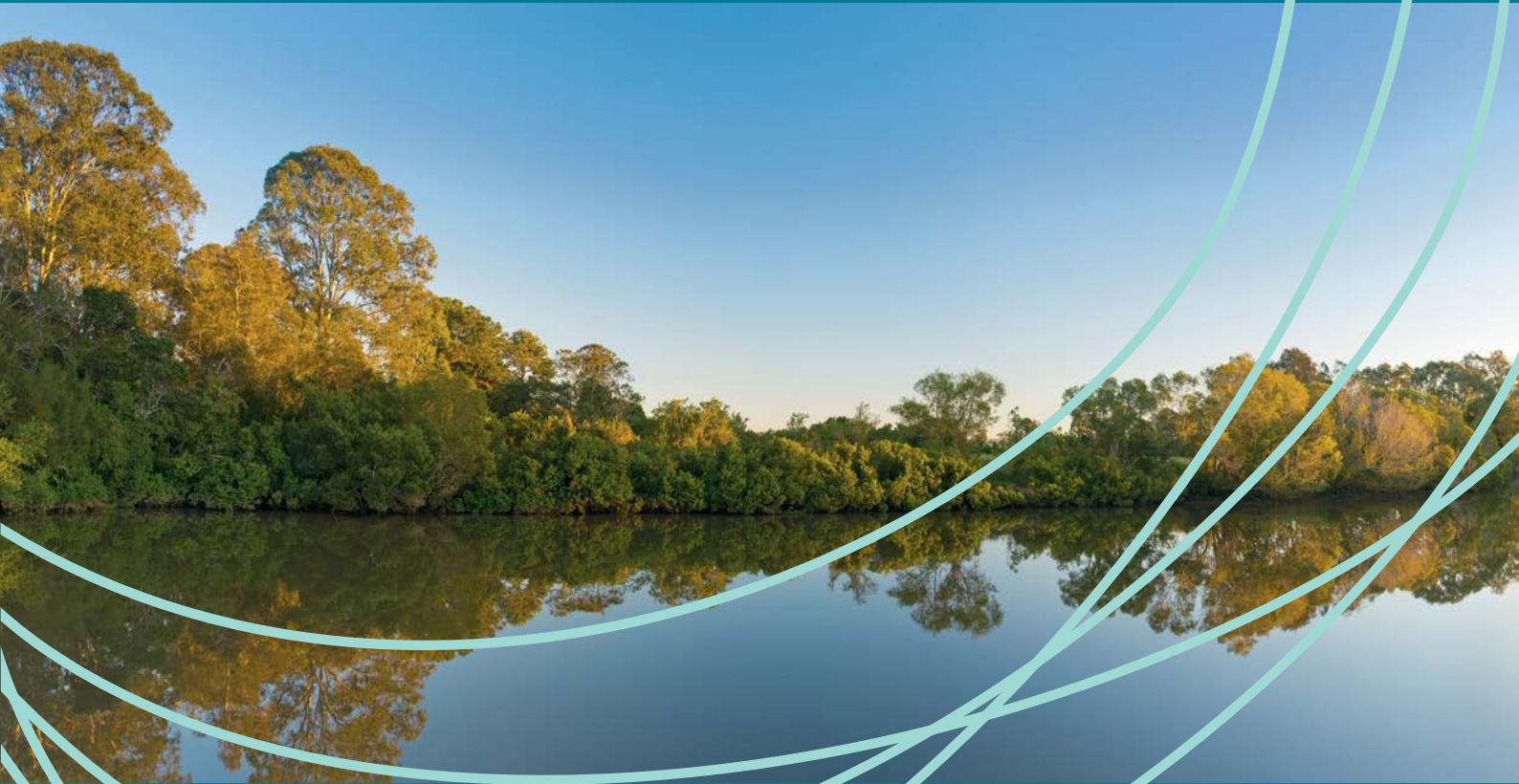


# RIVERBANK

*Live in rhythm with nature*



RIVERBANK

*Live in rhythm with nature*



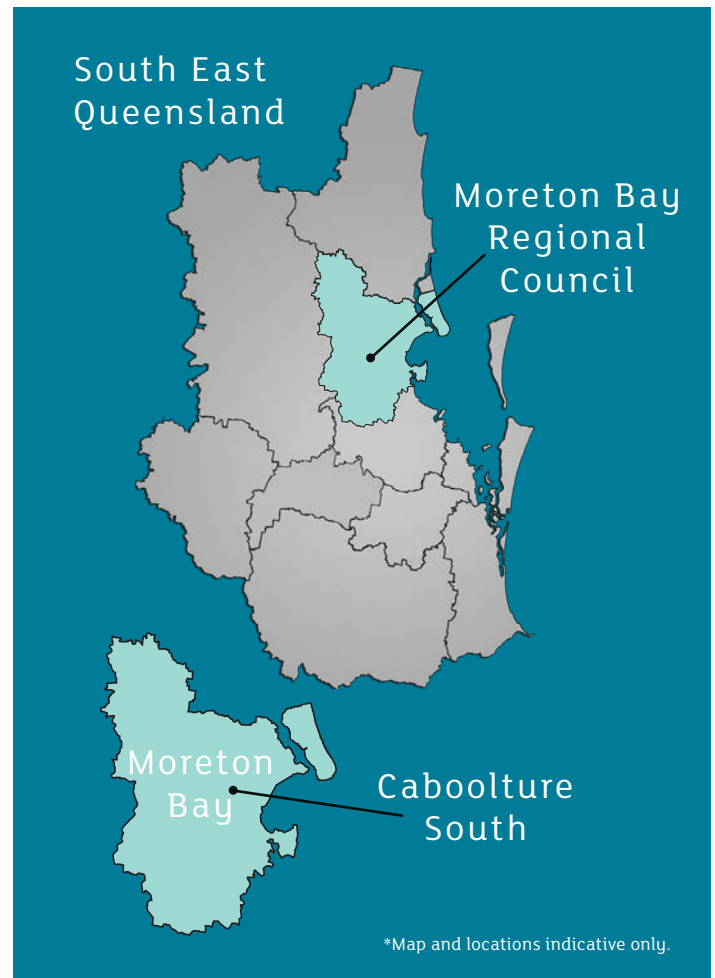
PEET

# Caboolture South



## Suburb Overview

Caboolture South is located within the Moreton Bay Regional Council, 45km north of Brisbane. It is approximately 4.4sqkm and has 19 parks covering 7.6% of total the area. Caboolture South is positioned with easy access to major road infrastructure including the M1 Bruce Highway, facilitating connectivity to Caboolture Town Centre within 5min, and Brisbane CBD and the Sunshine Coast both within a 45min drive by car.^



## Population

The Moreton Bay Regional Council is Australia's third largest council with over 469,000 residents. In the last decade there has been an increase of more than 100,000 people. This growth is forecasted to continue with the region expected to have a population of more than 618,000 by 2036 and cater for more than 182,000 jobs by 2041. The population growth has been a main contributor for the strong economic growth in the region, creating opportunities for new investment including commercial and industrial development.\*

**“Population in our region is forecast to grow by more than 40 per cent in the next 20 years. Our council must work closely with our community to plan and guide that growth and development while protecting what we love about our great region.”**

- Moreton Bay Regional Council  
Mayor Allan Sutherland 2015

^ Times and distances indicative only.

