

# SILKSTONE

R E S I D E N C E S

---

BY CITIMARK





.....

# LIVE WORK PLAY

.....

Silkstone Residences is a master planned community and the only urban regeneration project of its kind, bringing new life to one of Queensland's oldest and historic suburbs, Silkstone.

Just 2 kilometres from the Ipswich CBD and 35 minutes from the Brisbane CBD, Silkstone Residences offers an assorted range of lifestyle, retail, employment and education amenity, making it the ideal place for growing families.

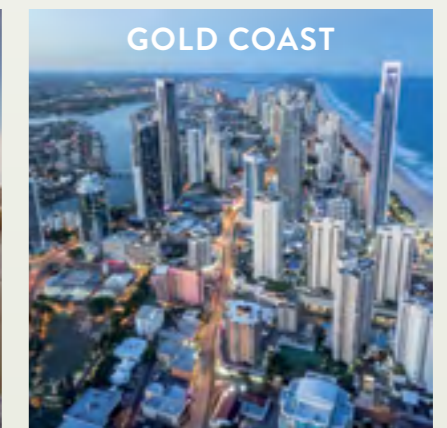
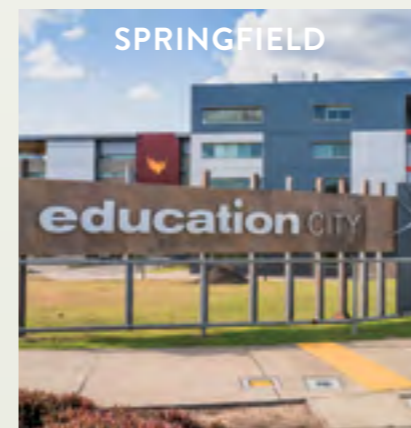
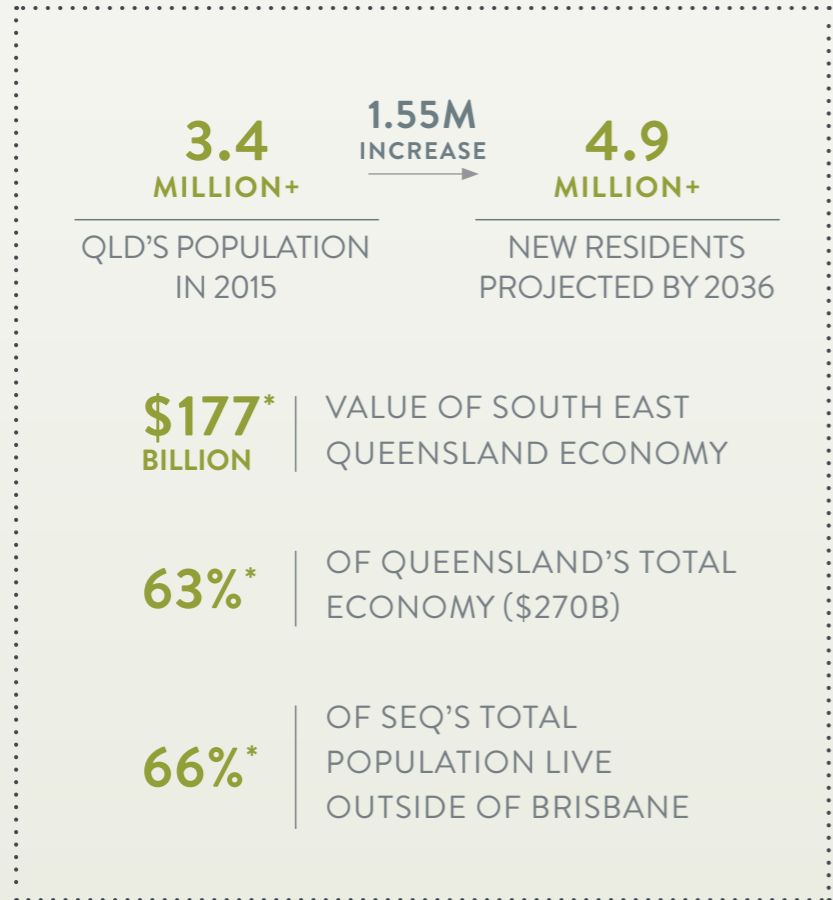
With 140 house and land sites spread across two stages,

Silkstone Residences showcases a diverse range of modern home designs set amongst the historical landscape of heritage Queenslanders.

Within Silkstone Residences is an \$85 million, 4,950m<sup>2</sup> shopping centre featuring a Coles supermarket, specialty retailers and al fresco dining.



# SILKSTONE RESIDENCES IS LOCATED IN THE SOUTH EAST QUEENSLAND CITY OF IPSWICH



\*Source: SEQ Housing Report, Urbis 2016

# LOCATION EAST



# LOCATION NORTH



ST. ANDREWS HOSPITAL  
 IPSWICH HOSPITAL  
 BREMER RIVER

IPSWICH GIRLS  
 GRAMMAR SCHOOL  
 QUEENS PARK

LIMESTONE PARK

IPSWICH CENTRAL  
 STATE SCHOOL

NEWTOWN PARK

CAMERON PARK

35 MINS TO  
 BRISBANE CBD

SILKSTONE STATE SCHOOL

CITISWICH ENTERPRISE PARK  
 BUNDAMBA PRIMARY  
 SCHOOL

IPSWICH RACE COURSE

JIM DONALD MEMORIAL PARK

BUNDAMBA STATE  
 SECONDARY COLLEGE

500M  
 600M

5 MINS TO  
 IPSWICH CBD

BRISBANE RD

BLACKSTONE RD

booval fair

**SILKSTONE**  
 RESIDENCES  
 BY CITIMARK

55 MINS TO  
 GOLD COAST

Greater Springfield  
 Greater Possibilities

17 MINS TO  
 SPRINGFIELD

USQ IPSWICH USQ

# IPSWICH: A CITY RICH IN HISTORY WITH A BRIGHT FUTURE

As Queensland's oldest provincial city, Ipswich is renowned for its heritage architecture and iconic landmarks. While the city preserves its deep historical roots, it is quickly evolving into one of South East Queensland's major economic powerhouses.



