



## BRACKEN RIDGE

QUEENSLAND

## PARK VIEWS ESTATE

### 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 its own block of land ranging from 356m<sup>2</sup> to 510m<sup>2</sup>. 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 built 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.



HIGH YIELD



HIGH GROWTH



ESTABLISHED AREA

### 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.

**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.



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Brisbane City 16 km.  
Brisbane Airport 9 km  
Nearest Train Stn. 1 km  
Bus Stop On St.  
Motorway 2 mins.



Bracken Ridge Plaza 1.5 km.  
Coles 1.5 km  
Restaurants 1.5 km.  
Banks 1.5 km  
Dental & Medical 1.5 km



**PARK VIEWS ESTATE**  
Bracken Ridge QLD  
17-Lot Estate

**PARK**

Bracken Ridge Primary On st.  
Bracken Ridge State Sch. On St.  
Mother Duck Pre-school On St.  
St. Joseph Primary 500 m  
Bracken Ridge Tafe 2 km.  
St. John Fisher College 2 km.  
Sandgate State High 3 km.  
QUT Northside 7 km



Bracken Ridge Tavern 500 m  
Phoenix Bar & Lounge 400 m  
Woolworths 400 m  
Gym 450 m  
Liquor Shops 500 m



New Park On Site  
McPherson Park 500 m  
Peter Gaskell Park 300 m  
Ferguson Park 600 m  
Bracken Ridge Reserve 700 m



Lions Club 200 m  
Swimming Club 150 m  
Pony Club 500 m  
Aquatic Centre 400 m



# location features

**Located in Hot Spot**  
**Individually Titled House & Land**

## VACANCY RATES

1% This means that for every rental property in the suburb less than 2 are available

## SUPPLY

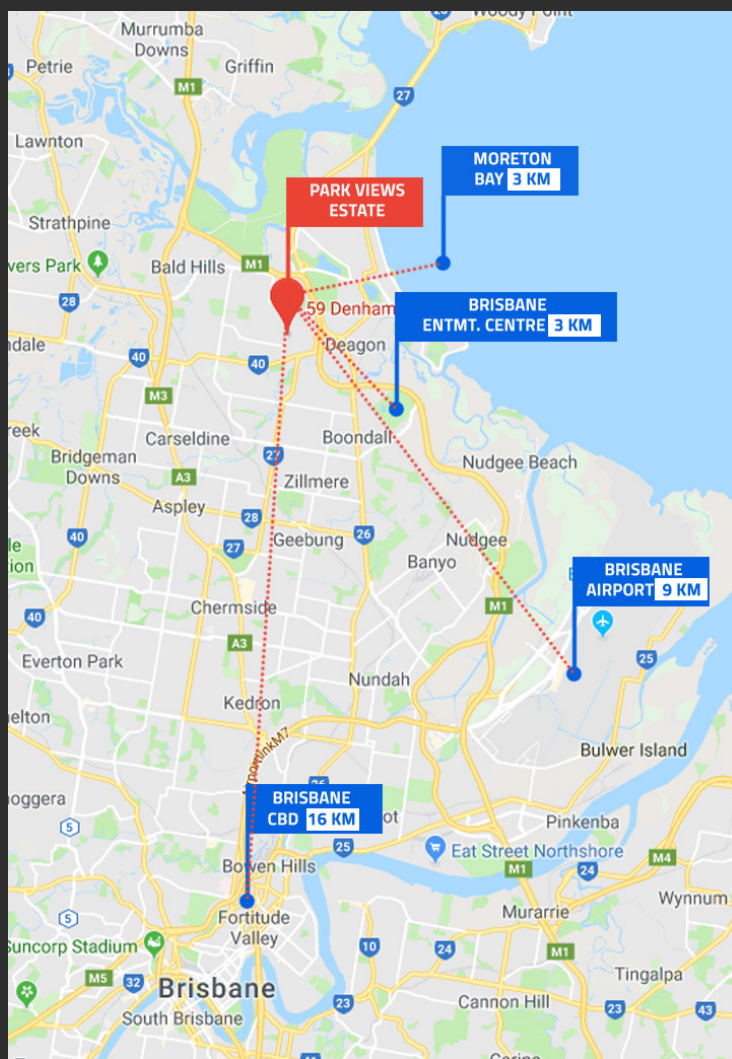
Supply is very limited with no new estates coming onto the market. There is no new land sites available. Hence prices are rising fast

