

Waratah  
Estate Agents







# Park Ridge

ESTATE

## WELCOME HOME TO YOUR FUTURE

### A SANCTUARY IN THE HEART OF A FLOURISHING COMMUNITY

Let Park Ridge welcome you home. Crafted the ideal lifestyle in a boutique setting of master planned green spaces and beautifully designed homes, an oasis of luxury set in the heart of Park Ridge, a thriving area of Logan City. At Park Ridge you're connected to it all; convenient transport, modern local amenities and your choice of leisure options. It's the perfect spot for a growing family keen to make a smart investment.

"The Park Ridge Scheme Amendment Area presents an immensely valuable opportunity to develop a sustainable new structure planned community in the heart of Queensland's rapidly growing south east corner." Logan City Council Planning Report.

The face of Park Ridge is changing. It's a launch pad for the future of infrastructure, business and state of the art amenities; a place bustling with industry and new opportunities.

Convenience is key to any location, and Park Ridge has it all. Located in the rapidly developing corridor between Brisbane and Surfers Paradise, Park Ridge is halfway between the two hubs of commerce, with easy transport connections between the two. Loganlea Rail Station is only minutes from Park Ridge, a high-frequency station with express links to Beenleigh, the Gold Coast, and ideally suited for access to Brisbane at only 28 km away.

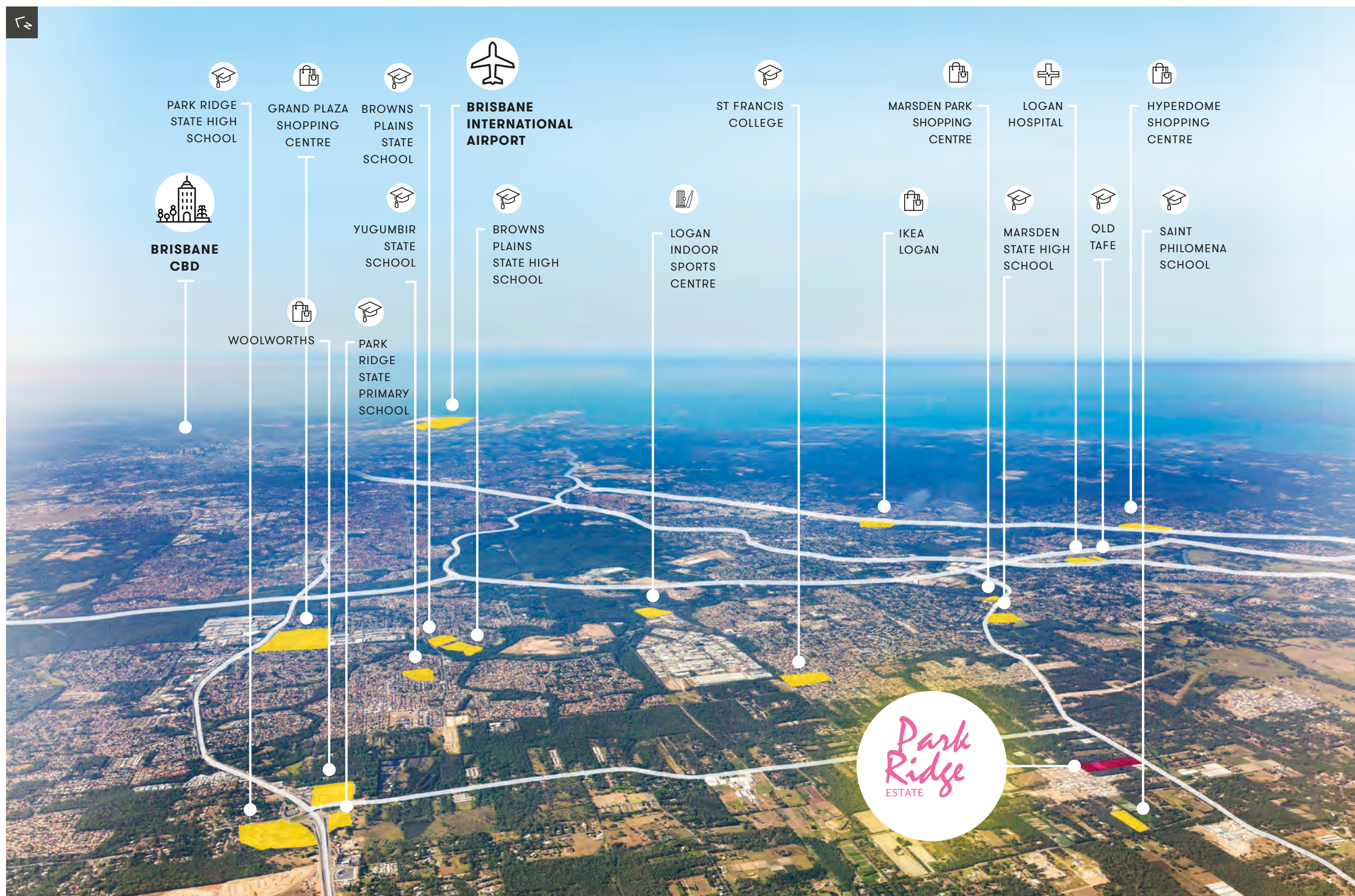
Residents can enjoy the extensive landscaped parks and waterways of the sprawling surroundings, or take advantage of the coastal playground of the Gold Coast just a short distance away.



