



PARK VIEWS

59 DENHAM STREET, BRACKEN RIDGE





PARK VIEWS

ESTATE PROFILE

Park Views Estate is a very rare boutique development of only 17 blocks of land. Each home is stand alone, individually titled (Torrens Title) on it own block of land ranging from 356m² to 450m². There are no other new estates in the area making supply very scarce.

The houses are either single or double story depending on land size. The double story houses feature 4 bedrooms, 2.5 bathrooms, study area, double lock up garage and alfresco. The single story houses have the same features but have 2 bathrooms. Both houses are build to owner occupier specifications including stone benchtops, carpets, tiling, quality paints, etc.

The estate is very private and backs onto a large park.

The estate has no body corporate.



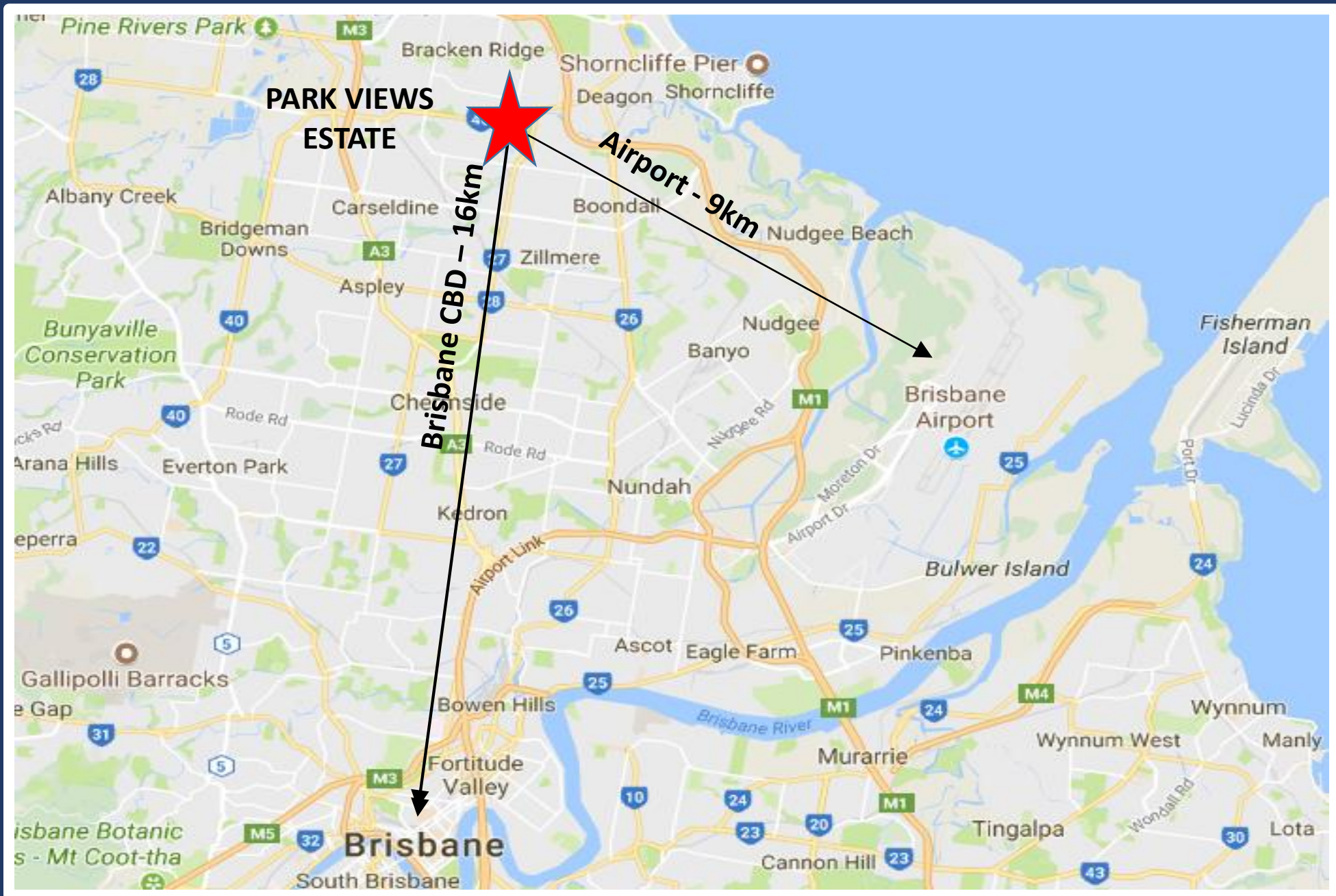
PARK VIEWS

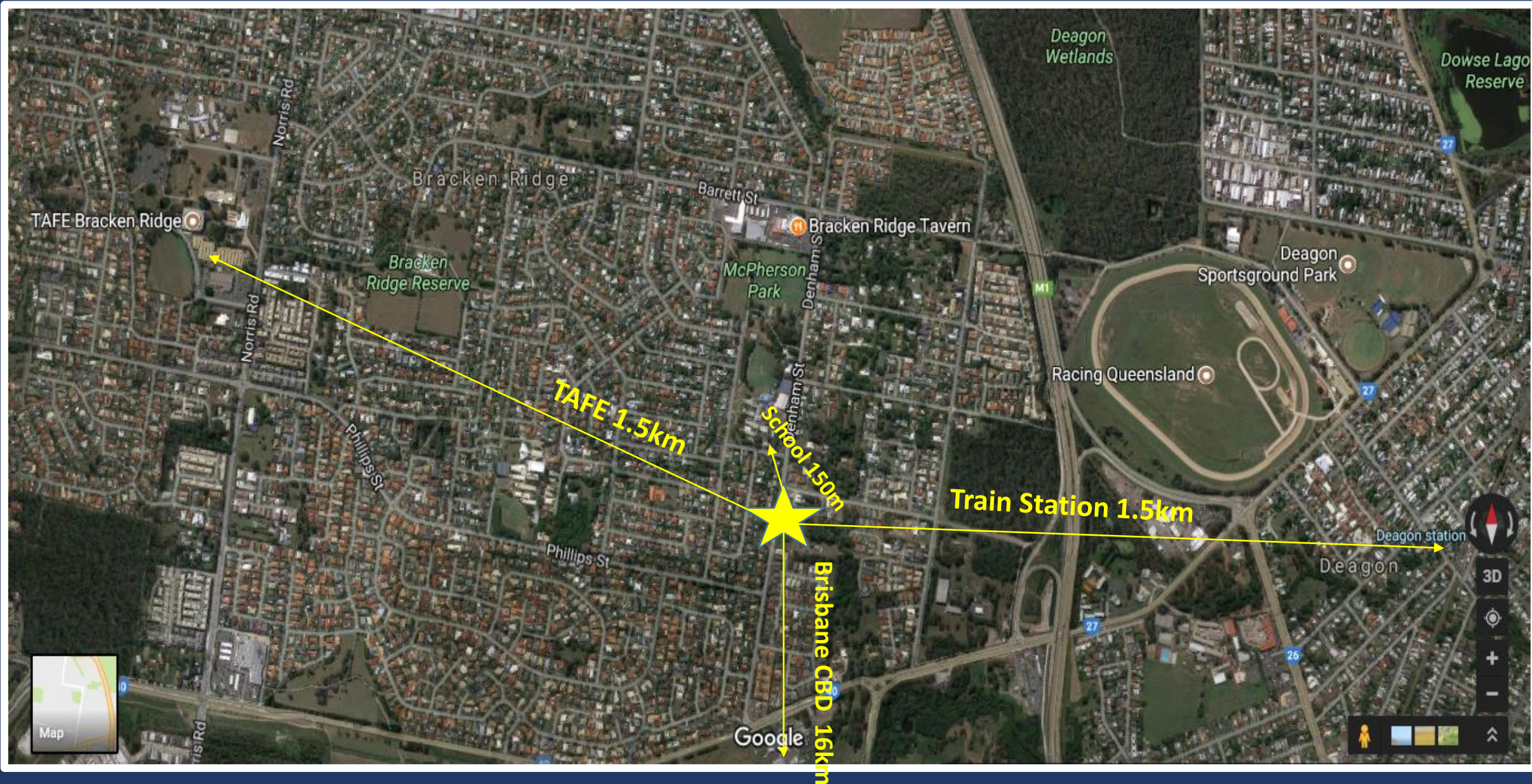
BRACKEN RIDGE – SUBURB PROFILE

Park Views is located in Bracken Ridge. It is a family orientated suburb located approx 16 km north of the Brisbane CBD. Bracken Ridge is mainly made up of houses that cater for families with children. There are numerous schools in the area and plenty of shops. Transport is also close by with Bracken Ridge being serviced by 3 different train stations and numerous bus routes. Access to the CBD and the airport is easy with both public transport and road taking you there.