## 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



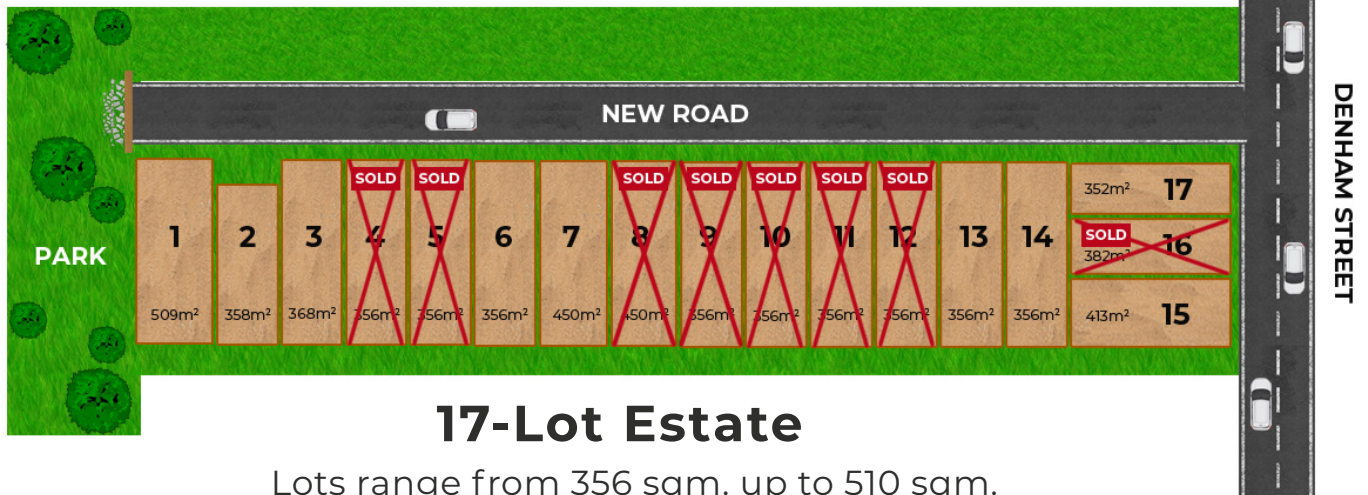
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# estate plan



## ABOUT RPG HOMES

RPG Homes is a family owned business with many years combined industry experience. When we set up RPG Homes we did so because we could see a gap in the market for an honest builder who could produce a quality home at an economical price.

What differentiates us from other builders is the care we take to build your home or investment property. We are passionate about building and pride ourselves on our workmanship.

Every member of our team from our qualified and skilled trades people, right up to head office are committed to giving you the best quality home possible in a stress free experience.

Our house designs come from years of experience and knowing what does and does not work in a house. We have a design to suit almost any frontage block from the very narrow to the wider acreage sites. If you do not see something you like, we can custom design something that will suit both your taste and budget.

