

ABOUT

Botanica, Logan Reserve

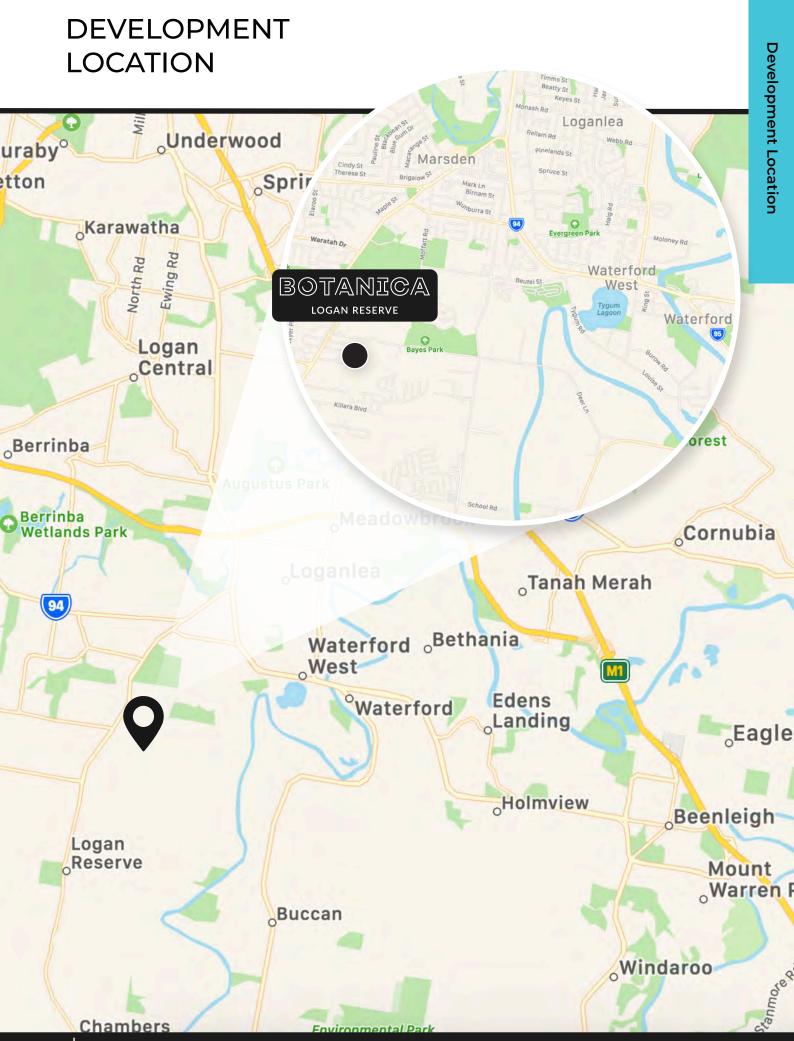
BOTANICA

LOGAN RESERVE

Botanica is Gallery Group's latest residential development composed of **77 residential lots** ranging from 300m² to over 580m² in the growing suburb of Logan Reserve in the Logan region.

LIFE AT LOGAN RESERVE

Logan Reserve is a growing suburb with planned developments and community facilities on their way. Residents in the area have access to a contemporary lifestyle mixed with the area's superb natural environment. Living at Logan Reserve means strategic proximity to Logan's booming economy, opportunities in Brisbane and access to the Gold Coast lifestyle. In terms of retail and commercial, Botanica is only a couple of minutes from the Logan Central Plaza and Marsden Park Shopping Centre. There are fantastic parks within walking distance and houses are beautifully designed. Living in Botanica estate promises to deliver on quality amenities and local conveniences.



AERIAL OVERVIEW

Botanica offers world-class education and amenities. One of the top hospitals in Queensland, the Logan Hospital is also within driving distance from the area. Majour road projects are underway to improve congestion transportation for everyone including the relocation of the Loganlea Station.



GALLERY BOTANICA

Developments LOGAN RESERVE

BOTANICA MASTERPLAN

BOTANICA

LOGAN RESERVE

A residential development ideal for both owner-occupiers and investors. The area offers improved lifestyle as well as viable property investment opportunities. The selection also allows people to pick a residential slot that fits their budget.



²⁴00€ **44 45**

63 451m² 64 451m

70

BOTANICA AERIAL OVERVIEW



POINTS OF INTEREST

LOGAN

BRISBANE CBD

17 MINS FROM 38 MINS FROM BOTANICA

BOTANICA

GOLD COAST

53 MINS FROM 36 MINS FROM BOTANICA

BRISBANE AIRPORT

(F) BOTANICA

HYPERDOME SHOPPING CENTRE CENTRAL PLAZA

21 MINS FROM 10 MINS FROM BOTANICA

LOGAN

BOTANICA

WATERFORD PLAZA

9 MINS FROM BOTANICA

M1 HIGHWAY

15 MIN FROM BOTANICA

BENEFITS TO BOTANICA



STRATEGICALLY

SITUATED BETWEEN

GOLD COAST &

BRISBANE

QUALITY

EDUCATION:
GRIFFITH UNIVERSITY
CANTERBURY COLLEGE
& TAFE

WORLD CLASS

AMENITIES

INFRASTRUCTURE
INVESTMENT

VIBRANT COMMUNITY

STRONG

EMPLOYMENT

MARKET



BENEFITS TO BOTANICA

QUALITY EDUCATION

Enroll your children is some of the top universities and colleges in the country.

