
- 5 mins to shops (including Coles & Aldi)
- 10 mins to train station
- 11 mins to Logan Hospital
- 12 mins to Griffith University (Logan campus)
- 15 mins to the M1 Pacific Motorway

-  Logan Hospital
-  High School
-  Medical Centre
-  Train Station
-  Retail Outlet
-  Griffith University
-  M1 Pacific Motorway
-  M2 Logan Motorway

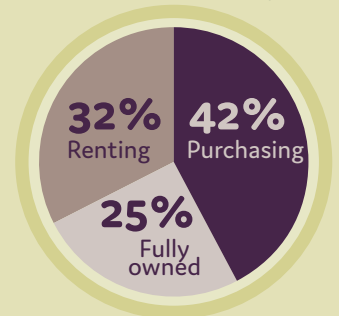
Perfectly positioned between Brisbane and the Gold Coast

Suburb Overview

Logan Reserve Qld 4133

Located on the City's "Scenic Rim", Logan Reserve is a residential suburb of Logan City, Queensland. With a recorded population of 2,154. Although Logan Reserve offers its residents a country lifestyle, there are a number of amenities located in this further developing suburb including it's own primary school and suburban-style streets.

Ownership



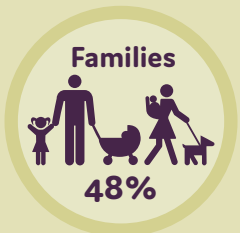
Median Age



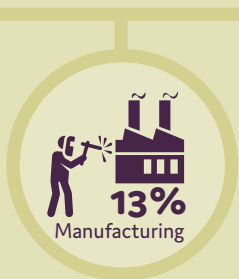
Convenience



Dependency



Occupation



Median Price



Household



Rental Yield



Regional Overview



The City of Logan, a major suburban centre south of Brisbane.

Logan City

Situated between the City of Brisbane to the north and the City of Gold Coast to the south, the City also borders the Scenic Rim Region. Logan City is divided into 64 suburbs.

The city facilitates much of the transport between Brisbane and the Gold Coast. Its motorway network is extensive: in the city's north-east, the Logan Motorway joins the Pacific Motorway, while the Mount Lindesay Highway and Sydney–Brisbane rail corridor cross the city along a roughly central north-south axis.

Industry

There are extensive industrial and commercial areas, mostly in the north and east of Woodridge, and west of Springwood and Daisy Hill, clustered in the triangle formed by Logan Road/Pacific Highway and Kingston Road, and extending west along Compton Road. The Crestmead industrial estate is designed for light to medium industry in the manufacturing sector.

Education

Griffith University has already established a Logan campus in Meadowbrook which is being developed into a specialist area based around health, research and education. Logan City has nine public libraries.

Parks & Facilities

The City of Logan provides access to some of the most open preserved bushland in South-East Queensland and the cleanest city air in Australia. Every corner of Logan has something to offer, visit one of the 924 local and regional parks for the whole family to enjoy. You will find pleasant riverside locations in Munruben and Jimboomba, nestled between both the Logan and Albert Rivers. With 60 sports facilities across the city including multi-sport and aquatic centres, you will never be short on something to do.

Dining and Entertainment

The City of Logan boasts a mixture of food markets and festivals and features a wide range of multicultural culinary options to meet all tastes. Cinemas, shopping complexes and parks are prevalent and the city also boasts a free public art gallery. One of the most popular events is Eats & Beats held in different locations around the city on the last Friday evening of each month. Each event features over 40 food trucks and music from a large line up of local artists. With such a green landscape it is no wonder Logan City's culinary offerings are varied, vibrant and delicious. It is no surprise when you consider the ethnic and cultural diversity and rich agriculture found across the city. Discover an abundance of native and immigrant influences in the City of Logan.



1. The Wine Glass Tower
2. Logan Shopping Centre
3. Griffith University
4. Logan Art Gallery
5. Griffith University
6. Logan Entertainment Centre
7. Logan Motorway Interchange
8. Queen Mary Falls



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