

WHY THE GREEN?

LIVEABILITY, AFFORDABILITY, CONVENIENCE AND GROWTH



The Green, a boutique new residential estate has just been launched in Crestmead, one of the fastest growing parts of Logan City, where houses have experienced substantial price growth in recent years thanks to good transport infrastructure and proximity to major employment centres. The area's demographic profile also presents investors an opportunity to buy well-priced residential property with strong rental demand.

LOCATION & ACCESS

Crestmead is located 26 kilometres south-east of Brisbane's CBD and is an emerging residential market positioned equidistant between the Grand Plaza Shopping centre in Browns Plains and the Logan Hyperdome, one of the largest single level shopping centres in Australia. Both shopping centres feature major retailers, specialty stores and cinemas.

From the adjoining suburb of Loganlea, commuters have direct rail access to Brisbane and the Gold Coast. Crestmead also offers quick and easy access to the Logan Motorway, Mount Lindesay Highway and the Pacific Motorway.

AMENITIES

For convenience shopping, the nearby Marsden Park Shopping Centre is ideal, with a Coles supermarket and 35 specialty stores. Marsden Park also an outdoor dining precinct, Medical Centre and Council Library.

Located in the nearby suburb of Meadowbrook are the Logan Hospital (public and private), the Logan Institute of TAFE, and a campus of Griffith University. Crestmead itself has a state primary school and St Francis College, a Catholic primary and secondary school. Other schools nearby include Marsden Primary School, Marsden State High and Kingston State College. The Green backs onto the 18-hectare Crestmead Park, with picnic areas, playgrounds, skate facilities, BMX tracks, basketball

EMPLOYMENT

Crestmead is home to a large industrial estate that provides hundreds of local jobs. Crestmead's strategic position in the centre of the South East Queensland region provides direct access to three major arterial networks, two international airports, freight rail and the Brisbane to Sydney passenger rail line.

Crestmead industrial estate is a proven base for blue-chip companies and has been designed to service the manufacturing industry.