AFFORDABLE HOUSING AND PROPERTY INVESTMENT GROWTH

Affordable house price paired with record low cash rate .5% provides investors favourable market conditions.

STRONG EMPLOYMENT MARKET

High value industries in Brisbane and the Gold Coast generates a number of job opportunities in their respective regions as well as in Logan Reserve. Ongoing infrastructure projects in Logan are also resulting in greater job vacancies for local residents.

WORLD-CLASS AMENITIES

Local conveniences right at your fingertips for the entire family from big shopping centres to advanced medical facilities.

INFRASTRUCTURE INVESTMENT AND SPENDING

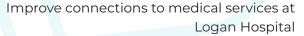
A number of projects and infrastructures are underway in Logan including the Logan Hospital expansion, relocation of the Loganlea Station and Greater Flagstone and Yarrabilba Priority Development Area.

INSIGHT INTO BOTANICA

Logan Reserve's **Promising Future**

GROWTH

Logan Reserve recorded population of approximately 3,500 in 2016. Logan Reserve is projected to become a "population powerhouse" over the next 20 years generating thousands of jobs along the way and welcoming new residents to the area.





Improve connections to educational services at Loganlea Tafe



Enhance bus connectivity for commuters



Improve road safety and accessibility for



Enhance park 'n' ride facilities and station amenities for the local community



LOGAN HOSPITAL

The Queensland Government is investing more than \$460 million into the Logan Hospital Expansion project. The project plan includes 206 additional beds and treatment spaces, four new floors, refurbishment of existing buildings and upgraded maternity and birthing services.

RELOCATION OF LOGANLEA STATION

The Australia and Queensland governments are investing \$95 million to reposition Loganlea Station close to Logan Hospital to better serve the community especially patients and workers at Logan Hospital. This expansion will also help transport students and teachers to the Loganlea TAFE.

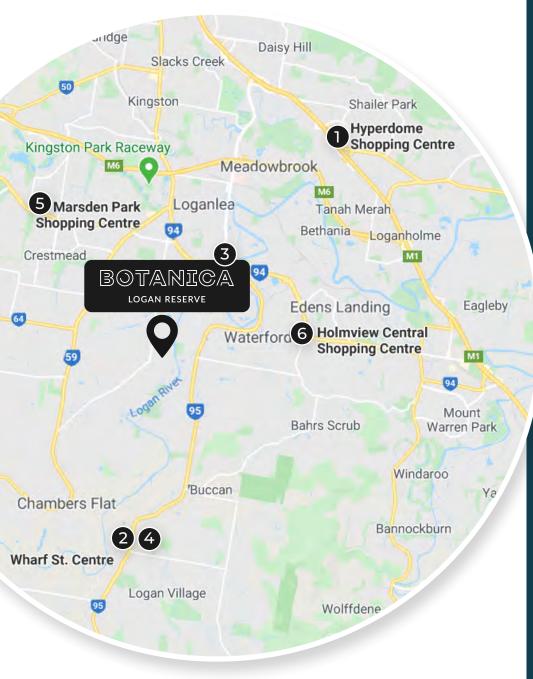


RETAIL & ENTERTAINMENT

LOGAN CENTRAL PLAZA

16 Mins from Botanica

Shopping, dining, well-being, entertainment, leisure, relaxation, recreation, healthcare, banking, and so much more are all available at Logan Central Plaza. The plaza is local residents' go-to location for local conveniences and amenities