\* Source: Moreton Bay Regional Council 2017 population and job forecast.

# Population

## Northern Growth Corridor

According to a developable land analysis by the Moreton Bay Regional Council (MBRC) the northern corridor is predicted to accommodate 24 per cent of the projected population growth in South East Queensland, increasing by over 300,000 people by 2031.



3,533  
new dwellings  
needed annually  
in MBRC



81%  
of expected growth  
will occur in the Nth  
Growth Corridor

The Caboolture-Morayfield PAC occupies a prominent position in the Nth Growth Corridor.



## Projected Dwelling Demand

Projected dwelling requirements sourced from the QLD Government (2017) indicate that from 2016 to 2041 there will be a total dwelling requirement of 88,332 across the Moreton Bay area (3,533 avg pa). This equates to an average annual 1.7% dwelling growth requirement.



## Greater Caboolture Population<sup>^</sup>

73,000 ABS ERP 2018



## Avg Annual Growth<sup>^</sup>

2.3% ABS 2018



## Gross Revenue<sup>^</sup>

\$5.82 Billion ABS 2018



## Caboolture South Growth

Caboolture South has historically shown a population growth of 8.6% over 5 years 2011-2016.\*



## Fastest Growing Population

The Moreton Bay Regional Council has one of the fastest growing populations in Australia with Caboolture and Morayfield included as two of the largest concentrations in the area.



# Growth Drivers

## Caboolture-Morayfield PAC

As a Principal Regional Activity Centre (PAC), Caboolture-Morayfield is considered an area of significance within the overall network of SEQ centres, as one of only three PACs north of the Brisbane CBD. At around 860ha it extends 5.5km north to south and 3km east to west, dividing the centre into two distinct economic hubs.

**“\$1 Billion of investment earmarked for the region that will take shape from 2019 and beyond”**

- Moreton Bay Regional Councillor Adam Hain



## Rail Corridor Driving Growth

The billion dollar Redcliffe Peninsula Rail Line has created the opportunity for significant residential and business investment along the thriving corridor and in the greater region.

The rail corridor population is growing at a rate of 2.25%p.a. In the next 20 years more than 205,000 more people will call Moreton Bay home. The new rail line creates access to 10 precincts including education, industrial, retail, business and tourism.\*



Redcliffe Peninsula Rail Line

**\$1.2 Billion | 12.6km | Opened 2016**

The Redcliffe Peninsula line is a 12.6km dual track passenger rail line between Petrie and Kippa-Ring, including six new rail stations on the Redcliffe peninsula. The new line is part of the QR Citytrain suburban network, branching from the Caboolture line.

## The Mill Priority Development Area^



### **\$950 Million Annual Output**

in the Greater Moreton Bay Region and a total of \$1.9B at the national level.



### **Creation of 6,000 Ongoing Jobs**

for the Greater Moreton Bay Region by 2036.



### **\$1.5 Billion GDP Annually**

over 1/2 of this estimated to come from the Greater Moreton Bay Region economy.



**50,698m<sup>2</sup>**

25% Mixed Use



**61,334m<sup>2</sup>**

30% Industry



**76,543m<sup>2</sup>**

38% Commercial

The Mill at Moreton Bay Priority Development Area will be transformed over the next 20 years into a vibrant urban community, with Petrie town centre and the new University of the Sunshine Coast campus at its core, catering for up to 10,000 students in its first 10 years.

# Transport

## Major Bruce Highway Upgrade

The Federal Government is contributing \$530M and the State Government \$132.5M for the delivery of the 11km upgrade and widening of the Bruce Highway from 4 to 6 lanes between Caboolture-Bribie Island Road and Steve Irwin Way, Exit 163. The business case is complete and detailed design is underway. Construction is scheduled to start in mid-2020 and is expected to be completed early 2023.



**\$662.5 Million**  
Road Upgrade

### 4-6 Lane 11km Upgrade

Caboolture  
Bribie Island Rd  
Interchange to  
Steve Irwin Way

## Targeted Road Safety Initiatives

### \$36.3 Million | 2019-2021

The Department of Transport is delivering the QLD Government's Road Safety Initiatives which includes the \$28.8M Morayfield Rd and Beerburum Rd Route Safety Project and the \$7.5M Caboolture Connection Rd Safety Strategy.