**We work hard to provide the best quality in our services and our construction.**



### Check Out Our House 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.



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## HOUSE DESIGN #1



### FLORENCE 194 (Winter, Hip Roof)



4



2



2



1

#### Features

Winter Colour Theme

194 sqm Total Area

4 Bedrooms + Study Room

Ensuite to Master Bedroom

Single Floor Level

Covered Outdoor Entertaining Area

Open Plan Family / Dining / Kitchen

Dining Bar

Porch on Entry

Modern and Stylish Facade

Double Lock Up Garage

Internal Entry on Garage

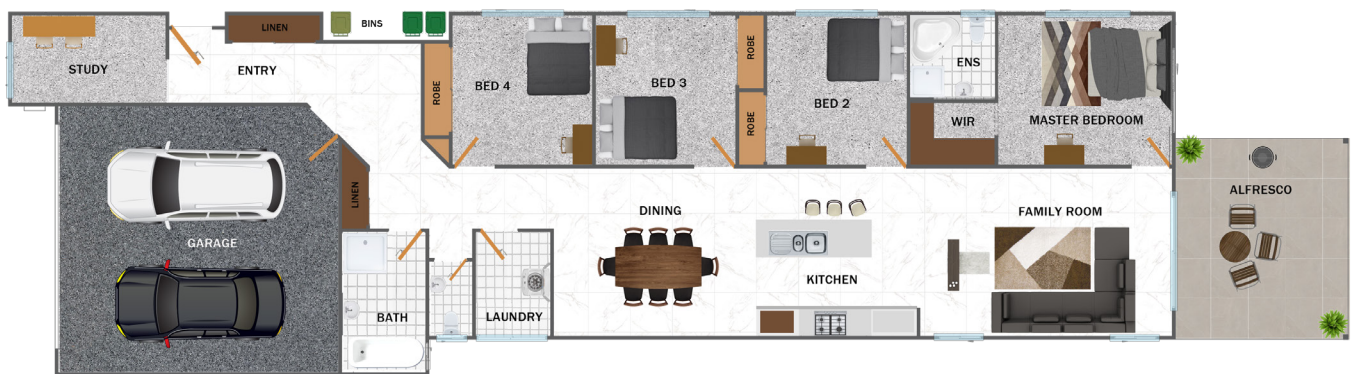
Alfresco Area

Designated Bin Area

Built-in Laundry

Ceiling Fans Throughout

Spacious Master's Wardrobe



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## HOUSE DESIGN #2



### VENICE 220 (Spring, Hip Roof)



4



2.5



2



1

### Features

Spring Colour Theme

220 / 235 sqm Total Area

4 Bedrooms

Ensuite to Master Bedroom

Two Floor Levels

Covered Outdoor Entertaining Area

Open Plan Family / Dining / Kitchen

Dining Bar

Porch on Entry

Modern and Stylish Facade

Double Lock Up Garage

Internal Entry on Garage

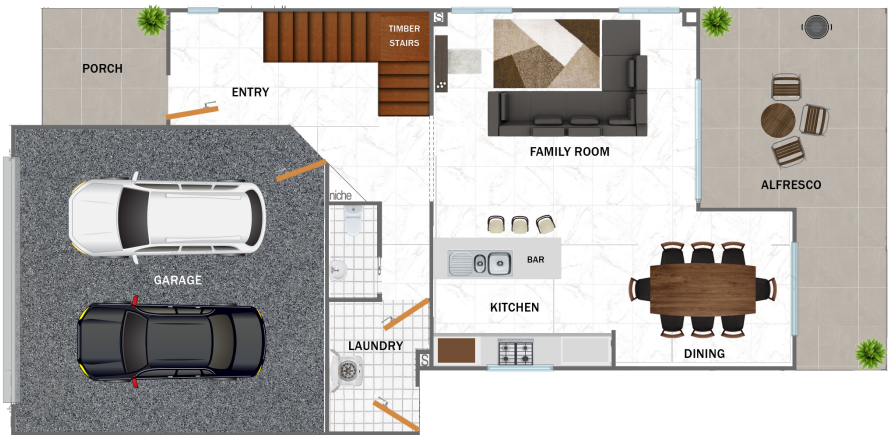
Alfresco Area

Optional Media Room

Built-in Laundry

Ceiling Fans Throughout

Spacious Master's Wardrobe



### GROUND FLOOR



### FIRST FLOOR



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