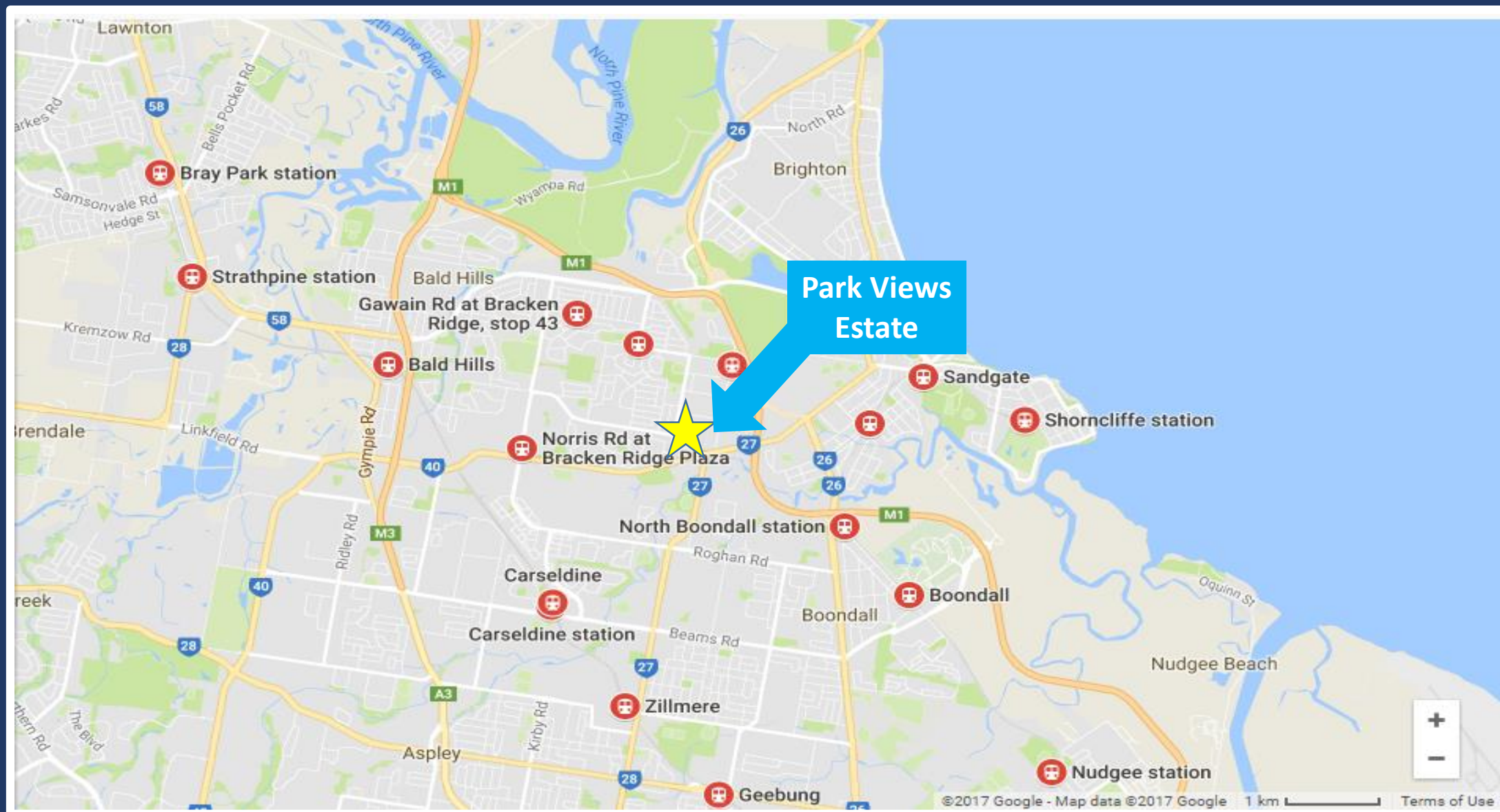
For the investor, Bracken Ridge is an undervalued suburb that is really just starting to surge. The proximity to the CBD and transport, coupled with low supply are pushing values up. There are no high density developments in Bracken Ridge which keeps rental yields high and vacancies very low. It is a suburb made up mainly of owner occupiers which serves to support price growth and price stability which is excellent news for investors. The demand greatly outstrips supply in the suburb so prices should continue to rise in the medium to long term.