Photo courtesy of Ipswich City Council

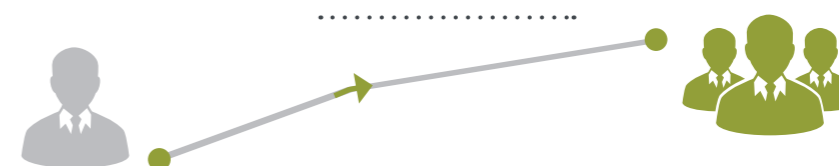
## IPSWICH LGA POPULATION



**193,531\***  
2015 POPULATION

**486,432\***  
PROJECTED  
2031 POPULATION

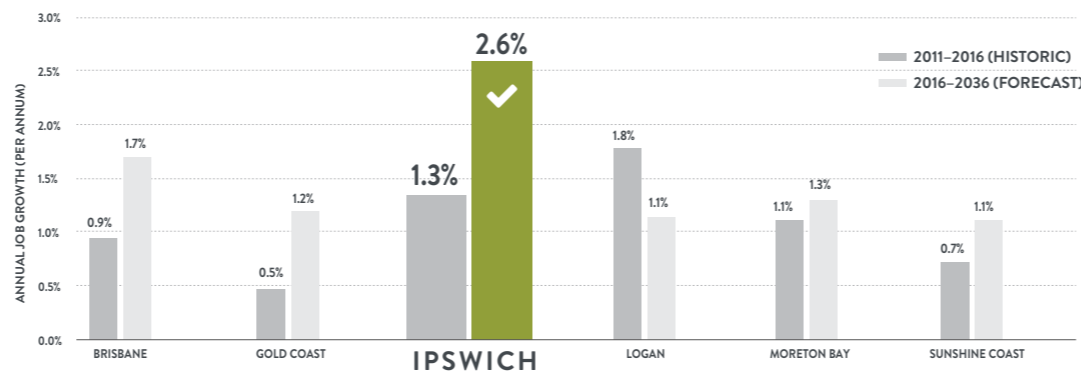
## IPSWICH LGA JOBS & OPPORTUNITIES



**65,968\***  
CURRENT JOBS  
AT 2011

**141,054\***  
FORECAST  
JOBS BY 2031

### HISTORIC AND FORECAST JOB GROWTH (2011-2036)



Prepared by Urbis for Urbane Homes; Source \*Urbis Silkstone report 2016

Source: \*SEQ Housing Report, 2016 Urbis

“ THE IPSWICH LGA HAS THE LARGEST FORECAST GROWTH RATE IN EMPLOYMENT THAN ANY OTHER LGA IN SEQ, BETWEEN NOW AND 2036. ”

URBIS REPORT 2016



# INVESTING IN IPSWICH



## TRANSPORT

- ✓ **\$1.5 BILLION**  
Legacy Way tunnel has transformed access to and from Brisbane's western suburbs
- ✓ **\$1.415 BILLION**  
Ipswich to Springfield proposed transport corridor



## JOBS

- ✓ **\$570 MILLION**  
Swanbank Enterprise Park is forecast to create 15,000 jobs
- ✓ **\$1 BILLION**  
Citiswich Industrial Estate is one QLD's largest industrial developments and will create 5,000 jobs
- ✓ **\$1.1 BILLION**  
Amberley Airforce Base upgrade will create more than 5,000 jobs



## HEALTH

- ✓ **\$128 MILLION**  
Ipswich Hospital Expansion completed in 2014 features 90 new beds, two new wards and doubled the size of the emergency department
- ✓ **\$85 MILLION**  
The Mater Private Hospital at Springfield, completed 2014, includes 80 beds, four operating theaters, and is supported by \$21.4 million in Government funding for a cancer care centre. The 10,000m2 facility also features a day surgery unit and medical imaging services



## RETAIL

- ✓ **\$154 MILLION**  
Orion Springfield Central features a Coles, Target, Event Cinemas, over 190 specialty stores, and has generated more than 1,140 jobs
- ✓ **\$1 BILLION**  
Urban renewal project is expected to deliver 170,000 square metres of commercial, retail, residential and public space corridor

### KEY STATISTICS IPSWICH LGA VS BRISBANE LGA

**\$330,000\*** VS **\$620,000\***  
MEDIAN HOUSE PRICE JUNE QTR 2016

**2.2%\*** VS **2.7%\***  
VACANCY RATE OCTOBER 2016

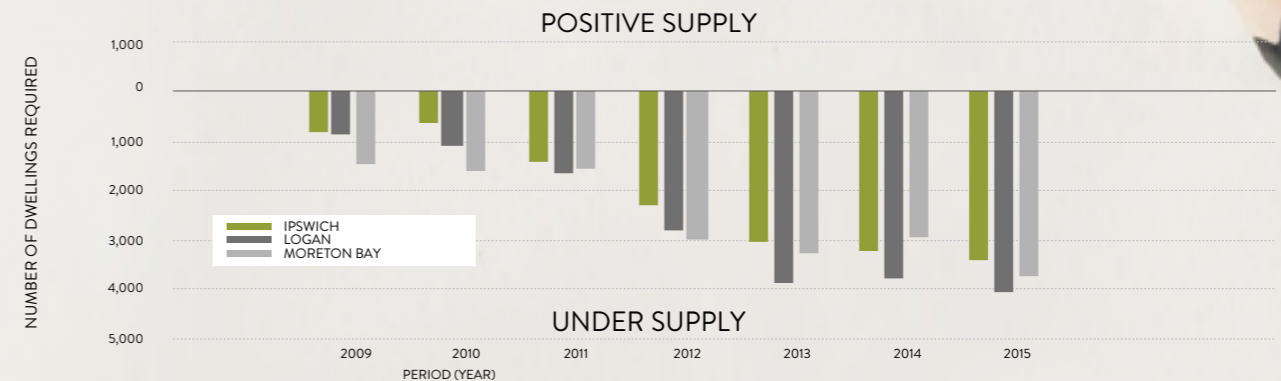
**5.3%\*** VS **3.9%\***  
RENTAL YIELD

**\$335\*** VS **\$460\***  
MEDIAN WEEKLY HOUSE RENT MARCH QTR 2016



IPSWICH IS THE LAST AFFORDABLE HOUSING OPPORTUNITY IN GREATER BRISBANE.