# CONNECTED TO PROSPERITY

CONVENIENCE. OPPORTUNITY. PROSPERITY.

Park Ridge is boutique living at its most accessible, luxurious and functional. Architecturally designed homes are the perfect synthesis of convenience and style, giving you a sense of relaxation every time you come home. The emphasis is on comfort, accessibility and convenience, making it easy for your family to live, work and play in peaceful surroundings.



Choose the perfect home for your needs from a wide selection of superior fixed price house and land packages

A limited release of 76 lots will be available in this highly sought-after location, with a generous and versatile average lot size of 500sqm. Such spacious lots allow the builder to maximise the house and land ratio, resulting in beautiful, well-proportioned family homes. Homes at Park Ridges are thoughtfully designed and built to last using superior materials. Each one is intuitively imagined as a home and investment for the future.

Choose the perfect home for your needs from a wide selection of fixed price house and land packages. A thoughtful mix of traditional and modern facades for a range of double and single storey homes are available to choose from, including the option to have a double garage. Each space has a unique character, and every single one remains a functional space for living; a place to work, play, relax, reflect and grow.

On the doorstep, planned infrastructure includes a Woolworths Shopping Centre. Additionally, the recent Chambers Flat Road upgrade means there are now four lanes of traffic for quick access to the adjoining suburbs and the Logan Motorway. Families can enjoy proximity to local schools and hospitals, all only a 15 minute drive from Park Ridge.





# A VIBRANT NEIGHBOURHOOD

Park Ridge is a part of a master-planned expansion of 2,450 hectares, with the beautifully landscaped estate built for the convenience of its residents. Property developers and architects have realised the vision for a lifestyle-focused community where the residents can work, play and prosper.

The Park Ridge area is full of history. Settlement began in 1840's when the first leases were up for sale on the fringes of the Brisbane township. Industry in the area was predominantly dairy farming through the first half of the 20th century before the post-war need for housing took over in the 1960's. A industrial boom began, presenting the need for transportation in the area. Road construction began in earnest, connecting the fringe suburbs with the industrious heart of Brisbane.

Today, the young city of Logan is home to vibrant, contemporary residential neighbourhoods and continues to flourish. Locals have an enticing range of leisure options in the immediate vicinity, from launching a tinnie from Logan River Parklands to taking the family walking and cycling in the nearby Berrinba Wetlands or enjoying the acclaimed local cafes, restaurants and shopping in multicultural Logan City. And of course, the twin delights of Brisbane and the Gold Coast are only a short car ride away.