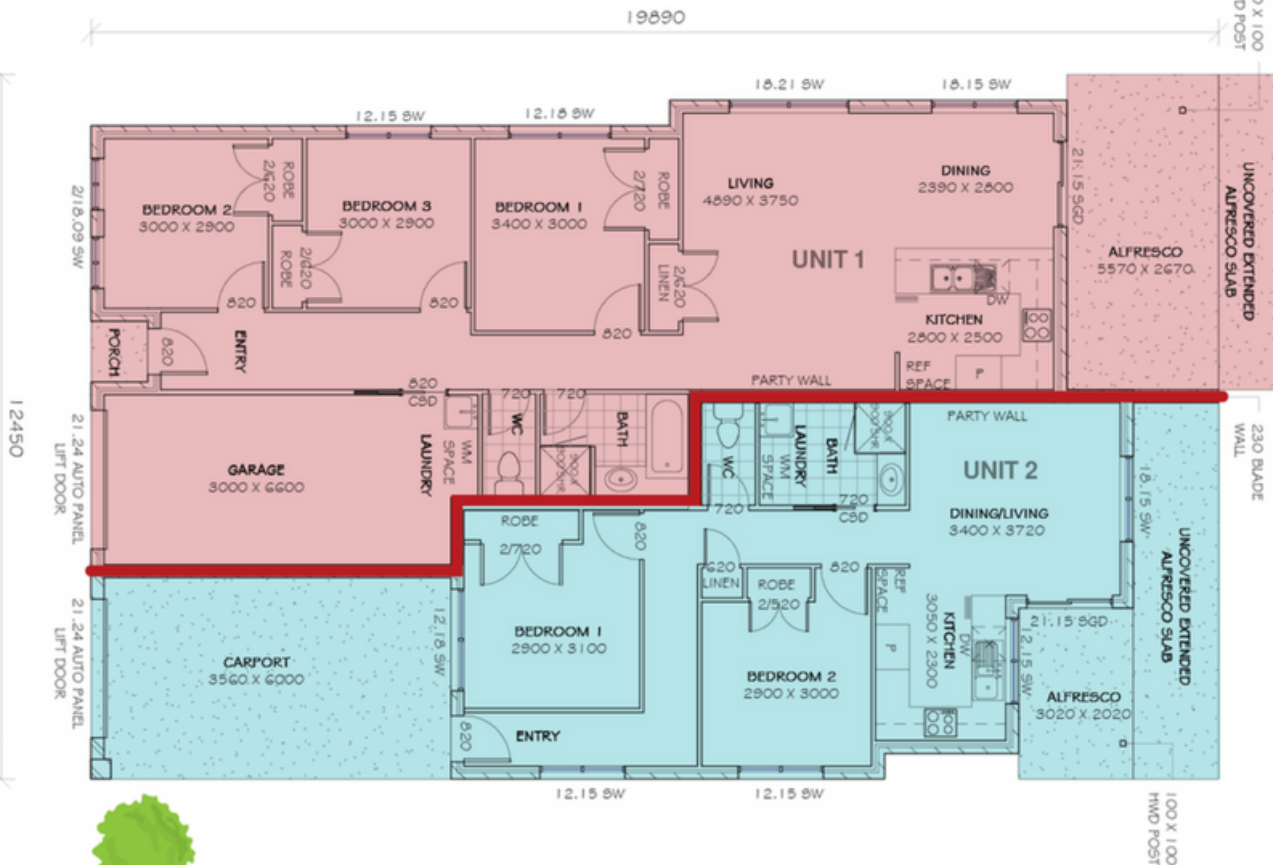
GROWTH

The Green, Crestmead will also appeal to the investment-buyer market as the dwellings will be readily rented by a large pool of potential tenants; gross rental yields surpass those achievable in capital city areas; and the affordable entry prices offer strong capital growth potential, particularly as Crestmead is located in one of the fastest-growing areas of South East Queensland.



SAMPLE DESIGN DUAL KEY 3+2 IOWA

FIREWALL



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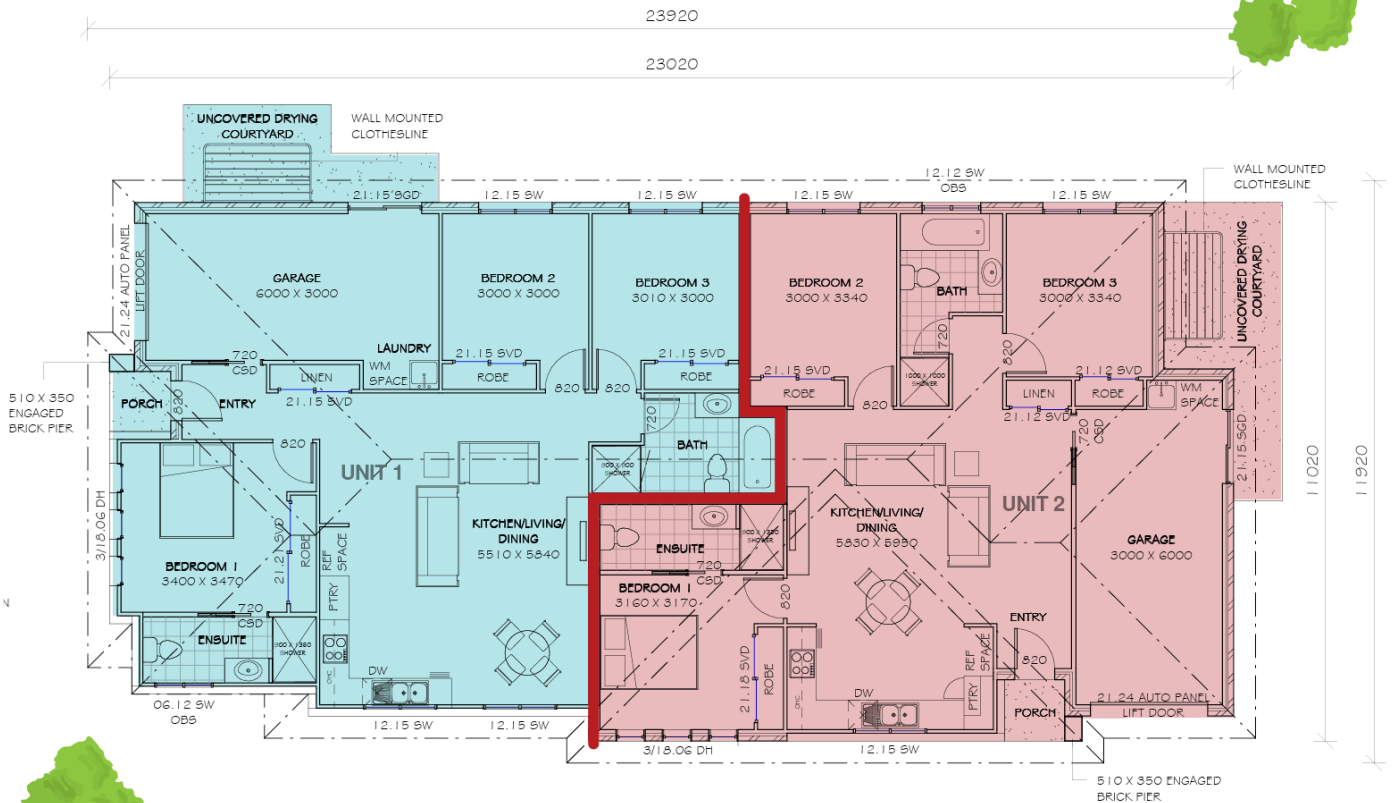
SAMPLE DESIGN DUPLEX 3+3 KERRY