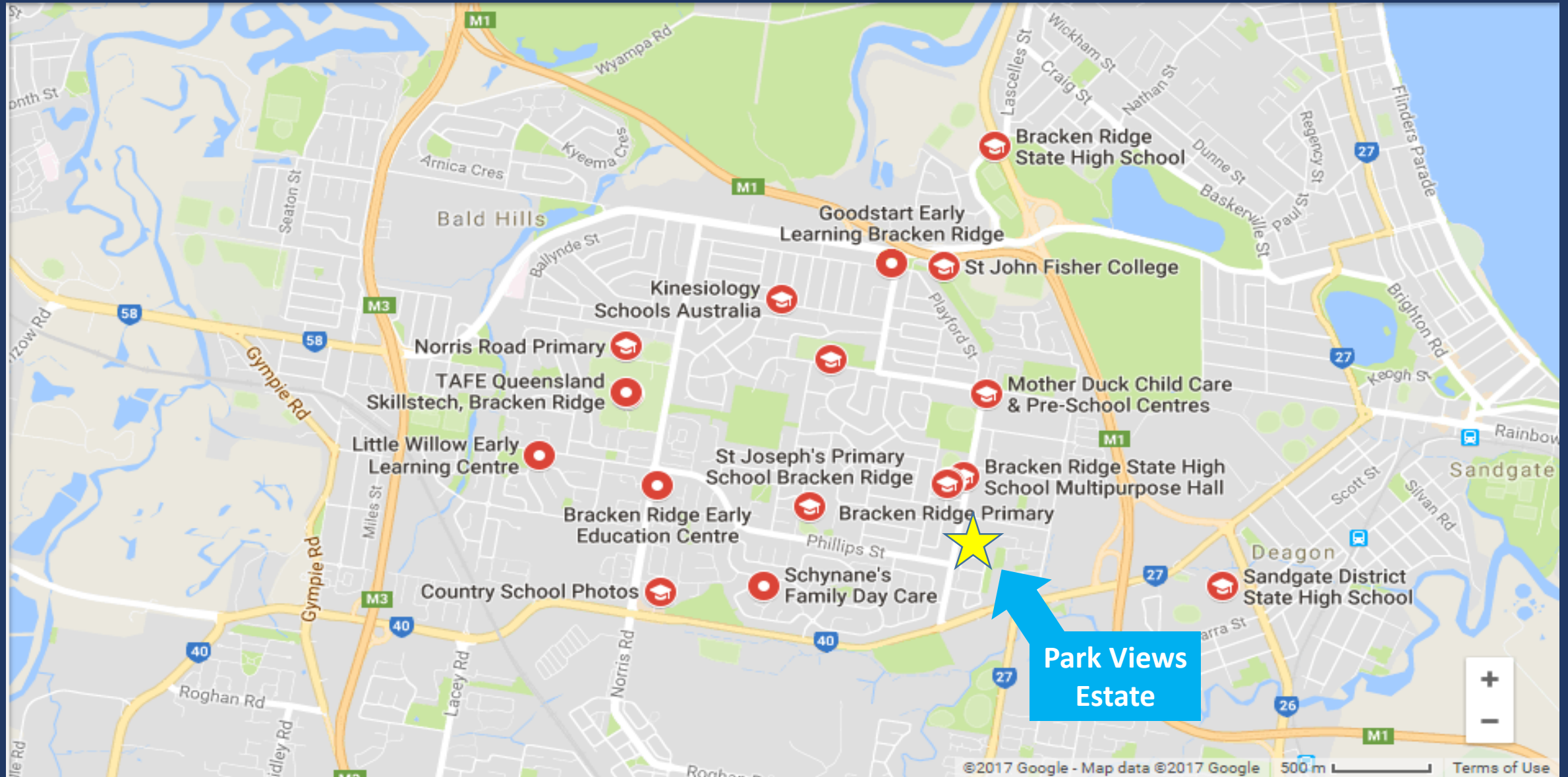




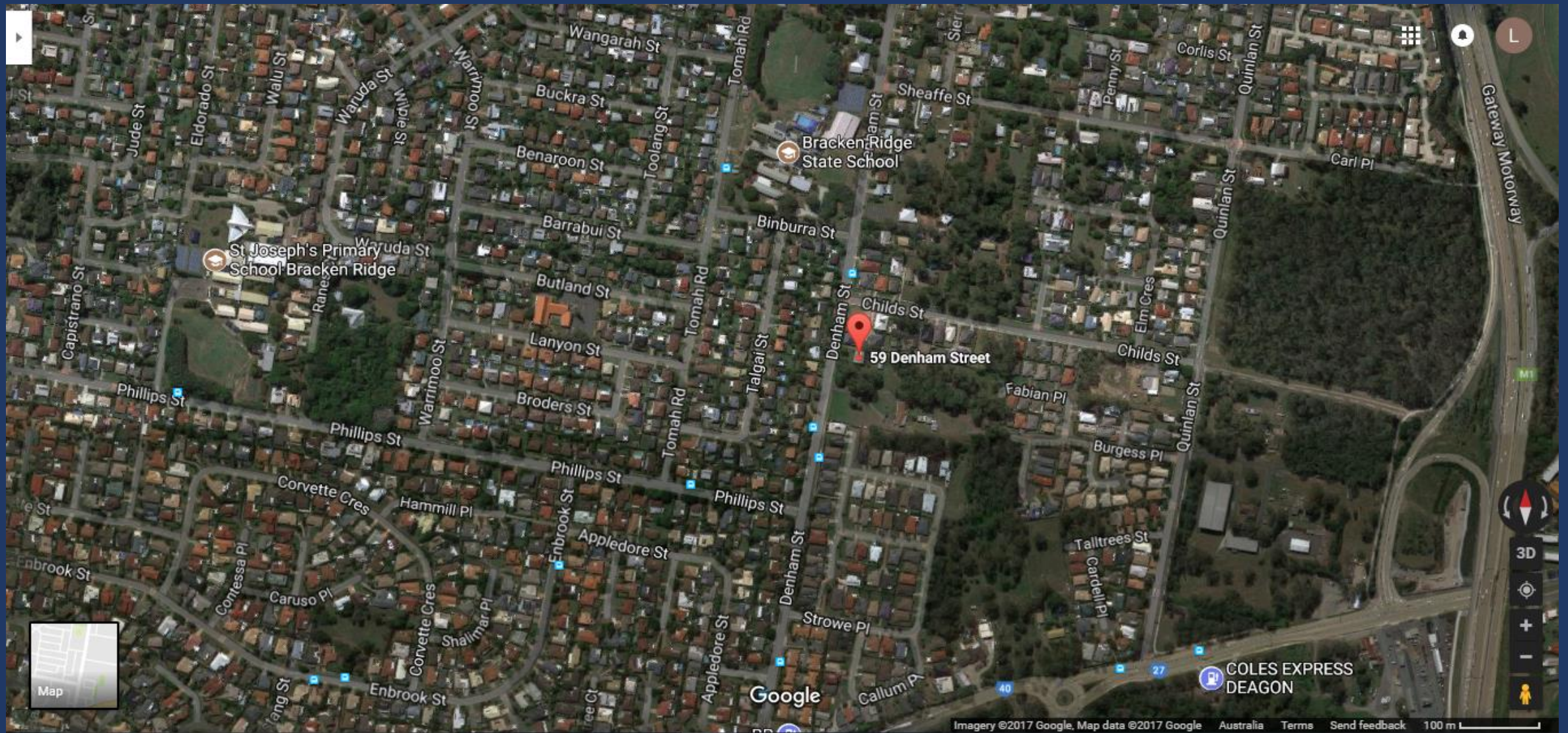
PUBLIC TRANSPORT – TRAIN STATIONS



SCHOOLS



A CLOSER LOOK – AN ESTABLISHED AREA



PROJECT SUMMARY

TRANSPORT	Train	1km
	Bus	On street
	Motorway	2 mins
SCHOOLS	Bracken Ridge Primary	On street
	Bracken Ridge State School	On street
	Mother Duck Pre-school	On street
	St Josephs Primary	500m
	Bracken Ridge TAFE	2km
	St John Fisher College	2km
	Sandgate State High	3km
	Queensland University of Technology (QUT) Northside	7km
SHOPS	Woolworths	400m
	Bracken Ridge Tavern	500m
	Coles	1.5km
	Bracken Ridge Plaza	1.5km

PROJECT SUMMARY - *continued*

DISTANCE FROM CBD	16 km
DISTANCE TO AIRPORT	9 km
VACANCY RATES	1.7% This means that for every rental property in the suburb less than 2 are available
SUPPLY	Supply is very limited with no new estates coming onto the market. There is no new land sites available. Hence prices are rising fast
DEMAND	Bracken Ridge is considered a “high demand suburb”. Each property on average had over 560 hits on it per month while Brisbane only had 300 on average.
MEDIA	The Courier Mail has predicted that Bracken Ridge will be in the 19 suburbs in QLD for capital growth