"Up to 12,000 new homes are anticipated to be constructed over the next 20 years which will bring a wider ranging mix of homes to the Park Ridge area." Urbis Market Report.

"Up to 12,000 new homes are anticipated to be constructed over the next 20 years in the Park Ridge area."

Urbis Market Report



# THE DREAM LIFESTYLE

Surrounded by beautiful natural landscape, Park Ridge is ideally positioned at the heart of one of Australia's fastest growing corridors, giving residents the full advantage of today's booming economy. The master plan provides a unique vision for South East Queensland for the next 20 years, focusing on an integrated community of urban infrastructure with extensive parks and amenities.



# INTUITIVE DESIGN

Each house is intuitively designed, built to last, and beautifully reimagined as a home and an investment for the future.



ARTIST'S IMPRESSION

Packages are available to suit the needs of different lifestyles, whether for a growing family or a busy professional, with options for lot size and façade style preferences from the traditional to something more contemporary.

Although each home has a unique character, every single one remains a functional space for living; a place to work, play, relax, reflect and grow.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

# A MODERN HUB OF EFFICIENCY

Find your connection - with local modern amenities, emerging commercial hotspots and major cities beyond.



GRAND PLAZA



PARK RIDGE SHOPS



GRAND PLAZA

“Underpinning the scheme... is a sophisticated public transport and an active transport network that links residential areas with the Town Centre, other retail centres, schools and employment precincts.”