## Morayfield Train Station Upgrade

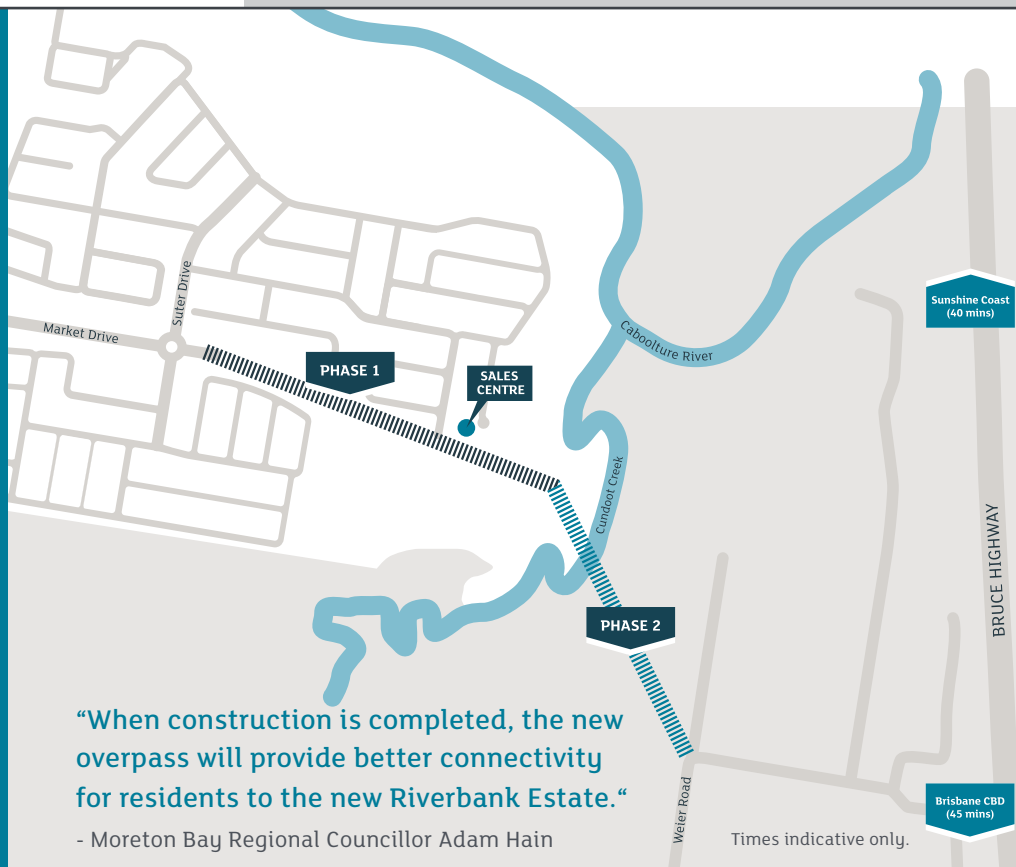
### \$21.7 Million | Due Mid-2020

\$6M has been allocated in the 2019-20 budget out of a \$21.7M total spend to continue the Train Station upgrade to provide improved access and facilities. Construction works commenced in 2018 and completion is expected in mid-2020.

## Peet's New Bridge

The new \$16 million Riverbank Bridge is now open. The bridge creates a new eastern entrance from Riverbank, along Weier Road and straight onto the Bruce Highway, providing a direct 45 minute drive to Brisbane. ^

The project was completed in early 2020 and was jointly funded by Peet Limited and Moreton Bay Regional Council. This development is a significant investment for the future, to cater for the growing Caboolture community.



**“When construction is completed, the new overpass will provide better connectivity for residents to the new Riverbank Estate.”**

- Moreton Bay Regional Councillor Adam Hain

Times indicative only.



# Commercial Development



## Sungate Business Park

An iconic pub is set to become the site of one of north Brisbane's newest major shopping centres. The \$80 million-plus retail and service hub has just been approved for Stage 2 which will include a McDonald's restaurant and has secured two major supermarkets. The overall development is projected to take between three to five years.

**"We can't stop our region's growth, but we can plan ahead to ensure housing & infrastructure goes into the right areas at the right time so that sequencing of projects keeps pace with our region's population growth"**

- MBRC Mayor Allan Sutherland 2019



## Corporate Park East

Stage One of Caboolture's new \$90 million industrial estate is open for business and Stage Two and Three will be ready by March 2020. Corporate Park East will provide 40ha of usable land for small and large scale businesses once fully complete. Five stages are expected to be rolled out over the next few years.

## Orion on Rowe Smart Community

**\$115M | Approved | 9 Stages**



Offices, shop & food/drink outlet



5 storey, 100-bed aged care facility



14-unit disability accommodation



7 storey, 93-unit retirement facility

**"First of its kind to be built in Australia and a game changer for Caboolture"**

- Moreton Bay Regional Councillor Adam Hain

## North East Business Park

The Northeast Business Park (NEBP) is a master planned mixed industry and business park, featuring an associated proposed marina, marine industry precinct and complementary residential, commercial and community uses. NEBP is located on a strategically significant 769ha landholding close to the heart of Caboolture, approved for integrated business, residential, commercial as well as a light industrial precinct.



**991 Marina**  
Berth Proposed



**300-500**  
Dry Boat Stacker



**169ha Mixed**  
Industrial & Business



**420 Hectares**  
Open Space

# Education & Medical

## Caboolture Hospital Expansion

The \$352.9M Caboolture Hospital expansion, will provide an additional 130 beds to better service the region, expand the emergency department, add 2 new operating theatres, 4 recovery spaces and a new carpark.

### Investing in Health Facilities

*"We're investing in the health of our growing community. This includes our commitment to increase services at Caboolture hospital and \$1 million in the Caboolture TAFE which includes \$300,000 under this year's State Budget for technology upgrades."*

- Minister & Morayfield Member Mark Ryan

### A Strong Health Focus at Caboolture TAFE

*"The USC also uses the health facilities at TAFE Caboolture to deliver university and vocational courses and student nurses are undertaking vocational training at Caboolture Hospital."*

- Minister Shannon Fentiman

## New Education Development

### Apple Berries Childcare Centre

A new childcare centre planned for Riverbank Estate is set to open at the end of 2020.

### Caboolture High School

Almost \$10M was spent at Caboolture High, as part of the State Government's \$250M '2020 Ready' program.

### Pumicestone State School

The new Caboolture Primary was funded by the \$1.52B QLD Schools Partnership. Stage 1 opened in 2017 and stage 2 was completed in 2019.

### Lee Street State Special School

A \$24M Special School has been completed, catering to secondary students as of Jan 2020.

*"This state-of-the-art school is a big win for our local community, with parents excited about the opportunities it will create for their children."*

- Morayfield MP Mark Ryan

## Caboolture TAFE

Caboolture TAFE is a full campus and a major regional campus for TAFE QLD in SEQ. The campus has high enrolments in areas including health and community services especially due to significant increase in the health sector. Over \$2.6 million is budgeted for the next two years for capital works.

## USC Caboolture Campus

The new Caboolture campus is an extension of USC's ongoing presence in the community, with the new USC Petrie campus now open. From 2020 onwards, the two campuses will operate in conjunction to deliver innovative, quality university education for the Moreton Bay region.



# RIVERBANK



## Estate Overview

Riverbank is a naturally stunning address that takes full advantage of the beautifully established facilities surrounding it. The 150 hectare masterplanned community at Caboolture South will include approximately 1,200 lots and 60 hectares of dedicated open space and 1.5 kilometres of river frontage.\*

Riverbank rests quietly on a sweeping bend of the meandering Caboolture River. It offers a lifestyle filled with quality, modern homes and brimming with green open spaces, established landscaped parks, majestic mountains on the horizon and more than a kilometre of beautiful parkland along the banks of the river.^

Riverbank is close to established facilities and amenities surrounding it including shops, schools, cafes and transport links.

## Live in the rhythm of nature

Riverbank is a community designed to help you make the most of every day. Live here, and you'll be close to everything you need, with a wealth of established facilities of all kinds on your doorstep. Plus, with a huge range of living options available and close connection to natural beauty, life at Riverbank truly does offer something for everyone.



Images for illustrative purposes only.

\* Plan is subject to change without notice and subject to approvals. May not proceed as described or at all.

^ Includes proposed community parks. Subject to change without notice and may not proceed as described or at all.

