

Family Home with Bonus Income Potential

Stage 1

NOW SELLING



Purchase Land Only or a Unique Dual-Key Home and Land Package

At Orion Mews you have the choice of purchasing land only and building the home of your choice, or a home and land package from our panel of builders that specialise in unique dual-key home designs. These dual-key homes offer the added rental income and investment certainty that comes with two adjoining residences on the one piece of land.

Introducing Orion Mews

Orion Mews offers a very rare opportunity to secure your piece of South East Queensland's most vibrant and booming region. This emerging community has a mix of country-like open spaces, excellent community facilities, close proximity to Brisbane and the Gold Coast, and booming economic growth and employment. This limited land release opportunity offers a solid investment for owner occupiers and investors alike.

Flexible Family Home or Dual Income Investment

These dual-key home designs are tailored to offer optimised outcomes for both owner-occupiers and property investors. These specific designs optimise the use of the land in a variety of ways.



Private space for extended family

These unique dual-key home designs offer a great option for those wishing to accommodate extended family, such as ageing parents or young adults, with the convenience of close proximity, while still maintaining privacy.



Extra family income

Owner occupiers also have the option to live in the larger of the two homes while renting out the smaller of the two to create a regular and reliable additional income stream.



Dual Income Investment

For investors, these dual-key residences provide the investment certainty, cost-savings and added returns that come with having two tenancies on the one lot.

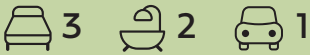


Artist's impression of an Orion Mews dual-key home

Dual-Key Homes for Maximum Flexibility and Return

Each of the exceptionally designed dual-key homes (see indicative floor plan layout) feature a main home with three bedrooms and two bathrooms, and another separately accessed one bedroom, one bathroom home attached.

MAIN HOME FEATURES:

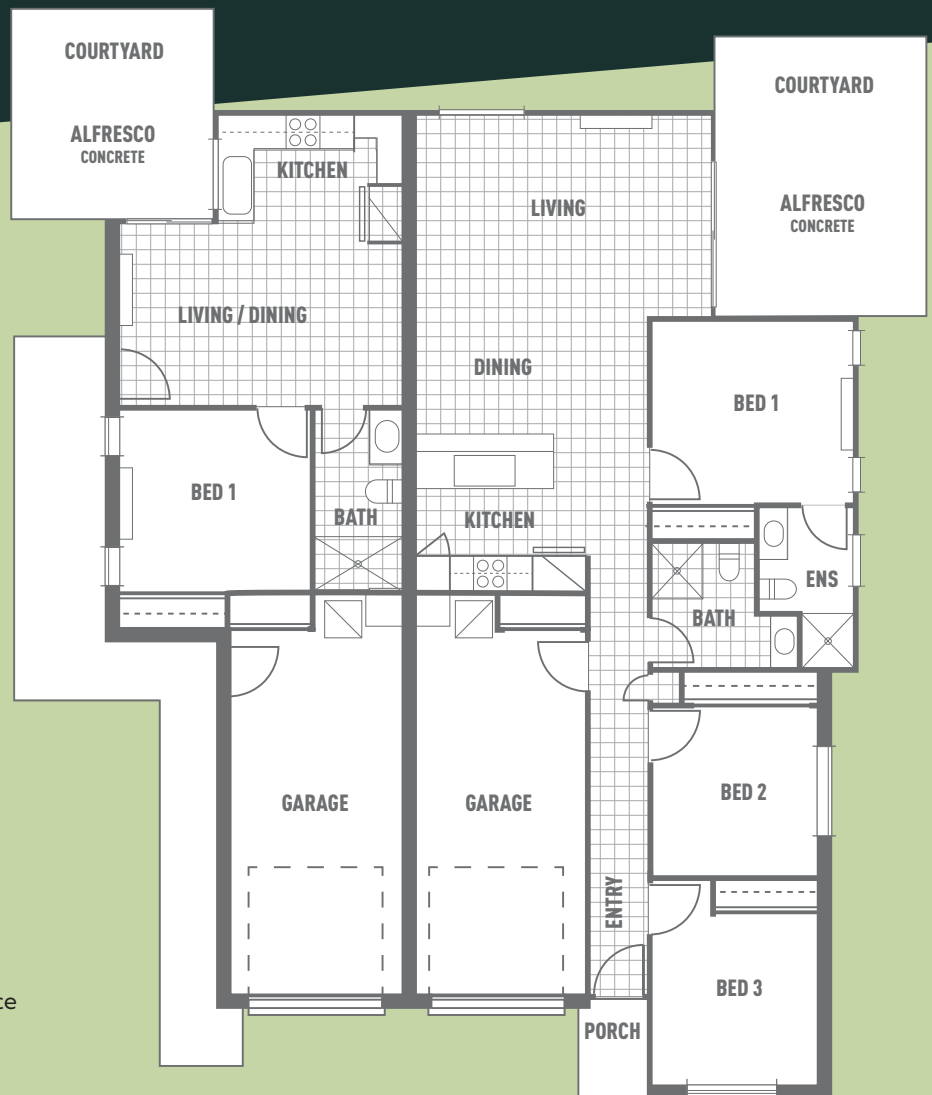


- Three bedrooms with built-ins and en-suite in master
- Light-filled, open-plan living space
- Full kitchen
- Alfresco outdoor entertainment space
- Single garage and laundry