### CRITICAL HOUSING UNDERSUPPLY SEQ LGA'S



Prepared by Urbis for Urbane Homes; Source ABS, QGSO, 2015



AS THE FASTEST GROWING LGA, IPSWICH IS BECOMING CHRONICALLY UNDERSUPPLIED, RECORDING A HOUSING SHORTFALL OF APPROXIMATELY 3,500 DWELLINGS IN 2015.

URBIS REPORT 2016

SOURCES: \*Urbis 2016, Ipswich City Council & Greater Springfield. ^Hotspotting Report

# CRITICAL HOUSING UNDERSUPPLY

Silkstone Residences is the only residential development within a 3km radius of its site. With a combination of chronic housing undersupply and unprecedented population growth in Ipswich, Silkstone Residences represents the only opportunity to satisfy the demand for new housing in Silkstone.



New Coles supermarket adjoining Silkstone Residences



The 4,950sqm shopping centre will feature a Coles supermarket and specialty stores

# SILKSTONE UNDERGOES URBAN REGENERATION

As Ipswich continues to undergo a \$1 billion structural uplift of its CBD, this renewed revitalisation is driving further investment into neighbouring districts. Inner city suburbs like Silkstone are seeing such investment, with Silkstone Residences being one of the first major urban renewal projects in the region over the past two decades, investing a total of \$85 million into the area by constructing a new 4,950sqm shopping centre featuring a Coles supermarket and specialty stores, 6 hectares of parklands and 140 new residences.

“

AS ONE OF AUSTRALIA'S FASTEST GROWING REGIONS, IPSWICH IS FORECAST TO RECORD SIGNIFICANT DEMAND FOR NEW HOUSING ON THE BACK OF STRONG POPULATION, EMPLOYMENT GROWTH AND ASSOCIATED INFRASTRUCTURAL SPEND.

URBIS REPORT 2016

# SILKSTONE KEY STATISTICS AND OPPORTUNITIES

As one of the most tightly held residential communities in the Ipswich LGA, Silkstone has recorded limited population growth over the past decade with limited new supply entering the market.

## 1. LIMITED DEVELOPMENT OPPORTUNITY



## 2. RESIDENTIAL DEMAND

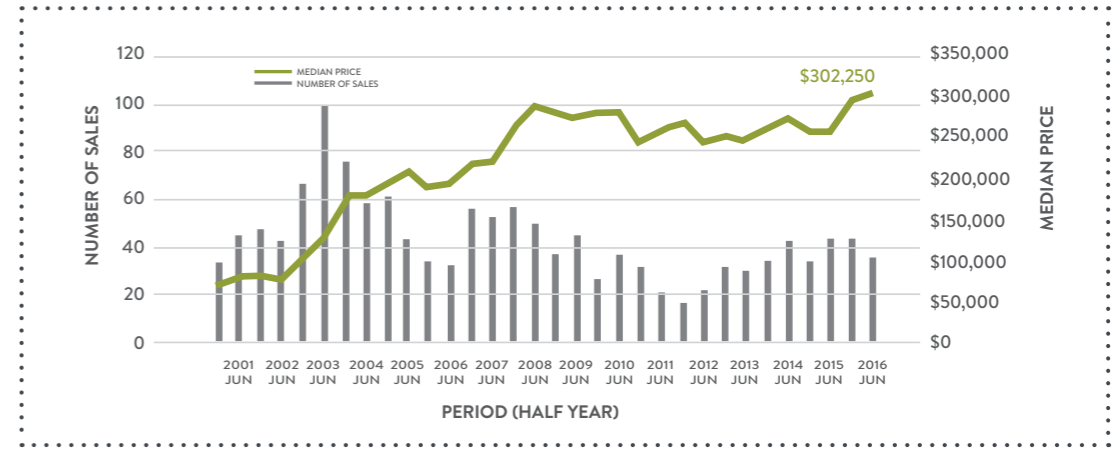
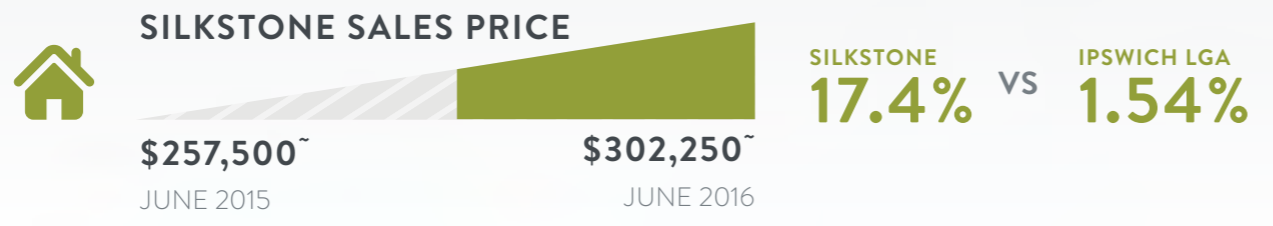
AN AGEING POPULATION RESULTING IN A DOWNSIZING, OWNER OCCUPIER MARKET

	AVERAGE AGE OF RESIDENTS	RESIDENTS OVER 60+	OWNER OCCUPIER	RENTERS
SILKSTONE	39 YEARS	23%	35%	34%
IPSWICH LGA	34 YEARS	14%	24%	38%

“ LESS THAN 50 NEW HOMES HAVE BEEN BUILT IN SILKSTONE IN THE PAST DECADE ”

## 3. LIMITED SUPPLY = GROWTH

LIMITED DEVELOPMENT OPPORTUNITY PARTNERED WITH STRONG RESIDENTIAL DEMAND IS WHY SILKSTONE HAS RECORDED SUCH A HIGH GROWTH RATE IN THE PAST YEAR.