FIREWALL



SAMPLE DESIGN DUPLEX 3+3 KERRY

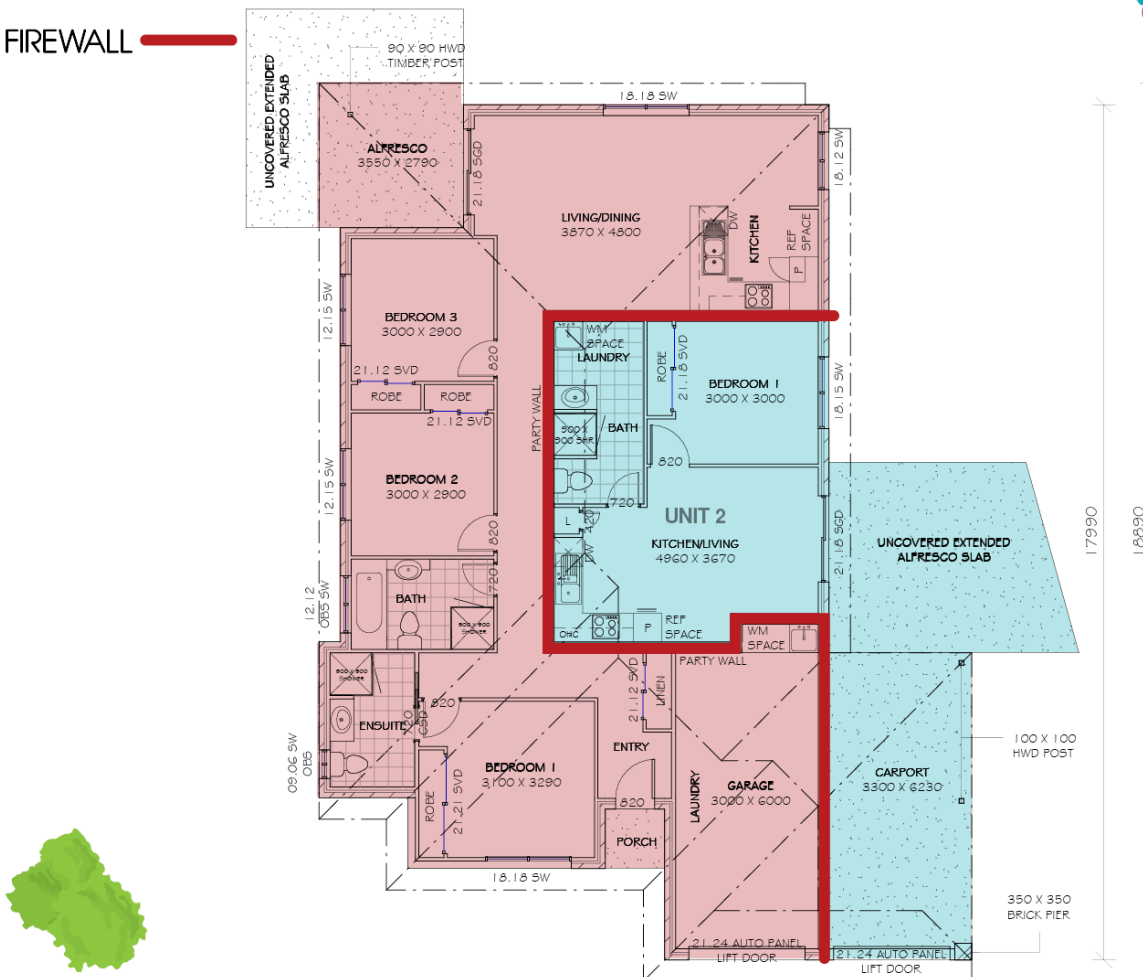