Logan City Council Planning Report



PARK RIDGE LOCAL PARK

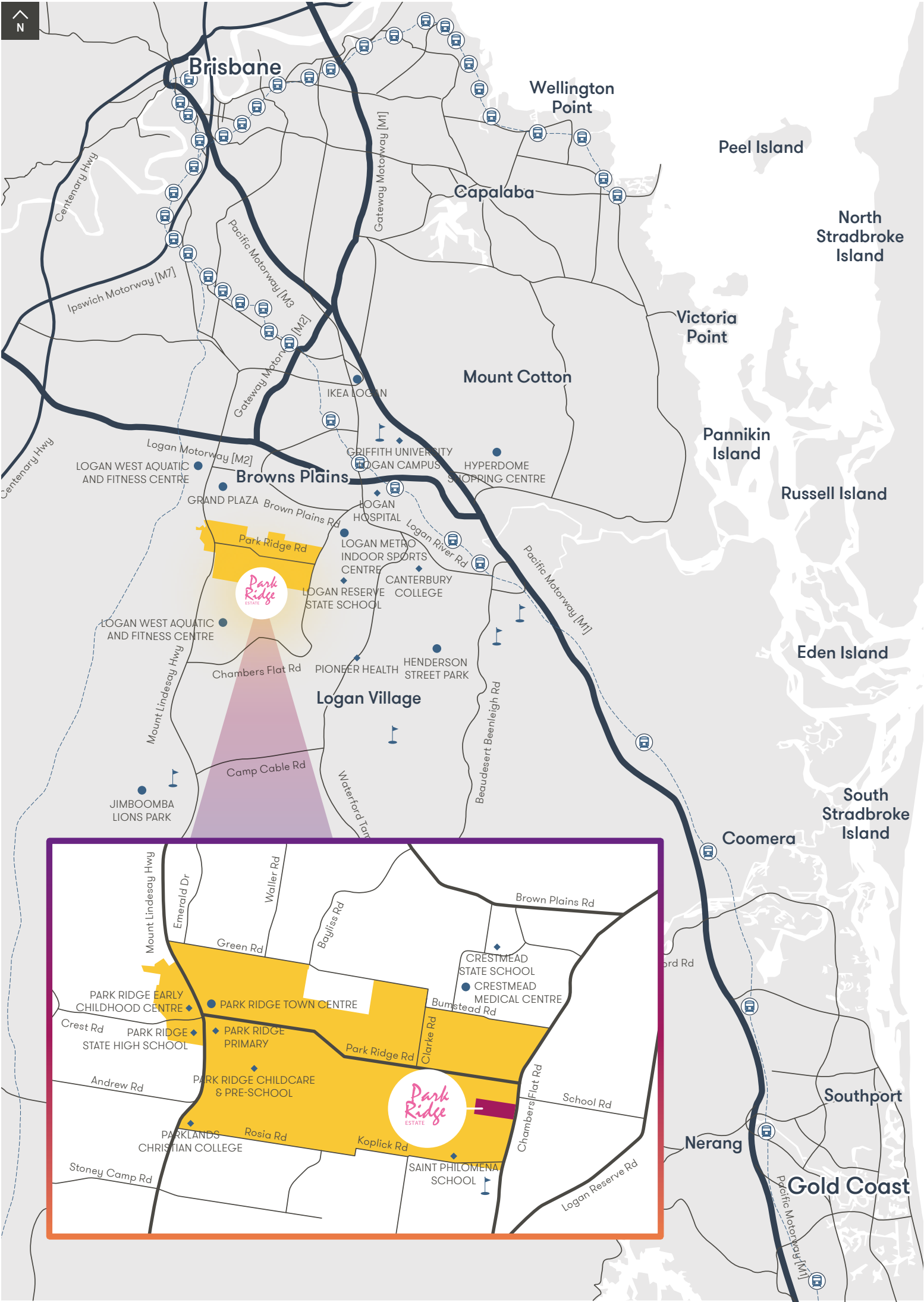


LOGANLEA TRAIN STATION



# A VISION FOR THE FUTURE

The promise of population growth has led to an area eager to embrace the future.



## ALL YOU NEED, ONLY MINUTES AWAY

Nestled in the sweet spot between the two cities of Brisbane and Surfers Paradise, Park Ridge is a key greenfield opportunity within the fast developing South East Queensland. Conveniently situated on the south side of the city, Brisbane is only 28 km away or just a 40 minute train journey. In the other direction lies the renowned tourist destination of Surfers Paradise, a mere 46 km away and one hour by train.

Park Ridge is well-served by major arterial roads with links to Logan, Brisbane and Gold Coast. Residents have easy access to major employment, health, lifestyle and education hubs. Commuters are treated to a high frequency station at Loganlea, with express connections to the cities and major townships in the local area. The suburb is also connected by the express bus service at Park Ridge Town Centre direct to Brisbane CBD.

The Logan City Council has already begun a lucrative new infrastructure build in the area including sleek modern public transport systems along with extensive networks of walking and cycling paths.

“Underpinning the scheme... is a sophisticated public transport and an active transport network that links residential areas with the Town Centre, other retail centres, schools and employment precincts.”  
*Logan City Council Planning Report*



## EVERYTHING CLOSE TO HOME



Hospital

15 mins Logan Hospital



Schools

10 mins Logan Village School  
6 mins Logan Reserve School  
15 mins Canterbury College  
10 mins Park Ridge High School



Leisure and Recreation

15 mins Logan Metro Indoor Centre  
15 mins Berrinba Wetlands  
20 mins Logan River Parklands



Golf Courses

15 mins Village Links Golf Course



Transport

10 mins by car Loganlea train station  
20 mins by car to Beenleigh train station  
40 mins by train to Brisbane CBD  
1 hour by train to Surfers Paradise



Airport

40 mins Brisbane Airport  
1 hour Gold Coast Airport



Brisbane and Surfers Paradise

35 mins Brisbane CBD  
55 mins Surfers Paradise



Shopping

10 mins Woolworths Shopping Centre  
15 min Logan Village  
20 mins to Hyperdrome Shopping Centre



# EMBRACE THE FUTURE OF PARK RIDGE

Now is the perfect time to live and work in Logan City. The promise of an unprecedented population growth has led to an area eager to embrace the future, excited by the prospect of new commercial opportunities. It's an area bursting with potential.