PEET



# The Riverbank Community



## Beautifully Positioned

Finding sanctuary doesn't mean you have to hide yourself away from every day convenience. This idyllic, exceptionally convenient spot is your answer to achieving the lifestyle you've always craved. Beautifully positioned beside the Caboolture River, Riverbank lies between the suburbs of Caboolture and Morayfield. Here you can revel in all the great things that living in a well-planned, cleverly positioned address brings.

Making new friends at Riverbank is easy with a host of community events to enjoy throughout the year. There are also plenty of community and sporting associations, family groups, walking and cycling groups and much more available. As if that's not enough, the river lies waiting just moments from home. Here serene outlooks, quiet fishing spots and the chance for children to create their own riverside tales.



1.5km of river frontage.\*



150ha of total space & 60ha of natural & formal parklands. 4 community parks have been delivered with 2 to be delivered in the future within the Riverside Parkland.\*



Up to 1,200 residential lots including a mix of home sizes and styles.\*\*



1.5km to the Caboolture Town Centre & walking distance to Morayfield Shopping Centre.^



45min drive to the Brisbane CBD, 40min drive to the Sunshine Coast surf beaches, & 20min drive to Bribie Island.^



400m from Centenary Lakes sporting & recreation facilities.^



5min drive to train stations & buses within walking distance.^



## An Array of Natural Splendor

Riverbank is closely connected to an array of recreational activities and pristine natural splendor including the awe-inspiring landscape of the Glass House Mountain National Park, the magnificent views from Beerburrum State Forest, Bribie Island's stunning beaches and the magnificent Pumicestone Passage.



## The Heart of Nature's Playground

Over one third of the community is dedicated to open space. Riverbank features 60ha of parklands, is graced with walking and cycling tracks, playgrounds, extensive green space, as well as picnic and BBQ spots. There are several established parks in Riverbank; Lofthouse Park, Rosewood Park, Pampling Park and Harvey Park.\*

\* Includes proposed community parks. Subject to change without notice and may not proceed as described or at all. \*\* Includes proposed lots. Subject to approval and change without notice and may not proceed as described or at all. ^ Time and distances indicative only.

# Building in Riverbank



Riverbank is a community designed to help you make the most of every day. With a huge range of living options available it offers a lifestyle filled with quality, modern homes and brimming with green open spaces, established landscaped parks, majestic mountains on the horizon and more than a kilometre of beautiful parkland along the banks of the river. Life at Riverbank truly does offer something for everyone.\*\*

[Click here to view the current Riverbank Rental Appraisal.\\*](#)



## Land

If you've got a dream to build, we'll help make it happen. Choose from a range of traditional, courtyard or villa-sized blocks and customise your home to your heart's content.



### Land

From \$176,900<sup>^</sup>



### House & Land

From \$352,000<sup>^</sup>



### Rental Appraisal

\$400-\$450 March 2020\*

## House & Land

Design your home with one of Queensland's best builders. At Riverbank, you can select a block and a floorplan that accommodates your family's lifestyle.

### Investor Information Click Here

Riverbank offers a number of options from investment properties, to the chance to invest in syndicates & Peet itself.

House & Land packages start with First Home Buyer single storey packages with standard fittings, through to premium two storey Dream Homes.

<sup>^</sup> Price range current at February 2020. Subject to change and contract terms. House & land sold separately. Click here to visit [www.riverbankliving.com.au](http://www.riverbankliving.com.au) for details or talk to the sales agent.



\*\* Includes proposed community parks. Subject to change without notice and may not proceed as described or at all.

\* This market rent appraisal is to be used as a guide only and is not to be relied upon by buyers when making a decision to purchase. Peet Limited, Peet Caboolture Syndicate Limited and their associated entities are not experts in market rents and does not vouch for the accuracy of this appraisal. Buyers should obtain their own professional advice and contact Dream Property Management for further information regarding its report. This information is passed on for what it is worth.

**PEET**

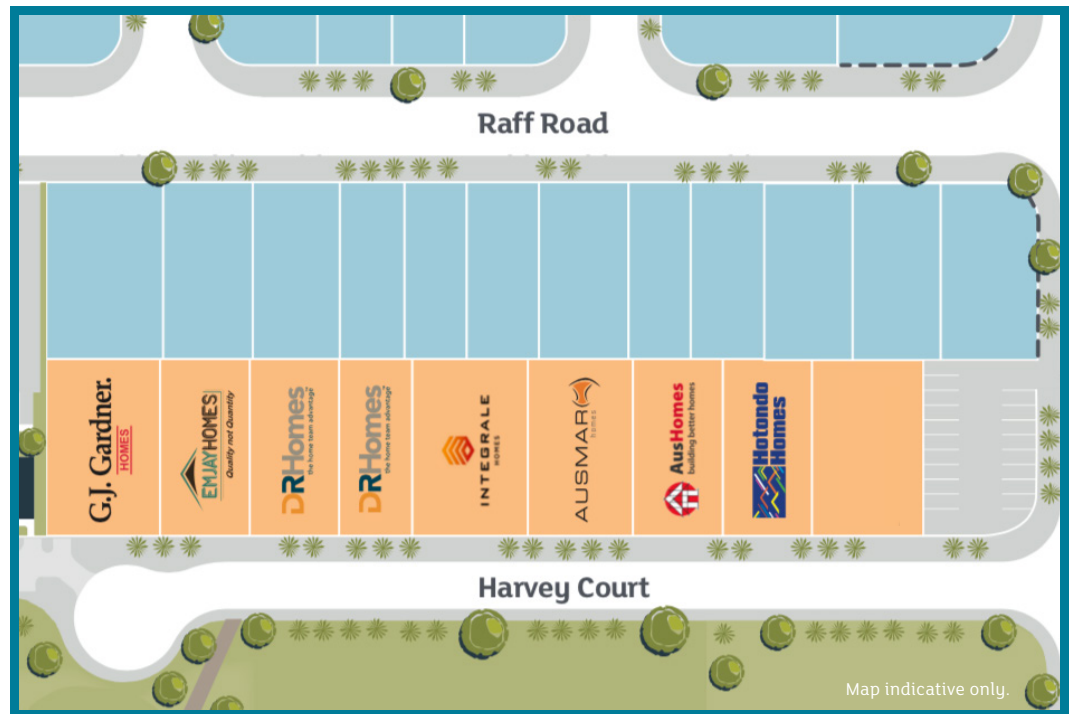


# Display Village



## Unique Designs

The majority of the homes within the Display Village aren't on display anywhere else - the only place to see them is here at Riverbank. The designs have been carefully chosen because they are perfect for contemporary family living. They capture the relaxed atmosphere and the style and comfort families in Riverbank are looking for.