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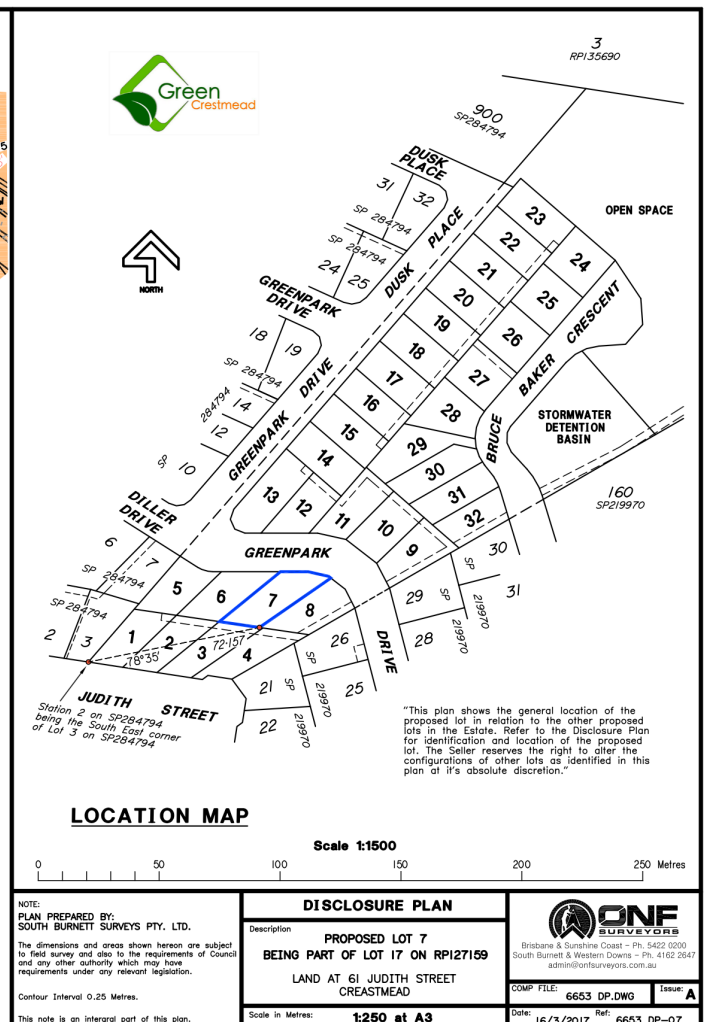
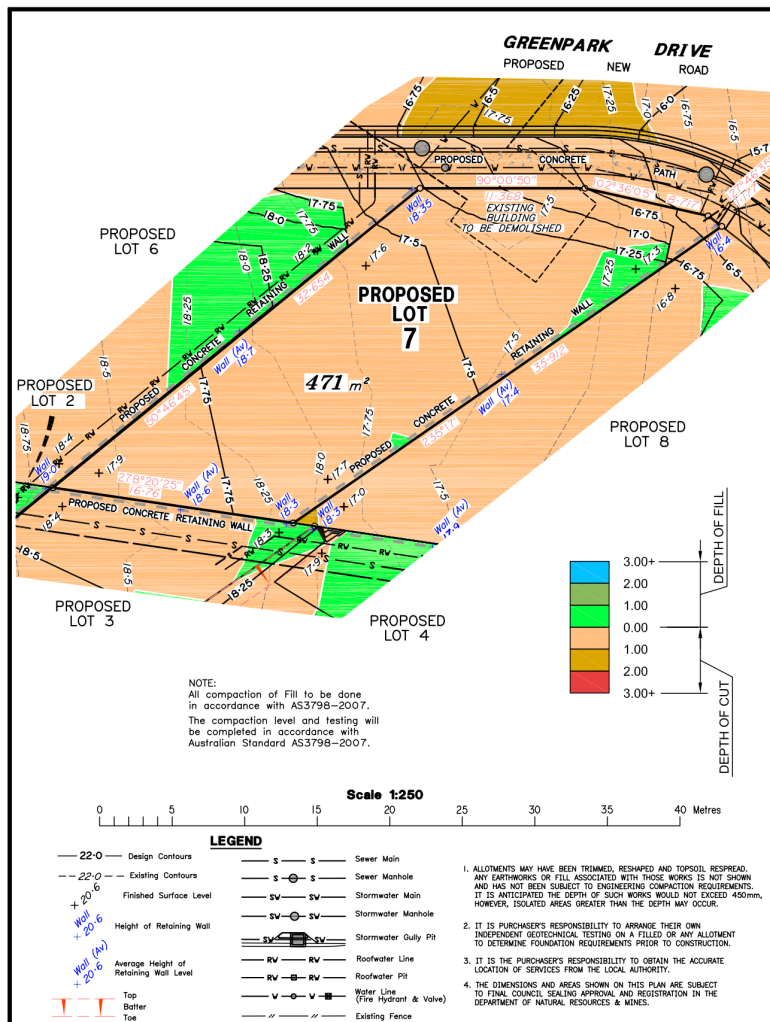