Source: \*Urbis Report 2016. ^Urbis Report 2016. +SQM Research. ^The Silkstone Catchment includes the SA2 regions of Ipswich Central, East Ipswich, North Ipswich, Bundamba & Raceview.

# TRANSPORT, EDUCATION AND HEALTHCARE CLOSE BY

.....



## CENTRALLY LOCATED

.....

Silkstone is centrally located to take advantage of public transport and is close to major arterial roads providing access to Brisbane and the Gold Coast.

The 502 bus stop is right outside Silkstone and connects to the Booval Train Station and Ipswich Train Stations.

The Booval Train Station is 1.7km away and the Ipswich Train Station just 2.2km away.



## EXTENSIVE EDUCATION OPTIONS

.....

The choices are yours when it comes to education. Silkstone is central to 8 learning institutes which include a range of public and private primary and high schools, Universities and TAFE providers with most within 5km's away.

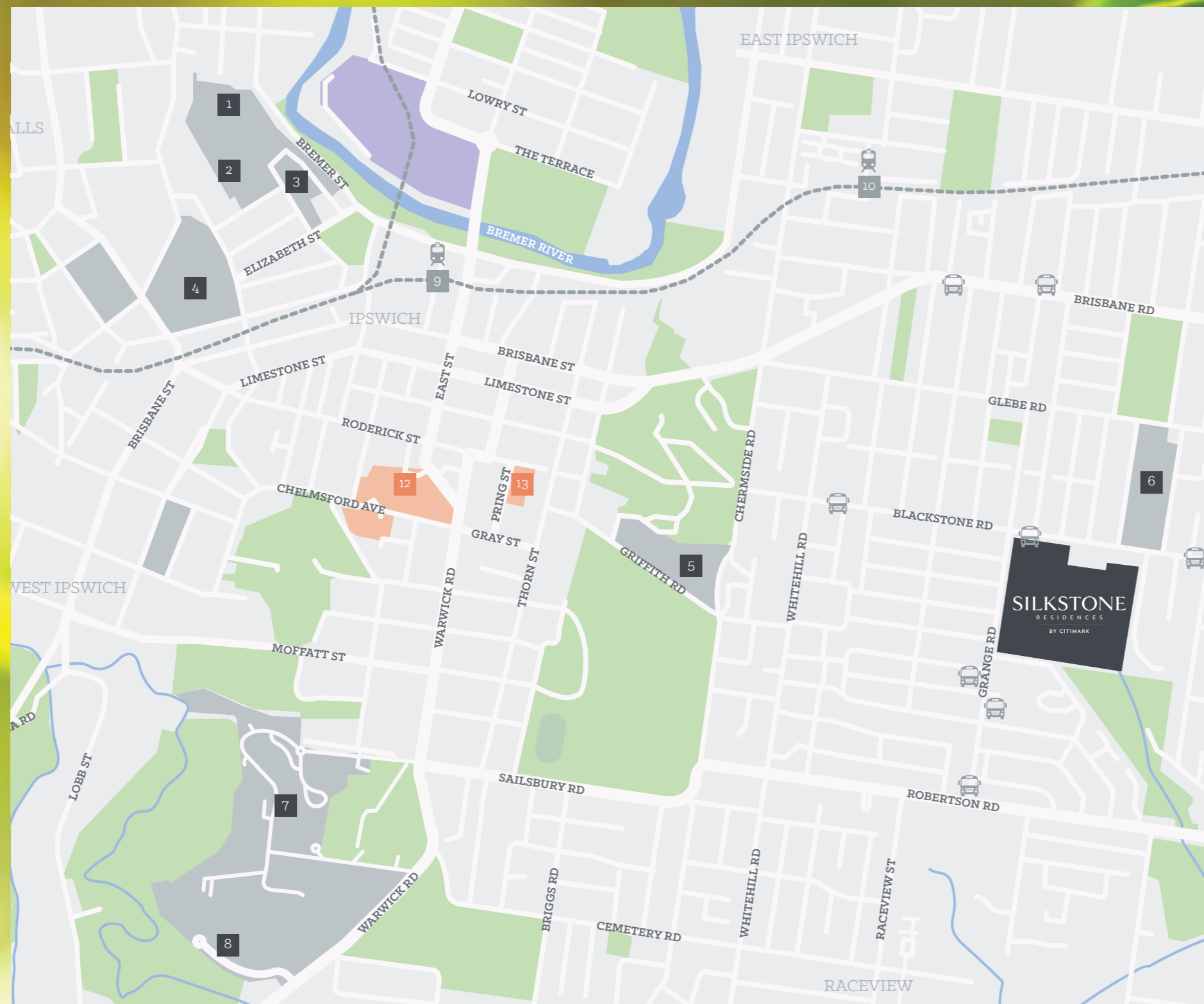


## HEALTHCARE THAT IS CLOSE BY

.....

It's important to know that reliable healthcare is close by when you need it.

Within 8 minutes of Silkstone Residences you can access 7 medical and dental providers plus the Ipswich Hospital and St Andrews Hospital within 2km.



#### LEARNING

1. St Mary's College
2. St Edmund's College
3. St Marys Primary School
4. Ipswich Grammar School
5. Ipswich Central State School
6. Silkstone State School
7. The University of Southern Queensland
8. Bremer State High School

#### TRANSPORT

9. Ipswich Train Station
10. East Ipswich Train Station
11. Booval Train Station

#### MEDICAL

12. Ipswich Emergency Hospital
13. St Andrew's Private Hospital

## ENDLESS OPTIONS TO DINE, SHOP AND PLAY

.....