Showcasing Homes From 7 of Queensland's Best Builders  
8 New Display Homes  
Now Open





### EDGEWATER

🛏 4 🚗 2.5 🚗 2

**FLOORPLAN:** 244m<sup>2</sup> **MINIMUM FRONTAGE:** 15m

Featuring a well thought out living area, the open plan family room makes an effortless connection to the formal dining area with its own alfresco patio. When seclusion is needed, the master bedroom allows you to pamper yourself with a stylish walk-in robe and an elegant ensuite featuring double vanities.

**G.J. Gardner.**  
**HOMES**

**MURRAY JOHNSON:** 0405 289 688  
MURRAY.JOHNSON@GJGARDNER.COM.AU



### FRANKLIN

🛏 4 🚗 2 🚗 2

**FLOORPLAN:** 233m<sup>2</sup> **MINIMUM FRONTAGE:** 15m

The Franklin is a modern design, perfect for families or couples wanting more space. The Franklin comes with a dedicated area for the kids, three living areas plus a study, with the kitchen and main living area forming the central hub of this magnificent home.

**EMJAYHOMES**  
Quality not Quantity

**MIKE ROBERTSON:** 0436 349 088  
MIKE.EMJAYHOMES@HOTMAIL.COM



### MANLY

🛏 4 🚗 2.5 🚗 2

**FLOORPLAN:** 219m<sup>2</sup> **MINIMUM FRONTAGE:** 15m

Clever design maximises the living area by seamlessly combining the dining, kitchen and covered alfresco to provide flexible entertainment options in a light-filled, open plan setting. Leading seamlessly from the living areas, the covered alfresco area provides yet another option for entertainment all year round. A dedicated retreat can function as a kid's play zone or guest wing.

**INTEGRALE**  
HOMES

**LARA JOIA:** 0438 734 641  
LARA@INTEGRALEHOMES.COM.AU



### LOCKYER COLLECTION 3.2

🛏 4 🚗 2 🚗 2

**FLOORPLAN:** 223m<sup>2</sup> **MINIMUM FRONTAGE:** 15m

The Darren Lockyer inspired Series 3.0 is a home designed for families who love to entertain, comprising three living zones, including one 'secret' style media room, four bedrooms, a separate zone for children to play, plus a master suite to the rear for added privacy. The 3.2 gives you an extra car space, too.

**AUSMAR**  
homes

**ROGER WHITE:** 0409 614 951  
ROGER.W@AUSMARGROUP.COM.AU





### WESTHAVEN 28

🚗 4 🏠 2 🚗 2

**FLOORPLAN:** 255.1m<sup>2</sup> **MINIMUM FRONTAGE:** 15.5m

The Westhaven takes it to the next level with understated, relaxed Hamptons style and our high-end SOHO finishes that give everyday living a sense of 5-star luxury. With Caesarstone benchtops in your European-furnished kitchen with a butler's pantry, you'll be at the heart of a modern masterpiece, complete with a Smart Home Hub.



**GRANT CROSBIE:** 0447 612 888  
GRANT@DRHOMES.COM.AU



### SHERWOOD 23

🚗 4 🏠 2 🚗 2

**FLOORPLAN:** 212m<sup>2</sup> **MINIMUM FRONTAGE:** 12.5m

Walk through the impressive front entry and you'll discover a well-thought-out family home with free-flowing indoor/outdoor living, all within view from the perfectly positioned kitchen island. Many of the things that some builders would call upgrades are included as standard.



**GRANT CROSBIE:** 0447 612 888  
GRANT@DRHOMES.COM.AU



### THE YARRA

🚗 4 🏠 2 🚗 2

**FLOORPLAN:** 204m<sup>2</sup> **MINIMUM FRONTAGE:** 12.5m

A practical, affordable home that is designed for contemporary open-plan living. With a large family kitchen and walk-in pantry at the heart, zoned bedrooms branch off the central living area — away from the private master suite at the front of the home, with its ensuite and generous double walk-in-wardrobes.



**DEBBIE ELSTON:** 0432 326 034  
DEBBIE@AUSHOMES.COM.AU



### MARCOOLA

🚗 4 🏠 2 🚗 2

**FLOORPLAN:** 215m<sup>2</sup> **MINIMUM FRONTAGE:** 15m

The perfect home for a family of any size, the centre of the home boasts a large open-plan kitchen, dining and family area, which opens up to the outdoor alfresco. From here you walk through to the additional living area and three bedrooms. The master suite is located at the front of the home and features a walk-in-robe and ensuite.