1. HYPERDOME SHOPPING CENTRE



2. THE VILLAGE PLACE

€ 14 MINS FROM

BOTANICA

3. WATERFORD PLAZA



4. WOOLWORTHS LOGAN VILLAGE



5. MARSDEN SHOPPING CENTRE



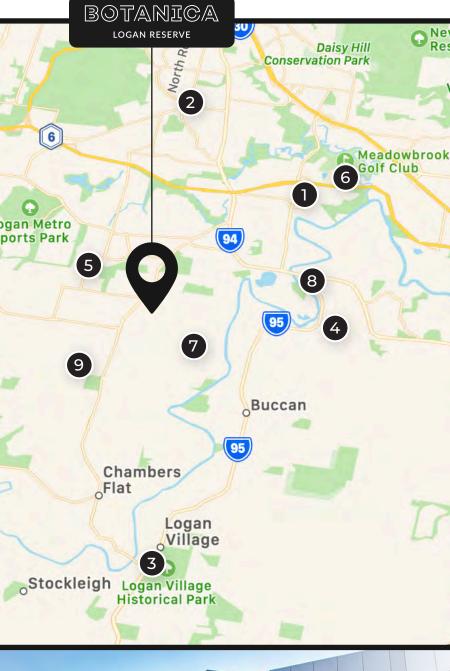
6. HOLMVIEW CENTRAL SHOPPING CENTRE



Iton

Orme

EDUCATION & MEDICAL





1. LOGAN HOSPITAL

9 MINS

2. LOGAN CENTRAL COMMUNITY HEALTH CENTRE

16 MINS

3. WATERFORD VILLAGE MEDICAL CENTRE

7 MINS

4. CANTERBURY COLLEGE

13 MINS

5. ST FRANCIS COLLEGE

10 MINS

6. GRIFFITH UNIVERSITY (LOGAN)

15 MINS

7. LOGAN RESERVE

STATE SCHOOL

13 MINS

8. WATERFORD STATE SCHOOL

10 MINS

9. SAINT PHILOMENA SCHOOL

7 MINS

TRANSPORT & INFRASTRUCTURE & EMPLOYMENT

You can take the train or bus to get around Logan Reserve, nearby suburbs and cities. Botanica is ideal if you have your own car or taking public transportation. The Loganlea station is nearby. One of the biggest infrastructure projects in Logan is the relocation of the Loganlea station. When the project is completed, the station will be able to serve several precincts and suburbs including the Logan Hospital and Logan Reserve.



LOGAN AT ITS BEST ▼

GLOBAL FOOD MARKETS

(17 MINS)

Indulge in Logan's fresh produce and authentic street food at the Global Food Markets. This is one of the region's "best kept foodie secrets" offering a great selection of food and beverages inspired by global cuisines including Indian, African, Pacific Islands, Middle East and South-East Asian fusions.

DAISY HILL KOALA CENTRE

See and marvel at Koalas in their natural habitat at Daisy Hill. Witness how these marsupials interact with each other and the environment. The centre shelters the Woodland Theatre, an educational facility suited for children to learn about Koala's life cycle and natural biology.

SPIRITS OF THE RED SAND (22 MINS)

Logan is a region of diversity made up of more than 200 cultures. One of the city's main highlights is the Aboriginal theatre and dinner show "Spirits of the Red Sand." This immersive live performance is an experience not to miss. It unveils the rich history and stories of the Aboriginal people not only in Logan but throughout the entire country.

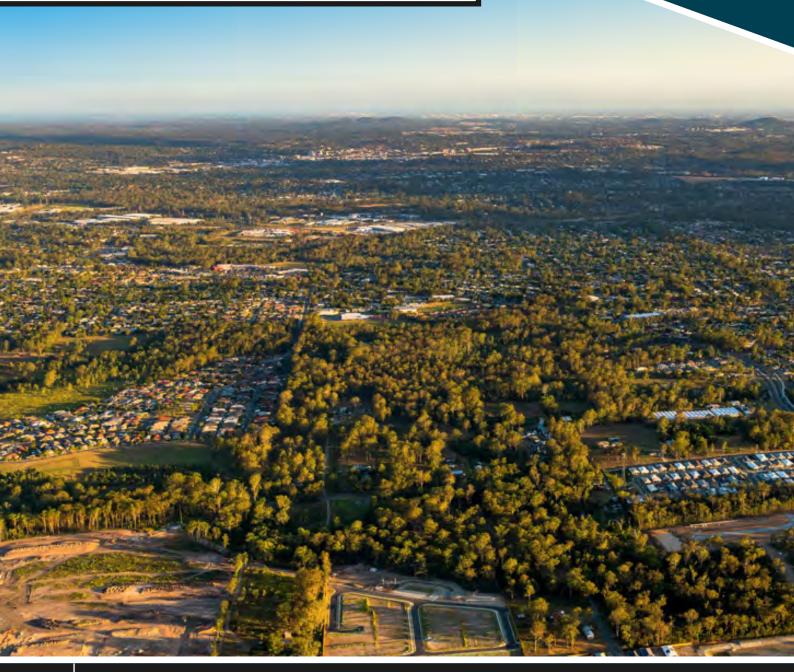
POPPY'S CHOCOLATE

Colourful, flavourful and beautiful sweet treats from heaven are sold at Poppy's. Enjoy caramel chocolate coated macadamias, butterscotch truffles, white chocolates and so much more are well renowned across the country. To cater for various food allergies, most of their products are gluten free.



FINAL OVERVIEW

Logan Reserve does not only offer an ideal and affordable lifestyle. It offers one of the most diverse communities in Queensland. It is also a great suburb to start your family as well as start a property investment for financial security in the future. More and more people are taking notice of Logan Reserve's growth in terms of population and economy.





45 BAYES ROAD, BOTANICA ESTATE, LOGAN RESERVE, QUEENSLAND, 4133

All information in this document is designed to be informative in nature and does not and should not be used to make any financial decision. Please consult your finance professional for any advice that may affect you financial position.

Current as of 15 March 2021.