### AN ENTERTAINER'S DELIGHT

.....

Being located in an inner city suburb, Silkstone Residences has fantastic dining options at your fingertips. For a night out with friends, enjoy dinner at the Four Hearts Brewing Company, check out the latest blockbuster movie at Birch Carroll and Coyle in the Ipswich CBD or indulge a morning coffee at Coffee Cottage.



### AN ACTIVE LIFESTYLE AWAITS

.....

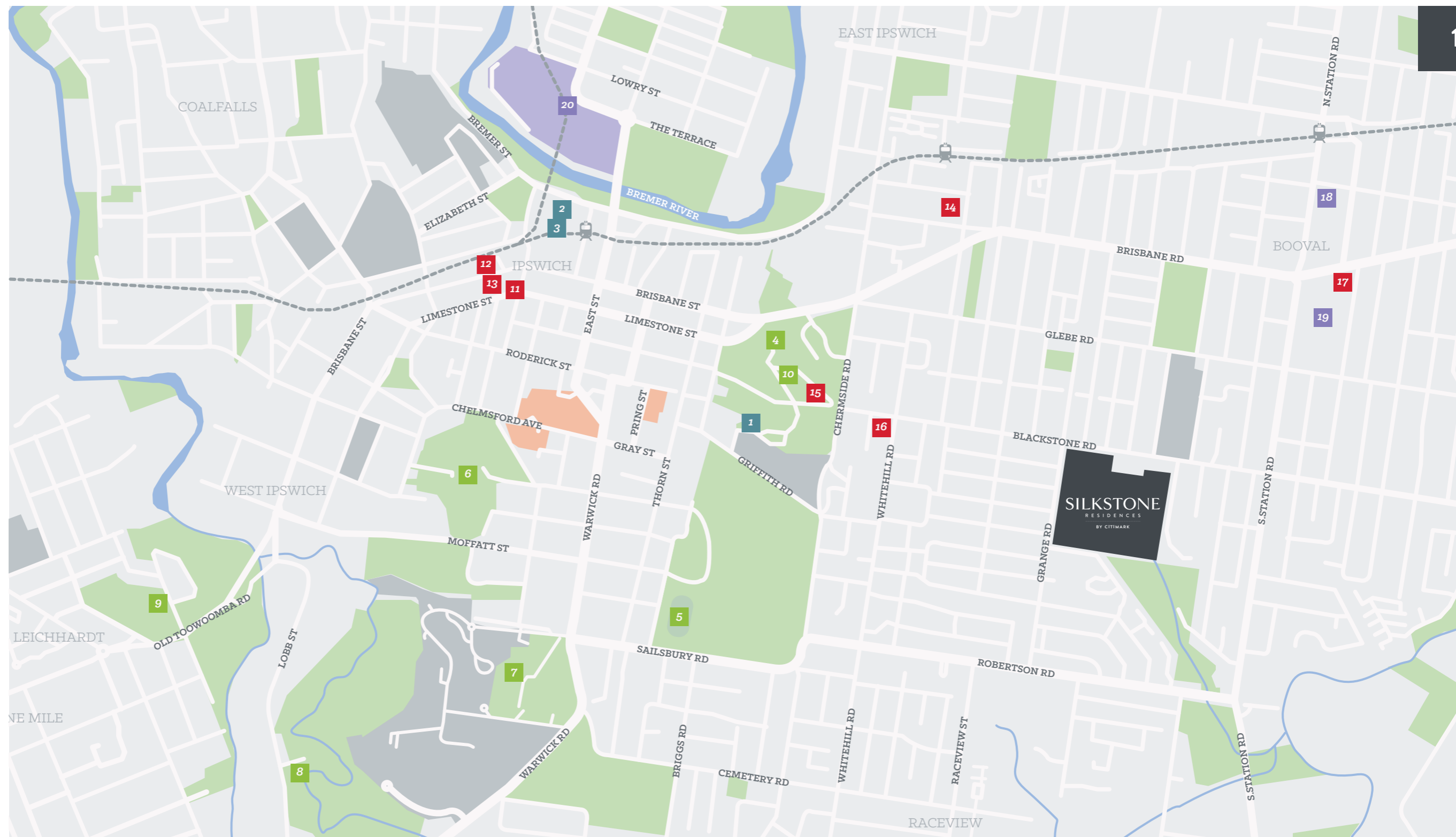
For an active lifestyle you can make good use of the local sports and recreation facilities that are adjoining and surrounding the Silkstone community. Enjoy a round of 18 holes at the Sandy Gallop Golf Club, have a hit of tennis at the George Alder Tennis Centre or take a dip in the heated pool at the Bundamba Swim Centre.



### SHOPPING IS A BREEZE

.....

Enjoy shopping at the adjoining Silkstone Shopping Centre which feature a full line Coles and specialty stores. The Riverlink Shopping Centre is just 2km away and the Booval Fair Shopping Centre just 1.2km away.