"The planning scheme...related to Park Ridge involve significant development in the area to cater for population growth and will ensure that Park Ridge develops as an integrated, sustainable urban community and employment area." *Logan City Council*

The Estate sits within the Park Ridge Master Plan Area adopted by Logan City Council in 2011. An unprecedented \$400 million of new infrastructure is currently either under construction, planned or completed, giving a massive boost to the local economy and fuelling an influx of innovation to commercial centres. Choosing to live and work in the Logan community at this time will place investors and owner occupiers at the heart of booming business. The region is full of the exhilaration of productivity.

The very latest in urban design will create new sustainable communities with modern facilities optimising the area's natural assets, bringing a whole range of new employment opportunities to precincts close to residential areas. A plan for a mixed-use integrated business park is in progress, with commercial offices, retail, education and training facilities.

Alongside the commercial areas, new social infrastructure will be created, including schools, retail, health services and residential buildings built around a central town square. The local environment will also benefit, with wildlife corridors, sport and recreational parks creating a network of open spaces and waterways.



## A GROWING ECONOMY

89<sup>k</sup> \$400 million 3.6%

Job growth in Logan LGA expected to reach nearly **89,000** by 2031

An unprecedented \$400 million of **new infrastructure** is currently either under construction, planned or completed

Annual median price growth across recorded at 3.6 per cent **over ten years** and climbing

10.6%

The population of Park Ridge Catchment over the **next 20 years** is expected to increase by 10.6 per cent each year to reach a total of 37,285 residents.

24%

The largest **employment sector** will be retail at 24%

\$390 per week

**Median rent** in Park Ridge for houses is \$390 per week, and the median rental yield is 4.81%

Source: Urbis Residential Market & Economic Outlook Report, April 2015



## INFRASTRUCTURE INVESTMENT



Education  
\$15,400,000

Investment in the education of local children



Health  
\$147,240,000

First class modern health facilities in close proximity



Transport  
\$5,492,000

Increased connectivity to the local area and beyond



Services  
\$11,200,000

Everything you need, right at your fingertips



Retail  
\$15,000,000

Quality shopping options mean you will be spoilt for choice



LOGAN MOTORWAY



LOGAN GRIFFITH UNIVERSITY



PARK RIDGE SITE



## EVERYTHING YOU NEED IS INCLUDED

- Fixed price House & Land packages that are ready to move into straight away, with no hidden or extra costs.
- ✓ Full turnkey inclusions
  - ✓ Window furnishings
  - ✓ Quality appliances
  - ✓ Manufactured stone benches
  - ✓ Raised ceilings
  - ✓ Air conditioning
  - ✓ Tiles and carpet floor coverings
  - ✓ Quality joinery and finishes
  - ✓ Landscaping, including driveway and fencing



6 Star Rated  
Energy Efficiency



Statutory 7 Year  
Structural Warranty



Complete Settlement  
Process Guidance



Customer Service  
& Progress Updates



Professional  
Colour Selection



Air  
Conditioning



Independent Final  
Building Inspection



Minimum Six Month  
Defect Liability Period

ASK ABOUT OUR  
**NEW**  
IMPROVED STANDARD  
INCLUSIONS

## INTUITIVELY DESIGNED HOMES

### A HOME THAT LETS YOU LIVE LIFE YOUR WAY

Every home features one ensuite and one family bathroom as a minimum. Some floor plans feature an extra toilet and refreshment room for added comfort.

### DESIGNED FOR LIFE

Every home is well fitted out with connectivity, convenience and safety measures.

### EVERY HOME IS A HOME CREATED FOR EASY LIVING

Most of our homes have an alfresco space that blends your indoor and outdoor areas – offering flexibility and an ability to enjoy your natural surroundings.

### WE BUILD HOMES THAT ARE COMFORTABLE TO MOVE AROUND IN

Combining living zones that support a busy lifestyle with the need for rest and reflection.