**JESSICA CHENEY:** 0423 639 101  
JESS@CHENEYCONSTRUCTIONS.COM.AU

# RIVERBANK

*Live in rhythm with nature*



Natural & Formal Parklands



Riverside Living



Community Living



Public Transport, Schools & Shops



Many Parks for the Whole Family



Community Dog Park



**1.5km** of river frontage



**150**

hectares of  
total space

**60**

hectares of natural  
and formal parklands



**1,200**

residential lots

Mix of home sizes and styles



**1.5km**

to the Caboolture  
Town Centre



**45min**

drive to the  
Brisbane CBD

**40min**

drive to the Sunshine  
Coast surf beaches



**400m**

from Centenary Lakes' sporting  
and recreation facilities



Walking distance to Morayfield Shopping Centre

**20min**

drive to Bribie Island, beaches and parks



Minutes to private  
and public schools

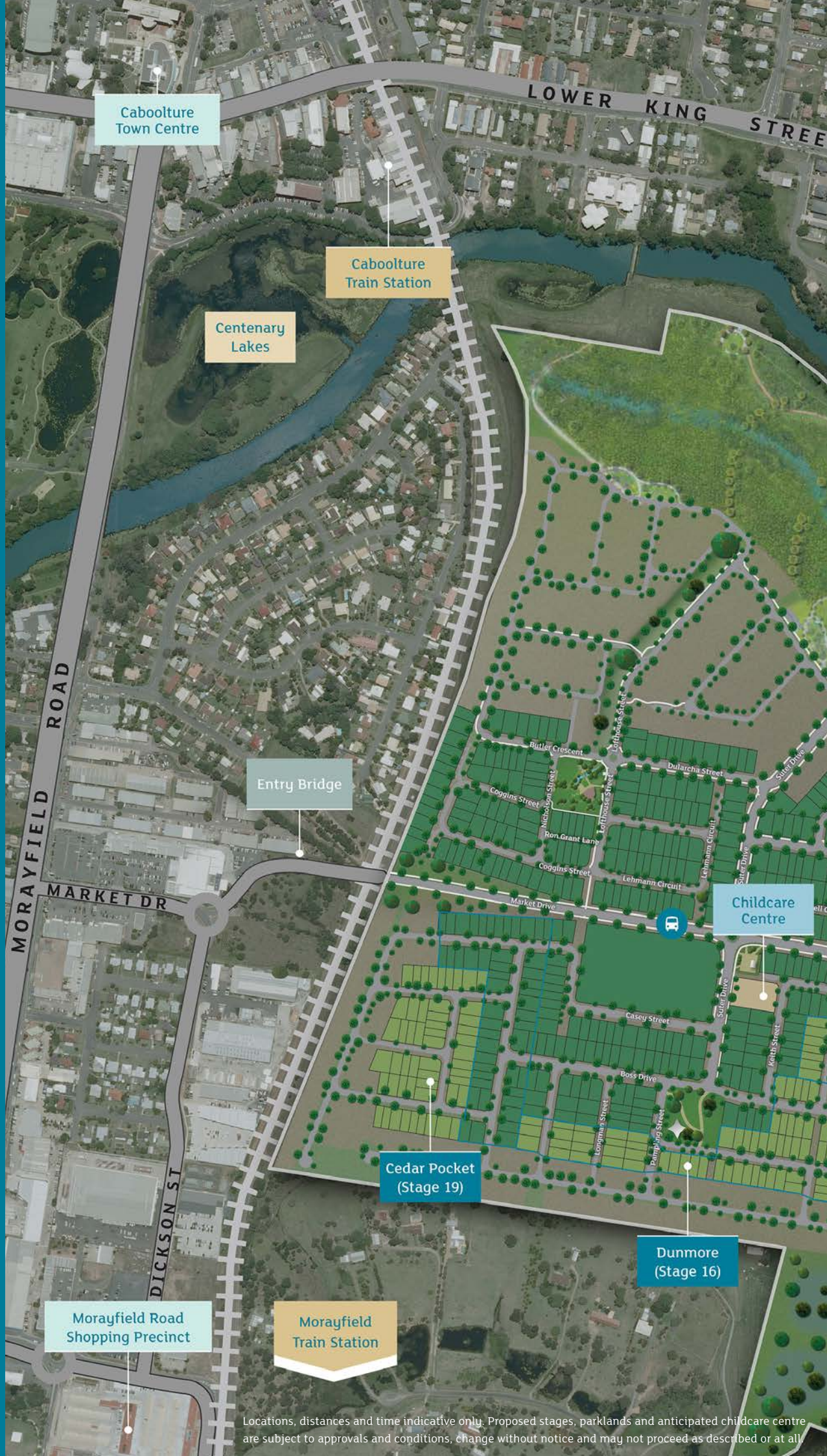
**5min**

drive to the Caboolture & Morayfield train  
stations. Buses within walking distance

Identified by  
the Queensland  
Government as a  
major regional  
growth centre



# RIVERBANK



Caboolture Town Centre

Caboolture Train Station

Centenary Lakes

Entry Bridge

MARKET DR

MORAYFIELD ROAD

DICKSON ST

Morayfield Road Shopping Precinct

Morayfield Train Station

Cedar Pocket (Stage 19)

Dunmore (Stage 16)

Childcare Centre

Locations, distances and time indicative only. Proposed stages, parklands and anticipated childcare centre are subject to approvals and conditions, change without notice and may not proceed as described or at all.





N

- RIVERBANK
- GREEN AREAS / NATURE
- HEALTH / EDUCATION
- SHOPPING
- ROADS / ACCESS
- TRANSPORT
- SUBURB / DISTRICT
- RESIDENTIAL
- FUTURE DEVELOPMENT

INTERACTIVE MAP  
CLICK ON BOXES  
TO VIEW LINKS

Sunshine Coast  
Beaches (40mins)

Bribie Island (25 mins)

Bruce Highway (5 mins)

Brisbane CBD  
(45 mins)

Cundoot Creek

Caboolture  
Hospital

High School

Proposed Future  
Link Road

Future Riverfront  
Parklands

Display  
Village

Southwark  
(Stage 15)

Land Sales  
Centre

Entry Bridge via Weier Road  
(New Connection to Bruce Highway)





# RIVERBANK

Live in rhythm with nature



## Lifestyle

There is a feeling of sanctuary as you cross the bridge into Riverbank, while being just minutes from everything you would expect from a convenient and desirable address. This idyllic, centrally located community is your answer to achieving the lifestyle you've always craved.



60ha of parklands & 1.5km of river frontage



Walking distance to major shopping centre



Only minutes away from private & public schooling

## Local Amenities

You'll never be far from every day convenience at Riverbank. A number of shopping centres can be found within a short drive, including Caboolture Park Shopping Centre, King Street Shops, Morayfield Market Plaza, Morayfield Regional Shopping Centre, plus Bunnings on Morayfield Rd.

The options are endless for food lovers when living at Riverbank. Surrounded by many delicious cafes restaurants and bars, as well as local parks for family picnics - with access to shops close by to pick up all your supplies.



## Education

A choice of educational facilities can be found on your doorstep at Riverbank which range from pre-school to university learning. A new childcare centre will be opening in Riverbank at the end of 2020, in addition to 18 childcare, 12 primary and 6 high schools all within a 5-10min drive.^ Tertiary students also have access to Caboolture's very own TAFE and USC University, both less than a 10min drive, as well as the new USC Petrie Campus now a 25min drive away.



### Childcare

Snugglespot Kindyland  
Apple Berries Childcare^



### Primary

Caboolture State School  
St Peter's Catholic School



### Secondary

Morayfield State High  
Caboolture State High



### Tertiary

USC Caboolture  
TAFE QLD Caboolture



# Amenities

## Transport

Transport links are conveniently close by, with Caboolture and Morayfield train stations within a 2km radius. There's even a bus stop that directly departs from the estate and easy access to the Bruce Hwy connecting you to Brisbane's CBD and the Sunshine beaches within a 40-45min drive.



### Road

Direct Access  
Bruce Highway



### Bus

Route 7207  
Walking Distance



### Airport

Brisbane 35min  
Sunshine Coast 45min



### Train

Morayfield Station  
Caboolture Station

## Medical



### Caboolture Hospitals

Riverbank is located just minutes from Caboolture's Public and Private Hospitals, offering the first collocated hospital in Queensland.



### Medical & Dental

At Riverbank your health and dental needs are met, with Morayfield Road Medical and Dental Centre only minutes away.



## Sport & Parks

Riverbank encourages active, healthy lifestyles, with a number of parks and playing fields. Sporting facilities include Caboolture Sports Centre, Centenary Lakes' Sport Complex, Aquatic Kidz Swim School and Morayfield Indoor Sports Centre, all within an easy drive of home.