#### ENTERTAINMENT

1. Ipswich Little Theatre:  
Burley Griffin Drive, Ipswich
2. Ipswich Art Gallery
3. Birch, Carroll and Coyle Cinemas

#### HEALTH AND FITNESS

4. Ipswich Bowls Club
5. Bill Paterson Oval
6. Denmark Hill Conservation Park
7. Ipswich Indoor Sports Centre
8. Sandy Gallop Golf Club
9. George Alder Tennis Centre
10. Queens Park Ipswich- 1.2km

#### CAFES AND RESTAURANTS

11. Four Hearts Brewing Company
12. Urban Pantry Ipswich
13. FourthChild
14. Gabba Mamas Gourmet Pizza
15. Queens Park Café
16. Coffee Cottage
17. Pet Café

#### SHOPPING

18. Aldi
19. Booval Fair Shopping Centre
20. Riverlink Shopping Centre

# MASTERPLAN



- 140 LOTS
- 2 STAGES
- SPREAD ACROSS 14 HA
- 4,950 SQM SHOPPING MALL FEATURING COLES SUPERMARKET
- 6 HA OF PARKLANDS AND SPORTING GROUNDS

Silkstone Residences  
 The Parkside Collection

JIM MACDONALD MEMORIAL PARK





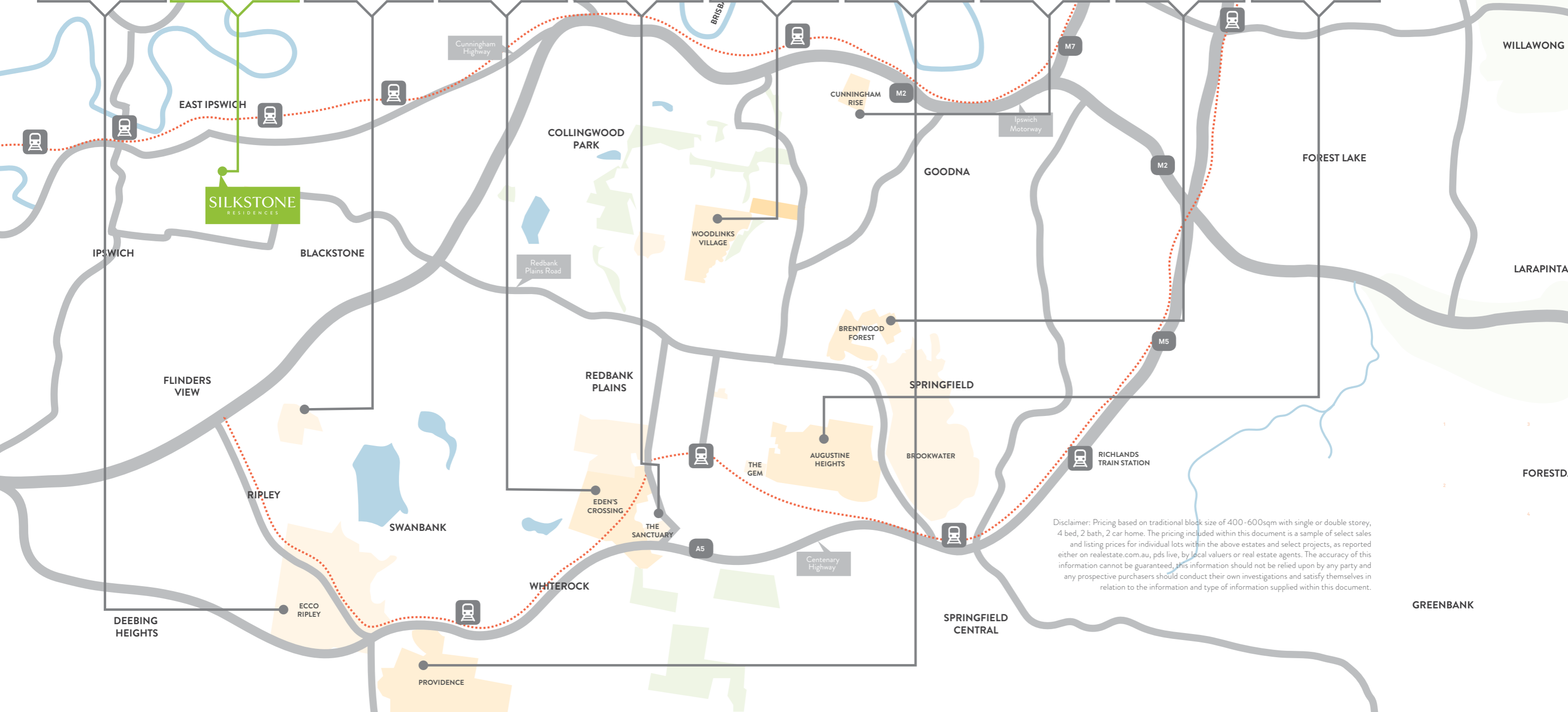
# STAGE PLAN



# A COMPELLING VALUE OPPORTUNITY

AVERAGE PACKAGE PRICE 4 2 2 2

 <b>ECCO RIPLEY</b> PACKAGE PRICE: <b>\$402,028</b> Distance to Ipswich: 8km	 <b>SILKSTONE</b> PACKAGE PRICE: <b>\$376,990</b> Distance to Ipswich: 3km	 <b>DEEBING HEIGHTS</b> PACKAGE PRICE: <b>\$406,388</b> Distance to Ipswich: 8km	 <b>REDBANK PLAINS</b> PACKAGE PRICE: <b>\$403,376</b> Distance to Ipswich: 14km	 <b>REDBANK PLAINS</b> PACKAGE PRICE: <b>\$398,876</b> Distance to Ipswich: 15km	 <b>COLLINGWOOD PARK</b> PACKAGE PRICE: <b>\$402,465</b> Distance to Ipswich: 20km	 <b>RIPLEY VALLEY</b> PACKAGE PRICE: <b>\$427,962</b> Distance to Ipswich: 11km	 <b>GOODNA</b> PACKAGE PRICE: <b>\$428,250</b> Distance to Ipswich: 20km	 <b>BRENTWOOD FORERST</b> PACKAGE PRICE: <b>\$477,776</b> Distance to Ipswich: 16km	 <b>AUGUSTINE HEIGHTS</b> PACKAGE PRICE: <b>\$510,936</b> Distance to Ipswich: 18km
---	---	---	---	---	---	--	---	--	--



Disclaimer: Pricing based on traditional block size of 400-600sqm with single or double storey, 4 bed, 2 bath, 2 car home. The pricing included within this document is a sample of select sales and listing prices for individual lots within the above estates and select projects, as reported either on realestate.com.au, pds live, by local valuers or real estate agents. The accuracy of this information cannot be guaranteed, this information should not be relied upon by any party and any prospective purchasers should conduct their own investigations and satisfy themselves in relation to the information and type of information supplied within this document.

