

# ON-SITE Information Brochure

CUSTODIAN WealthBuilders

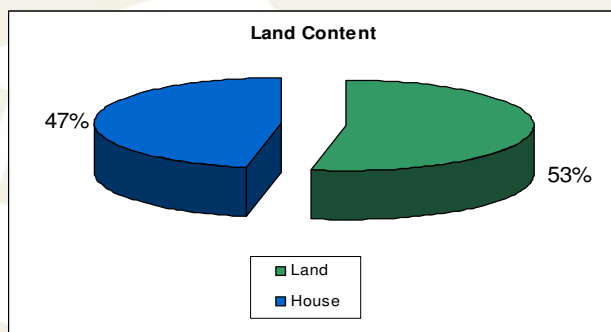


## Windaroo Outlook Estate

May 2010

### THE DEVELOPMENT

The houses will average from 170m<sup>2</sup> to 184m<sup>2</sup> in area with lot sizes between 450m<sup>2</sup> to 673m<sup>2</sup>. The houses will be single storey dwellings, each with a combination of 3 or 4 bedrooms plus ensuite, double garage and fully landscaped. It is anticipated that the sale price will range between \$434,000 & \$452,000.



### THE AREA

The Windaroo Outlook estate is located 32km south of the Brisbane CBD. Windaroo Outlook is located in the growth corridor between Brisbane and the Gold Coast, which is a developing residential area. It has close access to schools, transport and recreational facilities. Infrastructure servicing the area includes the M1 Motorway, Brisbane to Gold Coast rail line and a short drive to the Logan Motorway.

### RENT RETURN

|             |                    |
|-------------|--------------------|
| \$ 390p/w   | Est. from agents   |
| x 52        | weeks              |
| <hr/>       |                    |
| \$20,280    | yearly rent        |
| <br>        |                    |
| \$20,280    |                    |
| / \$439,000 | Avg Purchase Price |
| <hr/>       |                    |
| 4.6%        | Annual rent return |



update

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## STATISTICAL SNAP SHOT

Bahrs Scrub

|                                |                     |
|--------------------------------|---------------------|
| Total Population               | 1,150 – 2006 Census |
| Avg # Persons per Household    | 3.3 – 2006 Census   |
| Median Age                     | 34 – 2006 Census    |
| Couples With Children          | 59.5% - 2006 Census |
| % Renters (Includes rent-free) | 10.2% - 2006 Census |
| Median Household Income        | \$1,477pw           |

Source: Australian Bureau of Statistics

## Transport

|       |                         |
|-------|-------------------------|
| Rail  | Beenleigh Station - 5km |
| Bus   | Runs Past Estate        |
| Other | M1 Motorway - 4.5km     |

## Shops

Windaroo Shopping Centre – 2km  
Mt Warren Park Shopping – 4km  
Beenleigh Market Place – 5.5km  
Coles Supermarket – 5km

## INFRASTRUCTURE SNAP SHOT

### Schools

|                 |   |
|-----------------|---|
| Primary Schools | Windaroo Primary School - 3.2km<br>Mt Warren Park Primary School - 4.8km<br>Beenleigh Primary School - 4.5km<br>St Josephs Primary School - 5.4km                         |
| High Schools    | Windaroo Valley High School - 1.8km<br>Beenleigh High School - 5.2km<br>Trinity Secondary College - 6.3km<br>Rivermount College - 2km (8km)<br>Canterbury College - 9.8km |
| University      | Griffith University (Logan Campus) - 15.5km   |
| TAFE            | Metropolitan South TAFE - 14.6km  |

## Recreational Facilities

Presley Park - <1km  
Wolffdene Park – 1.1km  
Windaroo Country Club - <1km  
Dreamworld – 18km

## Medical

Logan Hospital – 14km

SCHOOL

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## COMPARABLE SALES

We have undertaken research of recent and historical sales of similar properties within close proximity to the development. Details of recent comparable sales are as follows:

### House and Land Sales

Address: 56 Allenby Cr,  
Windaroo  
Price: \$435,000

Area: 650m<sup>2</sup>  
Sales Date: January 2010  
Features: 5 Bed, 2 Bath, DLUG



Address: 1 Baum Ct,  
Windaroo  
Price: \$435,000

Area: 450m<sup>2</sup>  
Sales Date: February 2009  
Features: 3 Bed, 1 Bath, 2 LUG



Address: 10 Carmen Ct,  
Bahrs Scrub  
Price: \$465,000

Area: 734m<sup>2</sup>  
Sales Date: October 2009  
Features: 4 Bed, 2 Bath, DLUG



## ESTABLISHED CAPITAL BENCHMARK (ECB)

Address: 37 Lake Breeze Dr,  
Windaroo  
Price: \$727,000

House Area: 685m<sup>2</sup>  
Sales Date: February 2010  
Features: 5 Bed, 3 Bath, DLUG, Pool



Address: 29 The Avenue,  
Windaroo  
Price: \$800,000

Area: 784m<sup>2</sup>  
Sales Date: February 2010  
Features: 4 Bed, 3 Bath, DLUG



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