



WOODSIDE PARK

room to live

Fernvale



A warm country welcome...

Introducing a one-of-a-kind estate. Woodside Park is a picturesque and relaxed new community in a peaceful rural setting only 1 hour from Brisbane CBD. A centrepiece of Fernvale in the Somerset region, Woodside Park mirrors the detail and planning of modern city developments with one beautiful difference: affordable family living with plenty of room to live.

Woodside Park's generous lots range in size from 1491 sqm to 4242 sqm. Design your dream home from scratch or take advantage of a house and land package. Whichever you choose, one thing is for sure – this is the beginning of a wonderfully free and easy life surrounded by beautiful landscapes and close to all amenities.

This is the opportunity to live the lifestyle you've wished for – one where friendships are made and great memories created.



Located in Fernvale, a scenic pocket of South-East Queensland's impressive Somerset region, Woodside Park offers a provincial way of life.

Become part of an established community that provides convenience and variety. Commute easily to Brisbane or Toowoomba in a day, or stay at home to enjoy the personalised feel of a small town. This unique destination strikes the perfect balance to enjoy a slower pace while still being close to all of life's necessities.

- 1 Fernvale Showground
- 2 Woolworths - 1 min
- 3 Fernvale Indoor Sports Centre - 1 min
- 4 Goodstart Early Learning - 2 mins
- 5 Fernvale Stumer Skatepark - 1 min
- 6 Brisbane Valley Tavern - 1 min
- 7 Fernvale Village Shopping Centre - 2 mins
- 8 Fernvale Futures Centre - 1 min
- 9 Fernvale State School - 3 mins
- 10 Rocket Fitness - 2 mins
- 11 Fernvale Discount Drug Store - 2 mins
- 12 Old Fernvale Bakery Cafe - 2 mins
- 13 Twin Bridges Reserve - 7 mins
- 14 Tree Change Café - 1 min
- 15 Cj's White Light Café & Gift Store - 2 mins
- 16 Mission Australia Early Learning Fernvale - 4 mins
- 17 Lowood State High School - 10 mins





Rural living at its affordable best

Woodside Park is a family-orientated development thoughtfully planned to bring people together. The substantial lots are anchored by the large communal park that emanates the Woodside Park name and vision – the heart and centre of the community where friendships and memories will be made and nurtured.

With an abundance of greenery and an emphasis on community, Woodside Park provides the freedom to build any dream home, and the means to truly enjoy it.



The rolling green hills of Somerset region calmly set the scene of history, culture and nature that makes Woodside Park truly desirable.



Community

There's nothing quite like the homely feel of country living. Fresh air, friendships, comfort and gatherings. Woodside Park's large communal park is where all this comes together. Featuring seating, BBQ areas and a playground, it's the heart and soul of this unique new community.

Scenery

Woodside Park holds a coveted position beside low-density forest that is home to a healthy ecosystem of lush undergrowth and cherished animal life. It's a peaceful and relaxed setting – a theme reflected in each lot and in the central communal park. A setting that welcomes families and inspires an outdoor lifestyle.

Activity

From a full range of sports at the Fernvale Indoor Sports Centre to fishing at the Wivenhoe Dam and horse-riding along the historical Brisbane Valley Rail Trail, Fernvale is both a relaxed country area and a hive of activity. Growing families will never be short of things to do and new experiences to enjoy.

A dream lifestyle where you don't need to settle for second best.



Investment backed by economic and lifestyle appeal



ECONOMIC GROWTH

By 2026, the economy is predicted to be \$12.7 billion with a population of 354,926. Ipswich LGA is expected to be the states fastest growing local government area over the next 25 years, with an annual average growth rate of approximately 4.6% compared to Queensland's 1.7% per annum.

BILLIONS IN MAJOR INFRASTRUCTURE.

- \$1.1 BILLION - Amberley RAAF Base expansion
- \$1.2 BILLION Ipswich Rail line extension and upgrade
- \$1.8 BILLION Extension of Centenary Highway
- \$1.5 BILLION Ripley Town Centre Development
- Ripley Valley (120,000 new residents by 2030)
- \$1 BILLION Citiswich project-commercial, residential,

- \$1.7 BILLION Western Corridor Recycled Water project
- \$160 MILLION Logan/Ipswich Motorway interchange
- \$70 MILLION Cunningham Highway upgrade
- \$200 MILLION Western Ipswich Bypass
- \$90 MILLION Cunningham Highway upgrade
- \$345 MILLION Ipswich Logan Motorway extension
- \$320 MILLION Springfield Rail Extension
- \$150 MILLION redevelopment of the Ipswich CBD
- \$290 MILLION - Ipswich Hospital Upgrade
- \$315 MILLION - 13 New schools from 2005-2026

Source: Springfield Land Corporation, Ipswich City Council, Queensland Office of Economic and Statistical Research, Ipswich Resident Profile, October 2015



Expert residential developers

Woodside Park is a project of SMSF Property Australia – a group of building, civil works, development, asset sales and financial services experts with a successful track record of creating lifestyle-driven residential developments.

SMSF Property Australia was developed in 2014 with each member of the team bringing many years of experience to the table. They carefully select and raise funds for property development projects by joining forces with savvy investors

and always taking a hands-on role to ensure each development's success.

SMSF Property Australia's inspiration for Woodside Park was the family-orientated, country-living appeal of Fernvale and the strong communities of rural towns. These values are firmly centred in the project, making it delightfully unique to the region and defining it as a rewarding investment opportunity.





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Banks Creek Road, Fernvale
woodsideparkfernvale.com.au

Developed by



SAVESTA
PROPERTY

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