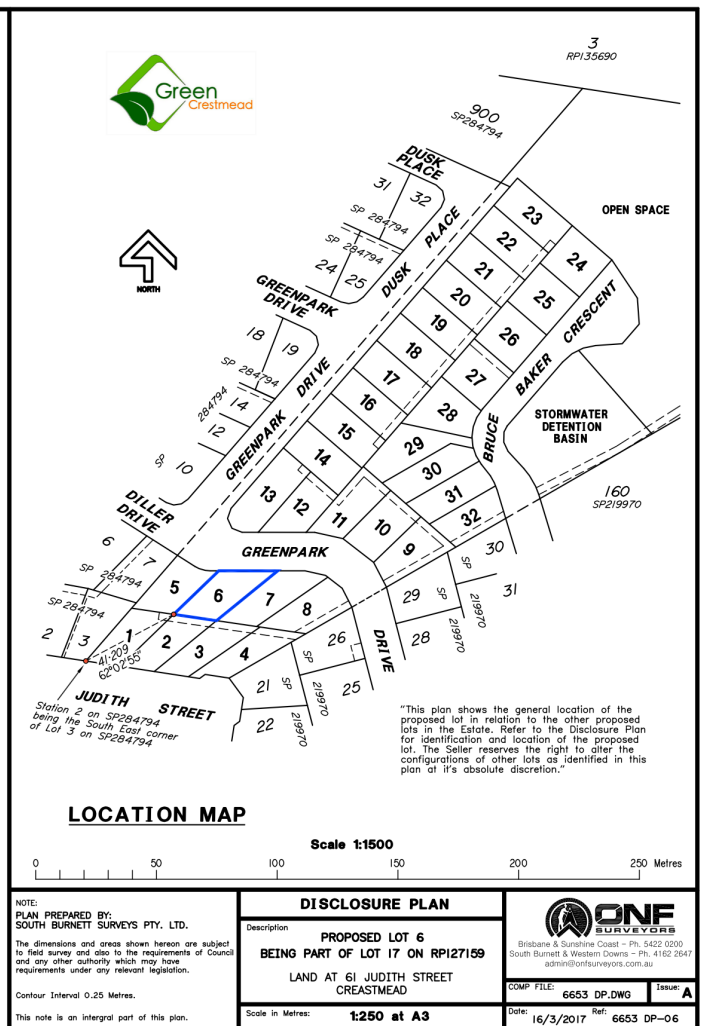
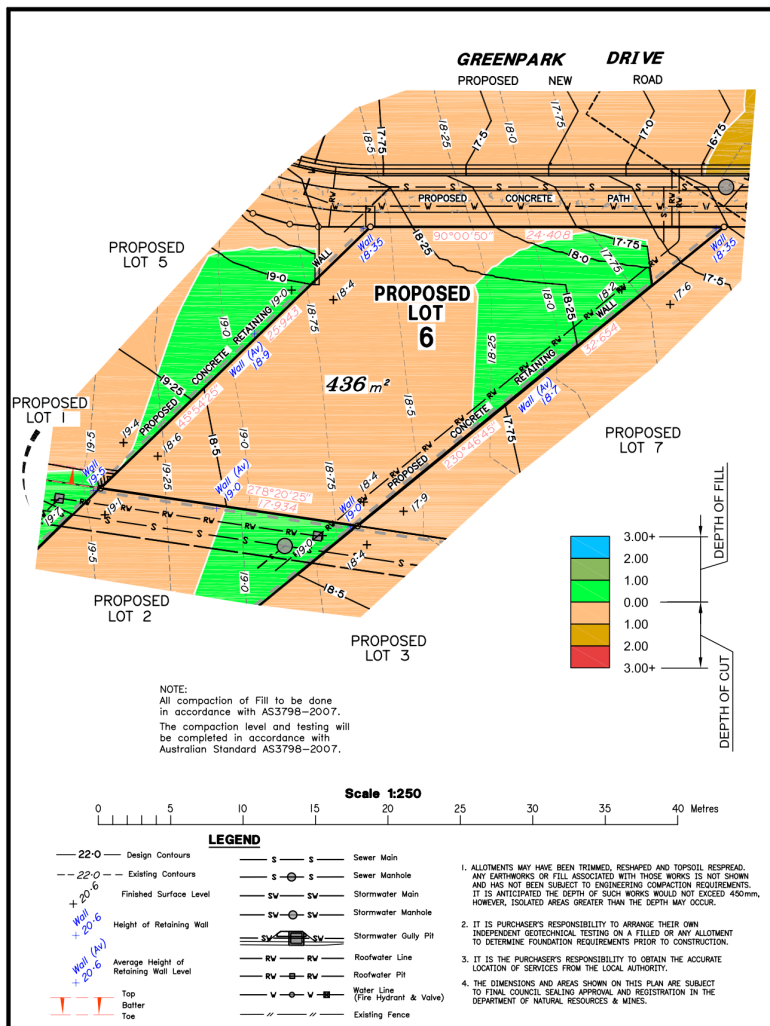
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