North

ESTATE PLAN

DENHAM STREET

PARK

NEW ROAD

1	2	3	4	5	6	7	8	9	10	11	12	13	14	352m2 17
356m2	358m2	368m2	356m2	356m2	356m2	450m2	450m2	356m2	356m2	356m2	356m2	356m2	356m2	382m2 16
														413m2 15

Lots Range from 356m2 up to 450m2

PRICE LIST

Lots	Size m2	Land Price	House	House Size	House Price	Total Price
Lot 1	356	330,000	Double	230m2	319,000	649,000
Lot 2	358	330,000	Double	230m2	319,000	649,000
Lot 3	368	330,000	Double	230m2	319,000	649,000
Lot 4	356	330,000	Double	230m2	319,000	649,000
Lot 5	356	330,000	Double	230m2	319,000	649,000
Lot 6	356	330,000	Double	230m2	319,000	649,000
Lot 7	450	355,000	Single	205m2	269,000	624,000
Lot 8	450	355,000	Single	205m2	269,000	624,000
Lot 9	356	330,000	Double	230m2	319,000	649,000
Lot 10	356	330,000	Double	230m2	319,000	649,000
Lot 11	356	330,000	Double	230m2	319,000	649,000
Lot 12	356	330,000	Double	230m2	319,000	649,000
Lot 13	356	330,000	Double	230m2	319,000	649,000
Lot 14	356	330,000	Double	230m2	319,000	649,000
Lot 15	413	350,000	Single	205m2	269,000	619,000
Lot 16	382	340,000	Single	205m2	269,000	609,000
Lot 17	352	340,000	Single	205m2	269,000	609,000

HOUSE DESIGNS

Double Story - *Venice*



- 4 Bedrooms
- 3 bathrooms
- Study area
- Double Lock up Garage
- Alfresco area



HOUSE DESIGNS

Single story - *Florence*

- 4 Bedrooms
- 2 bathrooms
- Study area
- Double Lock up Garage
- Alfresco area



HOUSE DESIGNS

Custom Designs

If none of our off the shelf designs suit, we are happy to customise a plan for you so that it fits your every need. Such as a bigger family or more storage. We are here to help you.



ABOUT US



Disclaimer

The information and forecasts given in this document are predictive in character. Whilst every effort has been taken to ensure that the assumptions on which the forecasts are based are reasonable, the forecasts may be affected by incorrect assumptions or by known or unknown risks and uncertainties.

The ultimate outcomes may differ substantially from these forecasts. Information current as at September 2017. This information has been prepared without taking account of your objectives, financial situation or needs. Because of this you should, before acting on this information, consider its appropriateness, having regard to your objectives, financial situation or needs.

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