## Recreation

At Riverbank you are never far from world class recreation activities. Bribie Island is only a 25min drive, offering stunning beaches and pristine national parks. Beerwah and Beerburum State Forests are 30min north, where you can go horse riding, 4x4 driving and mountain bike riding.

# Tenancy Summary



## Caboolture South

Households in Caboolture South are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.\* In general, people in Caboolture South work in a labourer occupation.



### Median Age:

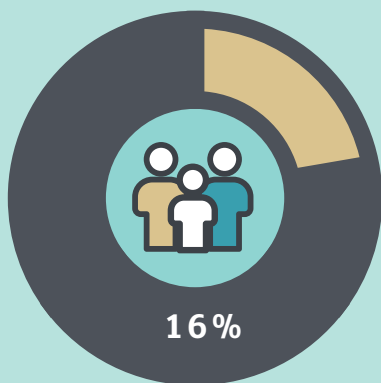
36 Years SQM Research 2016



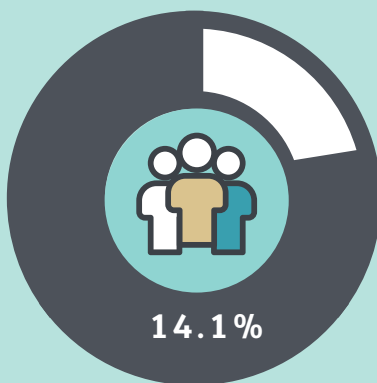
### Owner-Occupied:

50.5% ABS 2016

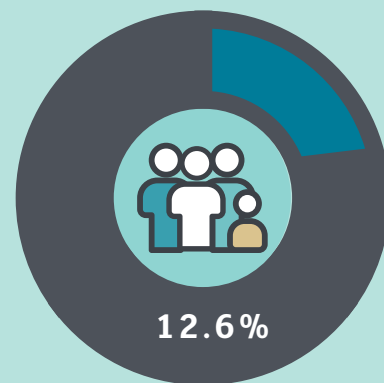
## Top 3 Household Demographics in Caboolture South^



Older Couples  
& Families



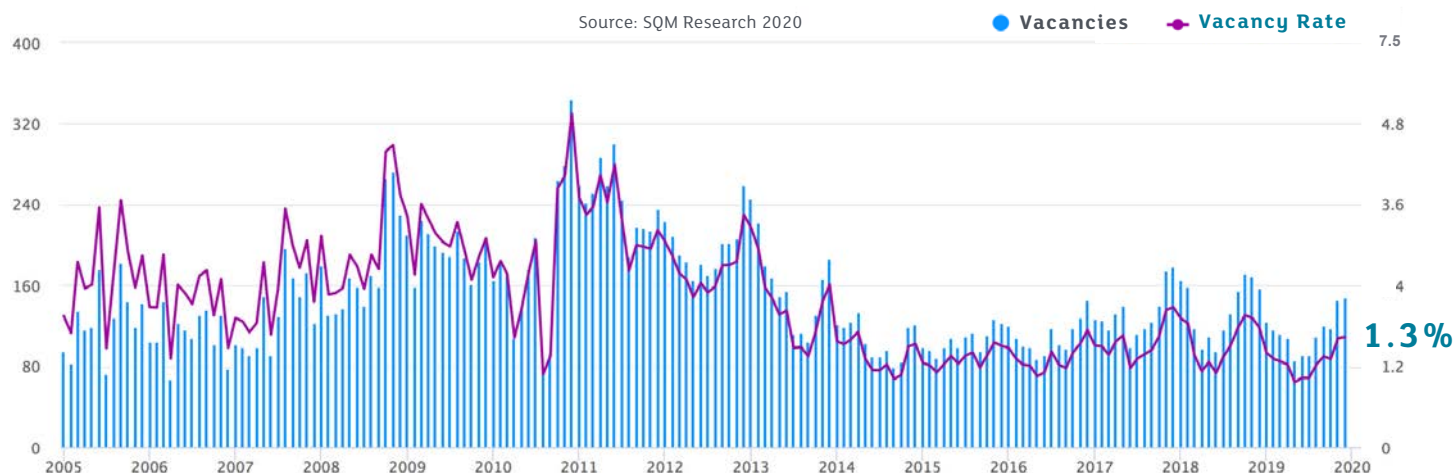
Maturing Couples &  
Families



Established Couples  
& Families

## Residential Vacancy Rates

Source: SQM Research 2020



\* Source: Corelogic RP Data. Repayments will vary according to the loan amount, term and interest rate. Peet are not financial or investment advisers. Prospective buyers should seek their own professional advice as to affordability. ^ Source: realestate.com February 2020.

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# Investment Summary



## Average House Price & Rental Yield\*\*

Buy \$310,000			Rent \$340 pw		
2 BR -	3 BR \$283,000	4 BR \$338,000	2 BR \$270 pw	3 BR \$310 pw	4 BR \$375 pw