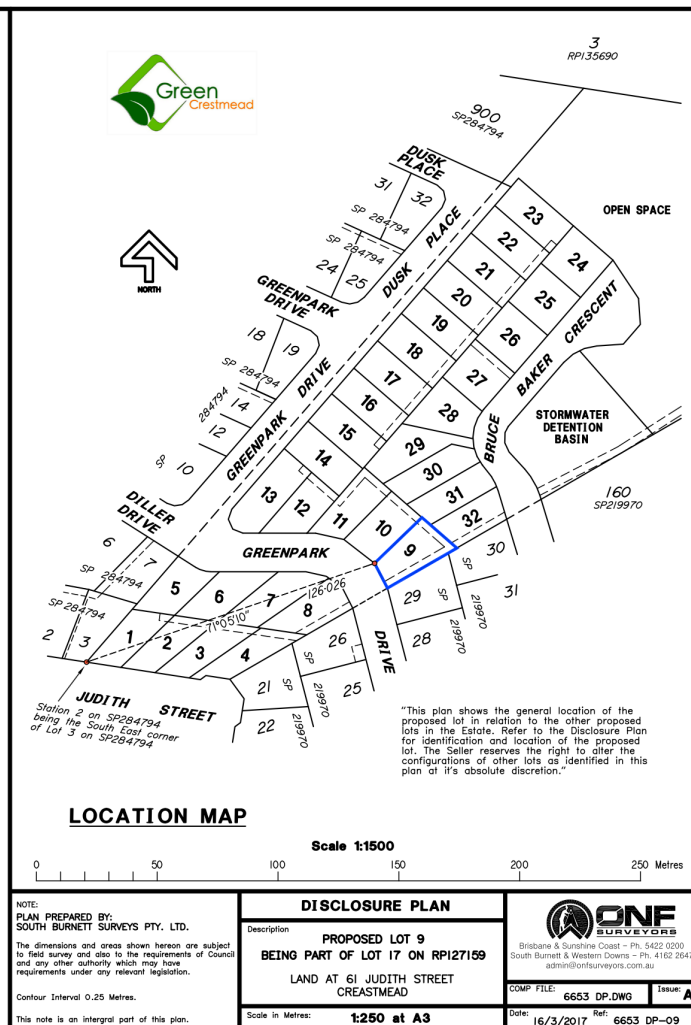
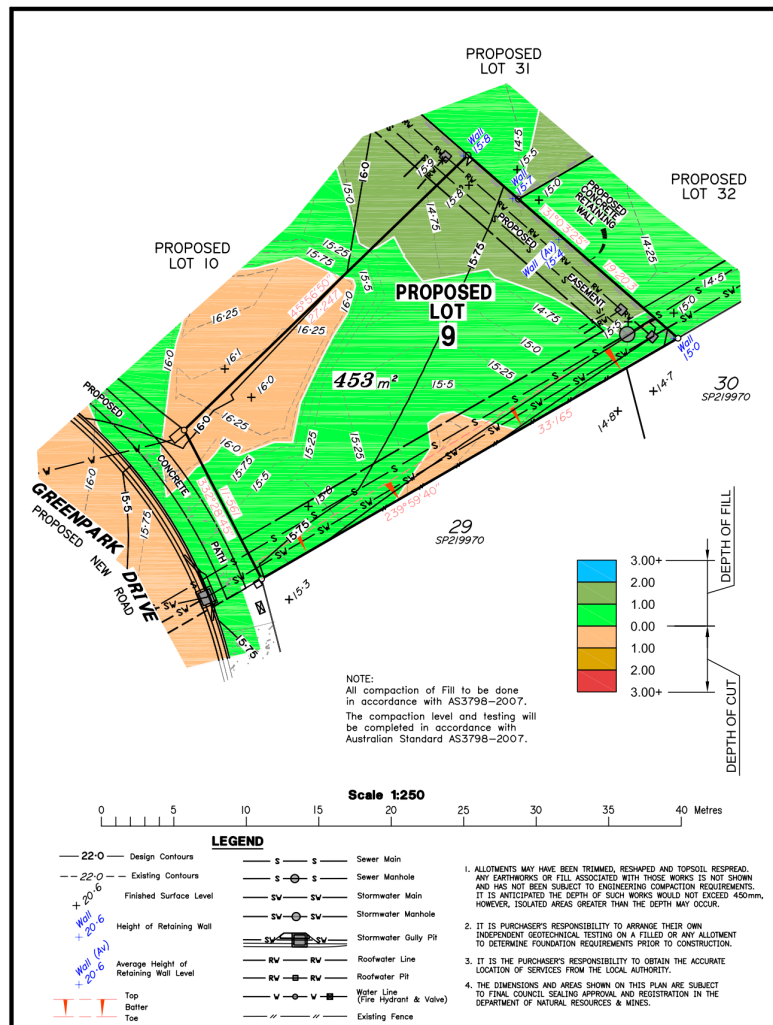