# TOP REASONS TO BUY/ INVEST AT SILKSTONE

## LOCATION

- ◆ 5 mins drive from Ipswich CBD (2KM)
- ◆ 17 mins drive from Springfield (18KM)
- ◆ 35 mins drive from Brisbane CBD (40KM)
- ◆ 55 mins drive from Gold Coast (90KM)



## TRANSPORT

- ◆ Network of buses operate directly outside the estate
- ◆ The Booval Train Station is 5 minutes drive away and the Ipswich Train Station just 7 minutes drive away
- ◆ Silkstone is located just 4 minutes from the Ipswich Motorway entrance providing direct access to Brisbane or the Gold Coast
- ◆ There are 2 traffic lights separating Silkstone to the Brisbane Airport

## RETAIL AND ENTERTAINMENT

- ◆ Within Silkstone Residences is the new Silkstone Shopping Centre featuring a full line Coles Supermarket and specialty shops
- ◆ Booval Fair Shopping Centre with Woolworths, Big W and over 50 specialty stores is a 5 minute drive away

- ◆ Riverlink Shopping Centre with Woolworths, Coles, Aldi, Kmart, Target, Limelight Cinemas
- ◆ 100 specialty stores is a 5 minutes drive away

## EDUCATION

- ◆ 8 schools within 8 minutes
- ◆ 3 childcare centres within 500m
- ◆ Joint University of Queensland and University of Southern Queensland just 7 minutes drive away
- ◆ University of Southern Queensland at Springfield just 17 minutes drive away

## HEALTH

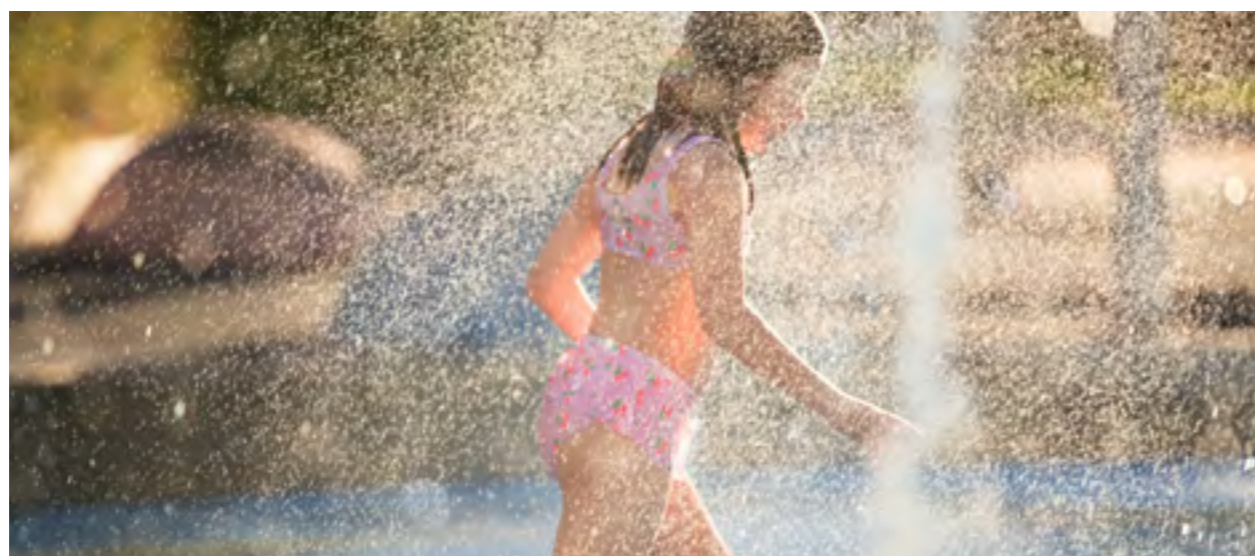
- ◆ 17 medical and dental providers are within 10 minutes drive away
- ◆ The newly upgraded Ipswich Hospital and the St Andrews Hospital are 5 minutes drive away

## EMPLOYMENT

- ◆ 5,000 new jobs to be created at Amberley Airbase
- ◆ 5,000 jobs forecast to be created at Industrial Estate
- ◆ 14,000 jobs forecast to be created at Swanbank Industrial Park

## RECREATION

- ◆ There are 7 local sports, parks and recreation facilities adjoining and surrounding the Silkstone Residences community



# HOMES EXCLUSIVE TO SILKSTONE RESIDENCES

Collectively designed by acclaimed in-house architect, Kevin Mullin, each Urbane Homes design showcases contemporary facades and relaxed, timeless living spaces.

Every facade in the Urbane Homes range offers modern, contemporary materials, colours and textures to create depth and visual appeal.

As a standard, all Urbane Homes designs are 4 bedroom, 2 bathroom, 2 living space and 2 car garages. All homes are tailored to let the orientation and frontage sizes maximise living space.

## URBANE HOMES' INCLUSIONS & FINISHES

### ALL HOMES ARE AVAILABLE WITH THE FOLLOWING INCLUSIONS

All site preparation costs including fees .....	Barrier screen to front door .....	3 coats of Taubman's premium paints (internal) .....
All service connection costs including fees .....	Roller blinds to all bedrooms & living areas .....	Tailored landscaping treatment to complement the house design .....
Foundations to suit soil conditions .....	Built-in wardrobes to all bedrooms .....	Fencing to the sides & rear of the home including side gate .....
Feature render or feature brick facade .....	Ceiling fans in all bedrooms & living areas .....	Exposed aggregate concrete to the driveway, porch & alfresco area .....
Floor coverings throughout .....	Kitchen with 3m island bench incorporating a breakfast bar .....	Letterbox, clothesline, TV aerial & whirly bird
Split system air-conditioning .....	Stainless steel kitchen appliances including dishwasher .....	
Flyscreens to all openable windows & doors	NBN ready	



Disclaimer: All inclusions and finishes are subject to availability and may change without notice.  
None of the items can be substituted for other products and credits will not be given for the deletion of any item.