### Median Gross Rental Yield\*



**5.8%**

Over Last 12 Months

### Rental Yield Increase^



**4.4%**

Higher Than 2019

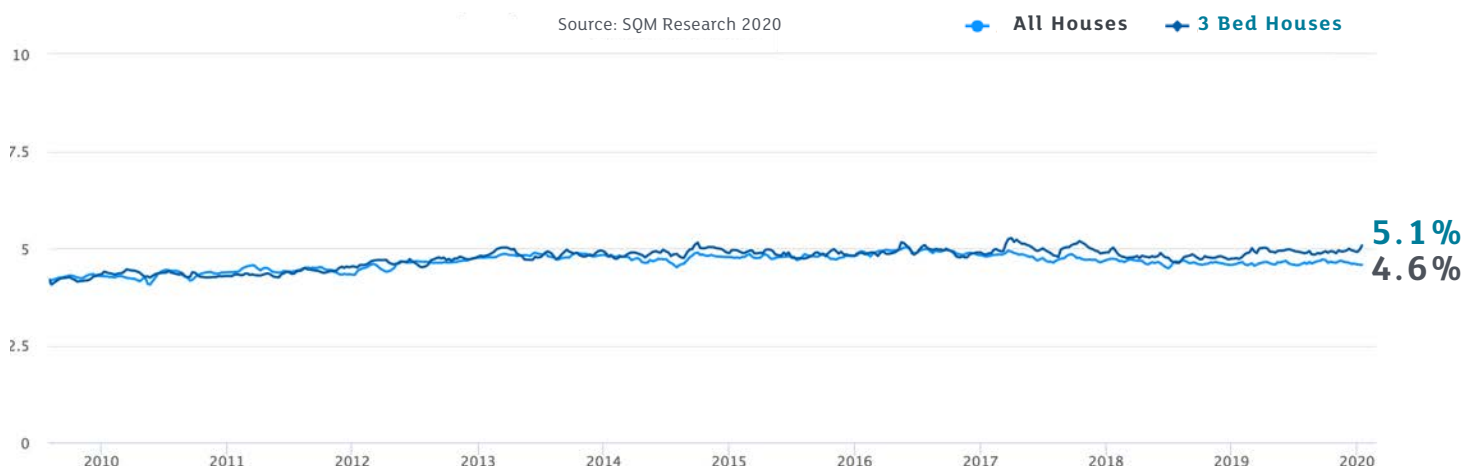
### Average Days on Market\*



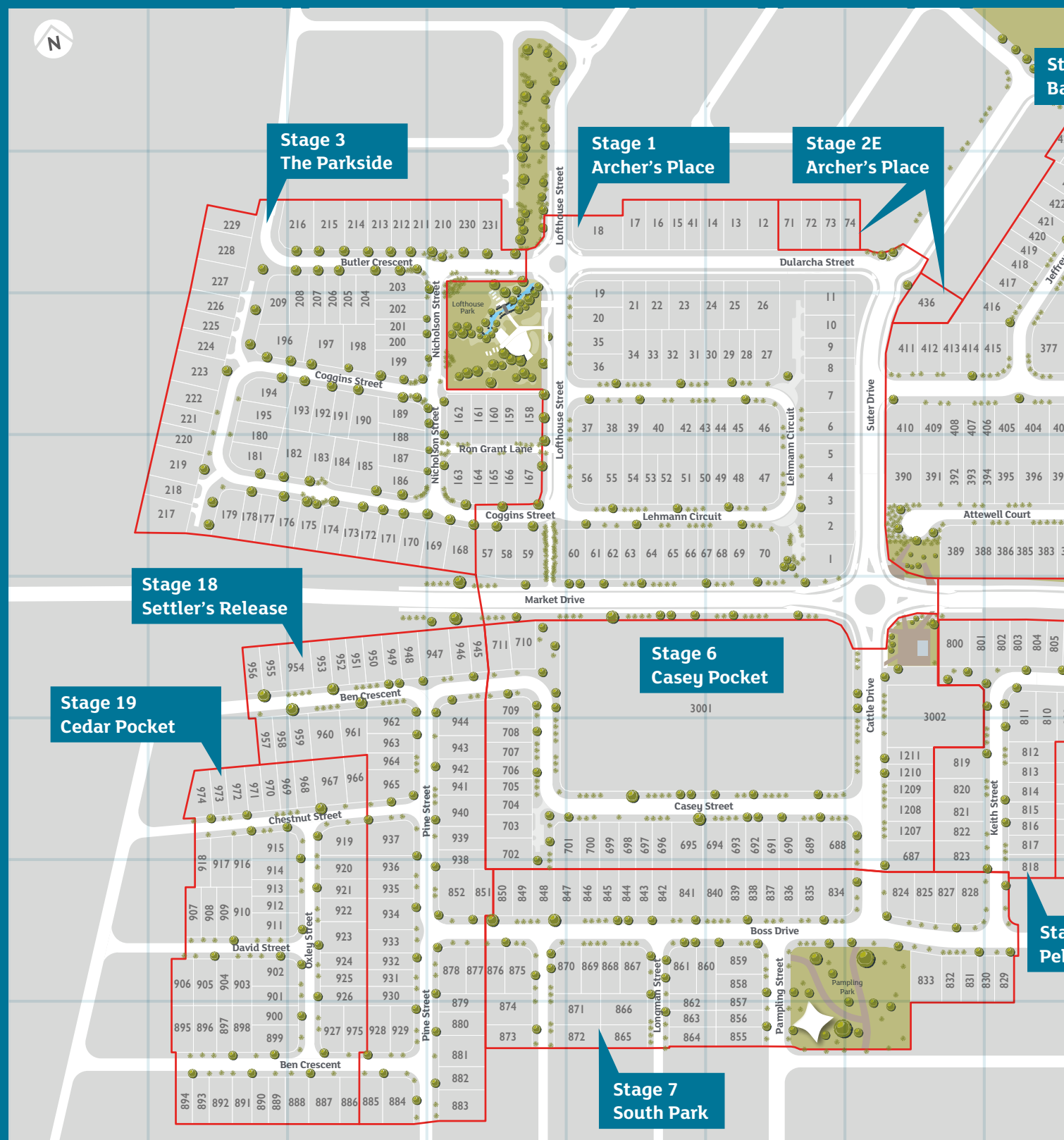
**94**

Days

## Property Gross Rental Yield - Houses



# RIVERBANK



A	B	C	D	E	F	G	H
Attewell Court	G4	Chestnut Street	C6	Lehmann Circuit	E4, F4	Pine Street	C6
Ben Cescent	C5, C8	Coggins Street	C3, D4	Lofthouse Street	D4, D2	Raff Road	J3
Berry Street	I4, J4	David Street	B7	Longman Street	E8	Rosewood Street	K2
Boss Drive	F7	Dingo Drive	J6	Market Drive	D5, J5, M6	Ron Grant Lane	D4
Bunya Crescent	L4, L5	Dularcha Street	F2	Newton Street	I2	Strawberry Street	I6
Butler Crescent	C2	Georgia Street	M2	Nicholson Street	D4, D3	Suter Drive	G3
Casey Street	E6	Harvey Court	N5	Oxley Street	C7	Tallowood Street	J2
Cattle Drive	G6	Jeffreys Street	H2	Pampling Street	F8	Waterside Esplanade	J1
Charlotte Street	I5	Keith Street	H6	Petrie Street	M3		



# Street Directory



Map is for illustrative purposes only, map not to scale.

# I

J

K

L

M

N

0

5, C8  
L4, M5



## New Road

**Disclaimer:**

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**PEET**

# PEET

# 125 YEARS

The Peet Group offers an impressive breadth of experience in residential, medium density and commercial developments, as well as land syndication and fund management. The core of our success, and our confidence in the future, extends from the commitment, spirit and passion of founder, James Thomas Peet, who established Peet in 1895. James Peet created the opportunity for every person of every kind to create a bright future for themselves and their families. He created Peet communities - a range of exceptional places across Australia.

This vision and dedication has grown to over 50 communities nationally. Our commitment to excellence drives our innovation and market-leading practices, backed by 125 years of experience and expertise.

## That's the Peet difference.

### Current communities in South East Queensland:

- Riverbank, Caboolture South
- Eden's Crossing, Redbank Plains
- Spring Mountain, Greenbank
- Village Green, Palmview
- Strathpine, The Landing
- Flagstone



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\* Map not to scale. Times and distances approximate only.

## RIVERBANK

*Live in rhythm with nature*



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