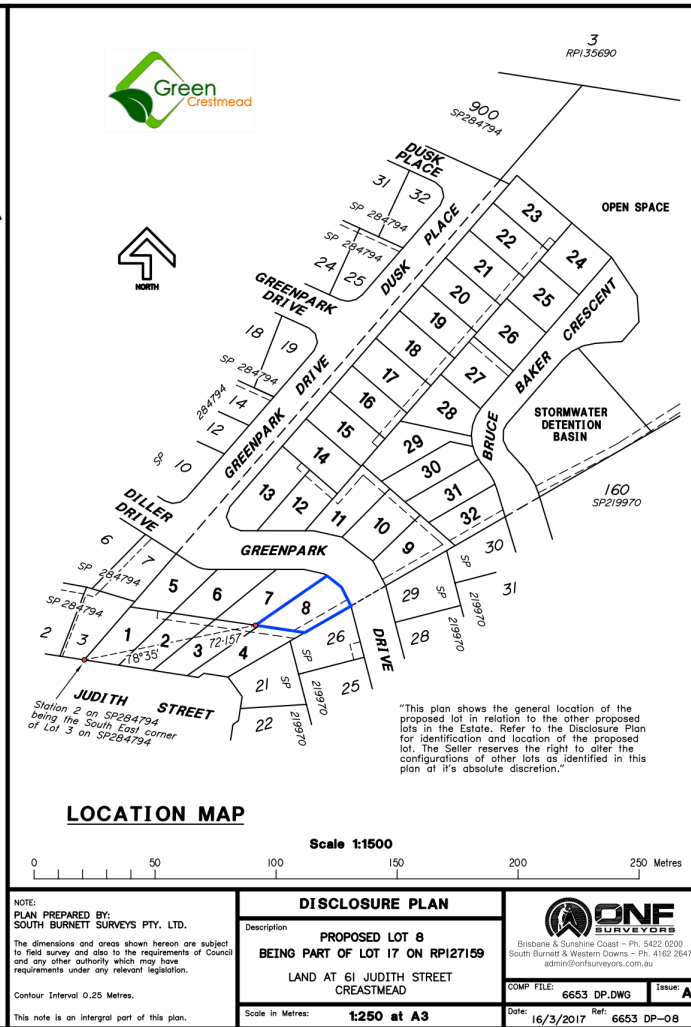
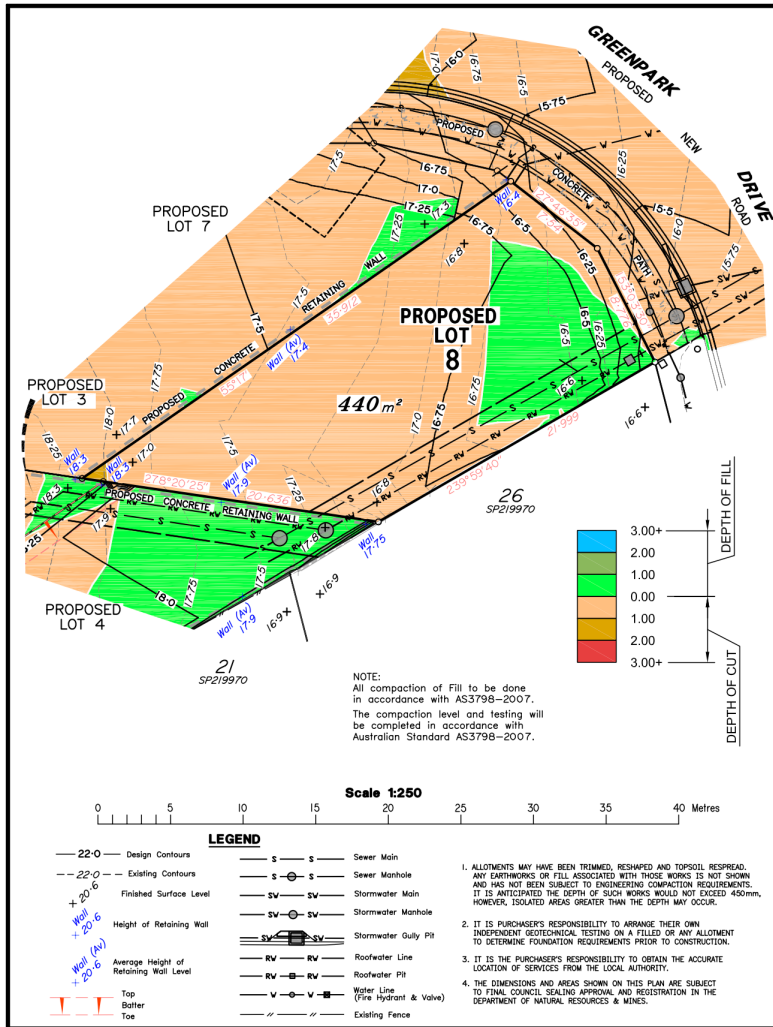
SAMPLE DESIGN DUAL KEY 3+1 OREGON