SECOND HOME FEATURES:



- One bedroom with built-in robe
- Light-filled, open-plan living space
- Full kitchen
- Alfresco outdoor entertainment space
- Single garage and laundry



Note: Indicative concept floor plan only. Layout and design may change depending on which builder is chosen.



“Well connected to six major highways, rail, an intermodal transport hub, three airports and the Port of Brisbane, Ipswich enjoys a prime location in south east Queensland.”

Ipswich City Council Annual Report FY19

Bremer River, Ipswich
Photo supplied by Ipswich City Council

South-East Queensland Snapshot



1.7% annual average growth rate



Generates two-thirds of the state's gross product



Supports 80% of the state's employment

South East Queensland Living at its Very Best

Located in beautiful Bellbird Park near Springfield Central, Ipswich, Orion Mews offers the ideal mix of quiet green spaces and exceptional community facilities, all within easy reach of Brisbane city (only 30 kilometres away), Brisbane Airport (42 kilometres away) and gorgeous Gold Coast beaches only 80 kilometres away.



Queensland's Fastest Growing Community

Bellbird Park's booming population is due to a diversified economy, strong industry and employment growth that is supported by the Australian and Queensland governments, as well as Ipswich City Council and private industries.

- The Queensland Budget 2019-20 allocated \$895m in support of enhancing the Ipswich infrastructure.
- Ipswich will benefit from the \$400m Ipswich Motorway Upgrade: Rocklea to Darra Stage 1 project.
- \$124m Ipswich Hospital Redevelopment Stage 1A detailed business case published.
- Ipswich City Council has commenced the process of its \$140m CBD redevelopment project.
- Budget allocated for the initial phase of the proposed \$44.5m Springfield Central train station park 'n' ride.
- Phased practical completion of the \$170m facility for the \$5b Rheinmetall defence contract at Redbank is on track for 2020. The facility is already supporting 450 jobs for Queenslanders.
- Australia Post's \$240m facility officially opened in October 2019 and employing 500 employees at its 50,000m² Redbank facility.
- Costco opened its Ipswich store, the second in Queensland, in May 2019, supporting 280 jobs.
- Supermarket giant Coles committed to a new 66,000m² Distribution Centre at Redbank bringing more jobs during construction and operations.

Orion Mews Surrounded by Amenities and Convenience





Town Square Shopping Centre.
Photo supplied by Powe Architects

Bellbird Park – Thriving Ipswich at its Best

The suburb of Bellbird Park represents one of the best of the thriving Ipswich region. In fact, according to ABS data, the Bellbird Park–Brookwater region has grown by more than 2,700 people between 2016 and 2018 – that’s over 10% average growth per year. Added to this, in the 2018 edition of the “Queensland Government Population Projections, 2018 edition: LGAs and SA2s”, the Queensland Government has also projected considerable population growth in the region and indicated that it is projected to remain in the *top ten* fastest growing areas in South East Queensland until 2041.

One of the surrounding area’s newest highlights, the recently completed Town Square Redbank Plains shopping centre, is only a stroll away at less than 2 kilometres from Orion Mews. Featuring top retailers, including Coles, Woolworths, Aldi, Target, Daiso and Australia Post, as well as a host of specialty shops and dining options, it’s easy to see why Orion Mews is blessed when it comes to convenience.



10% population growth



2km to Town Square Shopping Centre



7km to Springfield CBD

What’s more, Bellbird Park is surrounded by one of Queensland’s most vibrant economic hubs – the master-planned community of Springfield. Given the extensive growth in employment opportunities, excellent community facilities and a booming cultural scene, Ipswich is proving to be the go-to region for both families and investors alike.



“Ipswich is now one of the fastest growing cities in Australia with a current population of just over 220,000 and expected to more than double by 2041.”

Ipswich City Council Annual Report FY19

Orion Lagoon, Springfield Central
Photo supplied by Ipswich City Council

The decision is not if, but how many to buy?

Call now and book a meeting with a free coffee on us!

A Healthy and Reliable Investment Opportunity

The combination of the dual-key home concept and Ipswich as a growth region means that Orion Mews offers a healthy and reliable investment opportunity for both family and landlord investors alike.