# TAKE A LOOK AT A SAMPLE OF THE BEAUTIFUL HOMES ON OFFER AT SILKSTONE

4  2  2  2 



ALESSANDRA MK1 - MANHATTAN



ADRIANA MK1 - MANHATTAN



ALESSANDRA MK1 - CHELSEA



ABBEY MK1 - CHELSEA



CANDICE MK1 - MANHATTAN



ADRIANA MK1 - SOHO



# SIMPLY A BETTER WAY TO BUILD YOUR NEW HOME



Owning a high quality, value for money new home should be within everyone's reach. Our vision is to provide an easy way for people to achieve it, through superior design, high standards of service, impeccable workmanship and certainty on price, build time and inclusions. That's the Urbane Homes difference.

The Urbane Homes story starts with Bill Linn and his family, who commenced in building and developing well designed, high quality townhouses and homes throughout Queensland. Building quality and value for money homes has been Bill's focus since starting in the industry in 1982 and his vision can be seen throughout several thousand homes in Queensland

**Bill Linn**  
Founder + Chairman of Urbane Homes



urbane  
HOMES



# THE URBANE HOMES WAY

Urbane Homes is different to most builders. We work in partnership with leading developers to achieve a lower price for our land and partner with key builders that have proven they can meet our high standards of quality, workmanship and reliability. And because we bring more than 30 years' experience in the building and development business to each and every project, we know exactly how to ensure you will receive exactly what we promise.

Our passionate and experienced team are experts in their field and strive to deliver on the promise of an easy process to buying a new home at an affordable price. From getting our home sites ready, through to selecting your desired house and land package the team at Urbane Homes are there to service you.



## DESIGN

Innovative house designs by an in-house architect and not a draftsman.



## DELIVERY

Delivering over 500 homes in the past 12 months.



## CERTAINTY

Certainty at every stage.



## VALUE

Competitive pricing at a premium quality.





The result is buyers experience an easy, seamless, and de-risked process that truly does deliver a turnkey home in an attractive street, in areas where capital values, rental demand and the crucial elements of lifestyle, opportunity and amenity have all been fully considered.



### FIXED PRICE TURNKEY HOME

At Urbane Homes turnkey really means turnkey. All House and Land Packages include everything from full landscaping and letterboxes, to window furnishings and clothesline so you don't have to do anything except move in.



### FIXED BUILDING TIME

Urbane Homes construction partners will complete your build, from breaking ground to landscaping, within 26 weeks of starting the project.\*

\*Subject to wet weather, public holidays and availability of materials



### 6 STAGE QUALITY ASSURANCE

At each stage of your homes' construction, we rigorously inspect your homes' progress including: Base, Frame, Enclosed, Fixing, Quality Assurance and Practical Completion.



### 6 STAR ENERGY RATING

All Urbane Homes designs meet or exceed 6 star energy ratings. Our homes are designed and sited on each lot to ensure the best possible outcome in terms of cross ventilation and energy efficiency. As per national standards, all of our homes feature water efficient tap wear, energy efficient lighting and insulation.



### 6 YEAR STRUCTURAL GUARANTEE

Urbane Homes construction partners are so confident in their building quality that we proudly stand behind our six year structural guarantee.



## ABOUT CITIMARK

# AWARD WINNING 30 YEAR HISTORY

**A superior and outstanding track record of delivering exceptional projects offering strong returns.**

Citimark Properties is a multi-award winning, family owned property group operating throughout Australia and internationally.

Headquartered in Brisbane and established for more than 30 years, the company is run by Joint Managing Directors and Brothers-in-law, Angus Johnson and Robert Pullar.

The company is regarded as one of Australia's most established property groups and has a diversified development portfolio in the residential, commercial, retail and industrial sectors.

Citimark's uncompromising approach to development results in projects that are consistently innovative and internationally market-leading in structuring,

design, construction, branding and management. Our success is driven by selecting sites that provide unparalleled potential to meet future trends identified through exhaustive market research and then developed utilizing award winning, iconic architecture and world class engineering.

Through strategic family and commercial partnerships with Australia's largest, privately owned building company, Hutchinson Builders and the global ASX listed real estate investment manager, Cromwell Property Group (ASX:CMW), Citimark Properties has an enviable reputation in the Australian market for accessing and delivering exceptional projects with strong returns.



## CITIMARK IN A GLANCE

2,200+

Residences in  
Australia

\$1.5B

Short-term  
Project Pipeline

\$3B+

Completed  
Projects

100%

Project Delivery  
Track Record



**\$3B+**  
Projects

**30+**  
Years Industry  
Experience

**\$1.5**  
Current Project  
Pipeline

**2200+**  
Residences in  
Australia

**100%**  
Project Delivery  
Track Record

# CLOSE TO THE BEST OF EVERYTHING



SILKSTONERESIDENCES.COM  
CORNER GRANGE AND BLACKSTONE ROADS, SILKSTONE 4304

HOUSE + LAND  
PACKAGES FROM

urbane  
HOMES

PROJECT  
MARKETED BY



DEVELOPED  
BY

CITIMARK  
PROPERTIES

Disclaimer: The accuracy of information provided in this document cannot be guaranteed. This information should not be relied upon by any party and any prospective purchasers should conduct their own investigations and satisfy themselves in relation to this information and type of information supplied within this document. The pricing included within this document is a sample of select sales and listing prices for individual lots within the estate and select projects as reported on realestate.com.au, PDS live, by local valuers, developers websites or real estate agents. Pricing is subject to change without notice. Images of homes are a visual and descriptive aid only. Actual homes may differ from available stock. iCreate Solutions 10085.