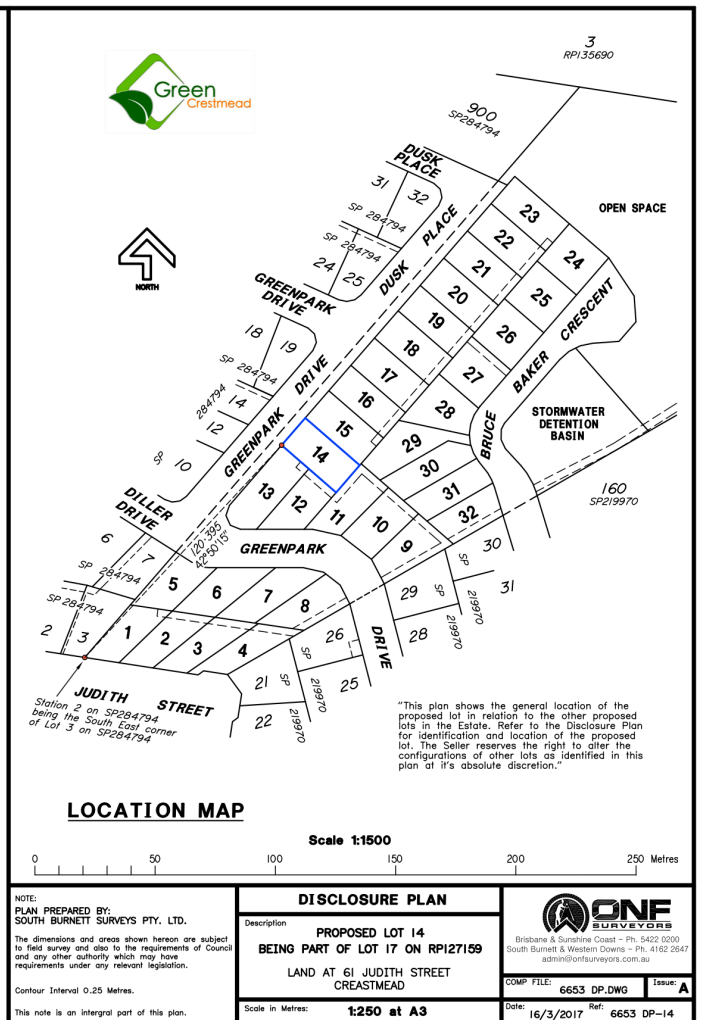
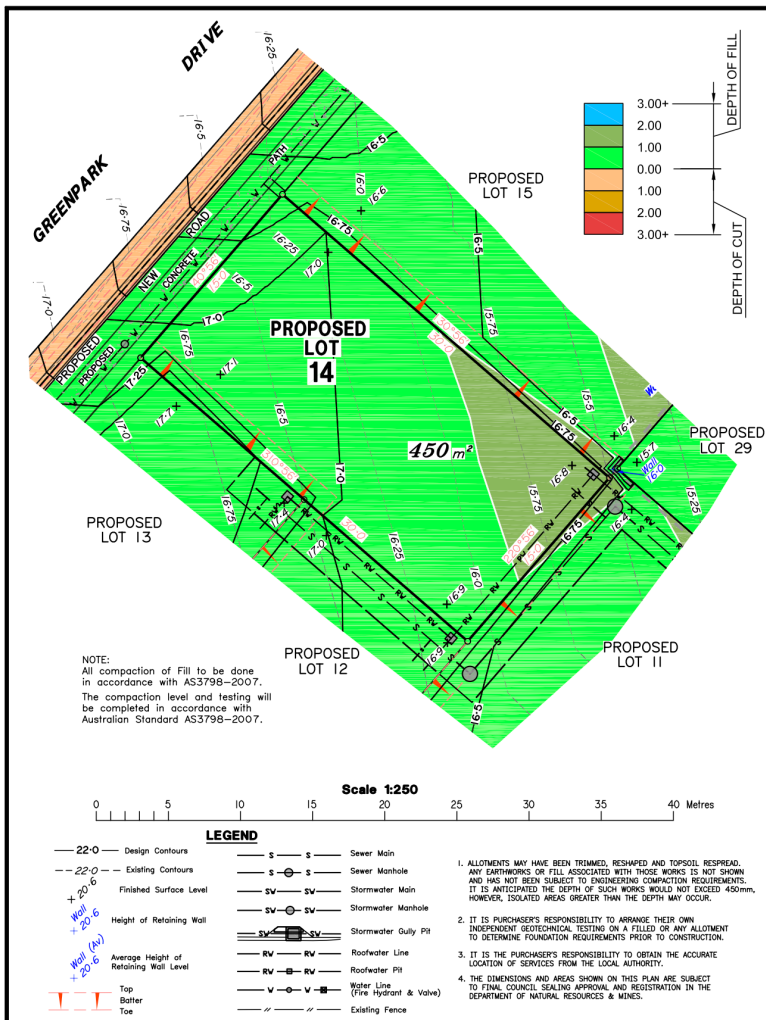
FIREWALL



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"The Green" in Crestmead: Lots 6, 7, 8, 9 & 14

Lot 6: Land \$235,000 + Build \$261,180 = **\$496,180**

Lot 7: Land \$233,000 + Build \$261,180 = **\$494,180**

Lot 8: Land \$233,000 + Build \$261,180 = **\$494,180**

Lot 9: Land \$233,000 + Build \$261,180 = **\$494,180**

Lot 14: Land \$233,000 + Build \$261,180 = **\$494,180**

... minus a **\$5000 REBATE**

Bringing prices down to as low as **\$489,180**

RENTAL ESTIMATE:

3 Bedroom Unit = \$350/week +

2 Bedroom Unit = \$290/week +

Total = \$640/week +

NOTE: Civil construction on these blocks will be complete and available for purchase in **12 weeks**, and buyers have a **MAXIMUM** of **21 days** to finance their purchase after this date.



2 Keys. 2 Incomes. Unlimited Options.

Call 0417 719 849