Here's how the figures stack up:

\$640

Rental Appraisal
Orion Mews rental appraisal is \$600-640/week compared to Bellbird Park median of \$385.

1.15%

Quarterly Growth
Bellbird Park quarterly house growth is 1.15%

6.27%

Potential Rental Yield
Orion Mews gross rental yield is 6.27% compared to Bellbird Park's median yield of 5.06% (Based on \$640/week rental income)

\$600

Rental Guarantee
\$600/week for the next 3 years (Conditions apply)

2.46%

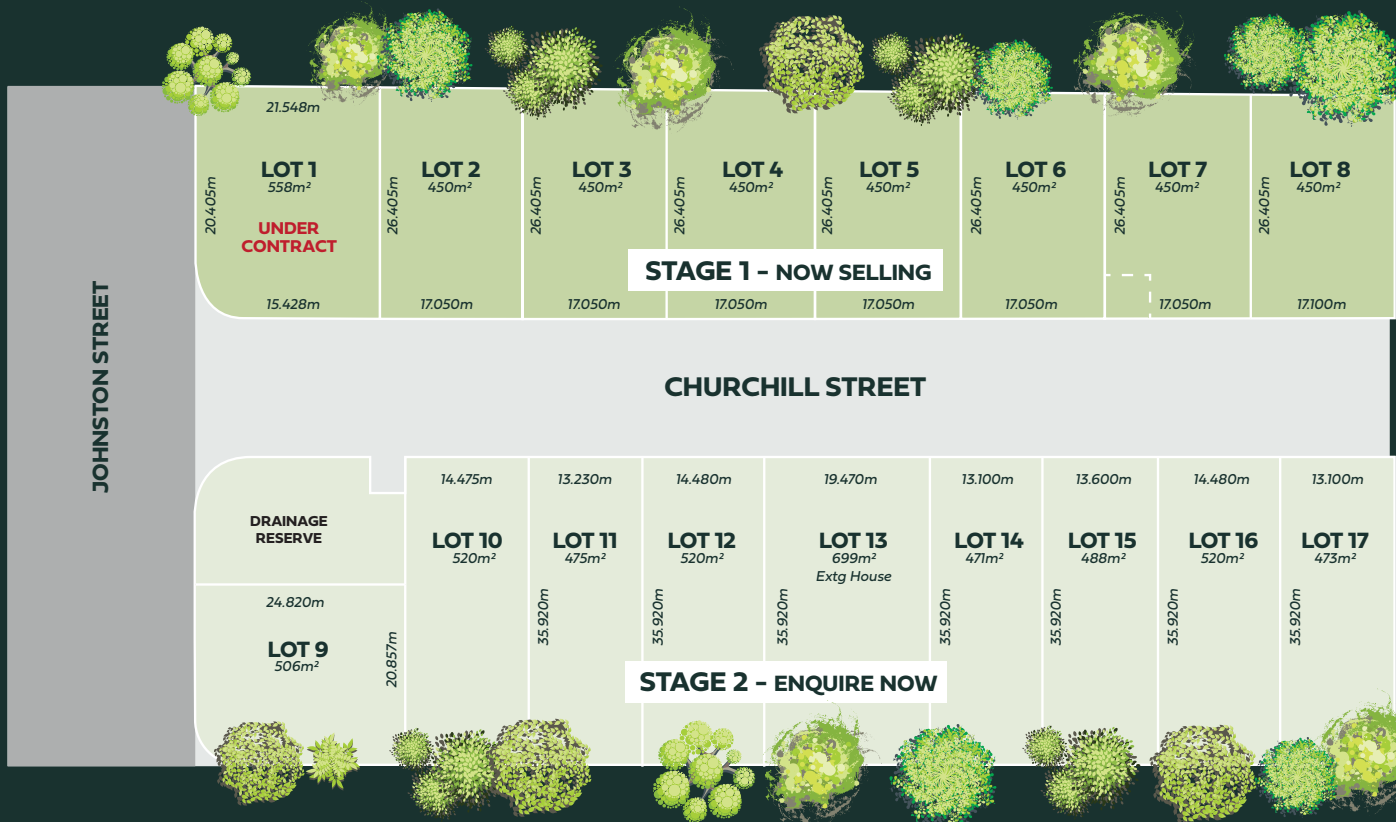
Growth
House growth for the last 12 months in Bellbird Park

Note: While all care has been taken to provide accurate figures, we do not guarantee the outcome and recommend you seek independent financial advice. All information is correct at the time of publication but subject to change without notice.



Orion Mews Stage Plan

119-123
Johnston Street



Developed By -



119-123
Johnston Street

orionmews.com.au

