



Glenvale

GAINSBOROUGH HILLS **INVESTMENT PACK**





GAINSBOROUGH
HILLS

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OVERVIEW

Gainsborough Hills Estate - Investment Pack
Drayton Wellcamp Road, Glenvale Qld 4350



OVERVIEW

GAINSBOROUGH HILLS GLENVALE

Gainsborough Hills Estate is a 314-lot community, in Australia's second largest inland city of Toowoomba. Perfectly located close to all of life's necessities, residents will find everything they need right on their doorstep.

Just 10 minutes' drive from Toowoomba CBD, and under two hours to Queensland's capital city, Brisbane, this estate is well located and positioned for continued growth. Rated fourth on the list of Australia's most family friendly places to live, the Toowoomba region is currently seeing annualised growth averaging 2.7%. This aligns with the growing rate at which Australian's are choosing to live in regional cities, which now sits at 1 in 3, roughly 8 million people.

With the trifecta of the Second Range Crossing, Grand Central Shopping Centre development as well as the Toowoomba Enterprise Hub, the total infrastructure investment into the region currently sits at over \$13 billion, and another \$5.7 billion in ongoing economic activity. The Brisbane West Wellcamp Airport has also transformed the region. With so many opportunities and activity, the Toowoomba regions expects to see roughly 30,000 additional jobs created by 2026 and 50,000 by 2041. With partnerships in place with respected builder and property company, Homecorp, this development has already seen almost 30% already sold.



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MASTERPLAN



MASTERPLAN





GAINSBOROUGH
HILLS

MASTERPLAN





GAINSBOROUGH
HILLS

MASTERPLAN

STAGE 1



MASTERPLAN

STAGE 2





GAINSBOROUGH
HILLS

MASTERPLAN

STAGE 3





GAINSBOROUGH
HILLS

MASTERPLAN

STAGE 4



MASTERPLAN

STAGE 5





GAINSBOROUGH
HILLS

MASTERPLAN

STAGE 6





GAINSBOROUGH
HILLS

MASTERPLAN

STAGE 7





GAINSBOROUGH
HILLS

MASTERPLAN

STAGE 8





GAINSBOROUGH
HILLS

MASTERPLAN

STAGE 9





GAINSBOROUGH
HILLS

MASTERPLAN

STAGE 10



LOCATION



LOCATION



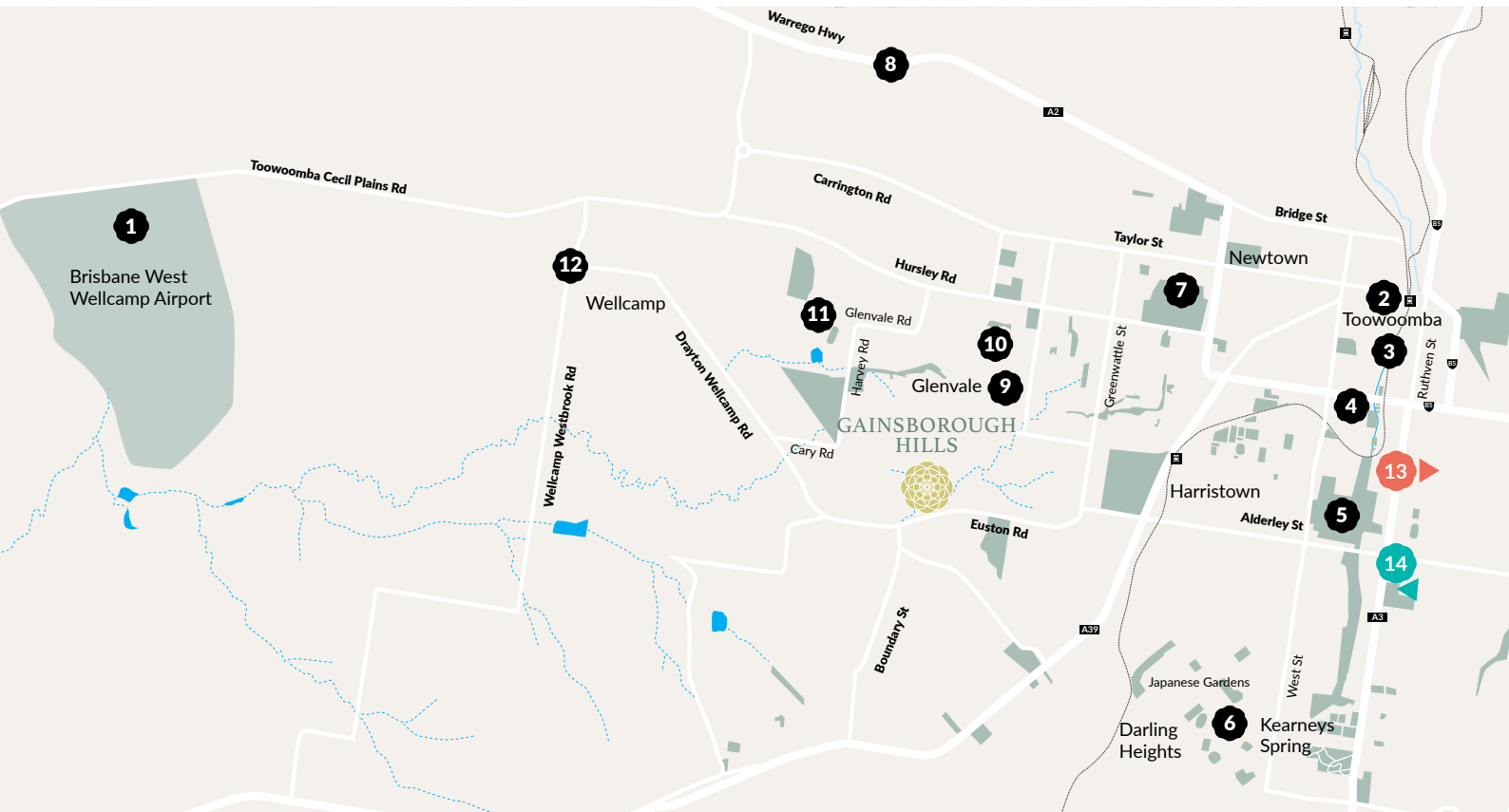
A LIFE OF CONVENIENCE

Located just 10 minutes from the Toowoomba City Centre, Gainsborough Hills presents residents with the opportunity to live in a tranquil and picturesque rural setting, while at the same time, reaping the rewards that come from living in such a thriving city.

Perfectly located close to all amenities, residents will be spoilt for choice when it comes to education facilities, medical services, business services, shopping and so much more.



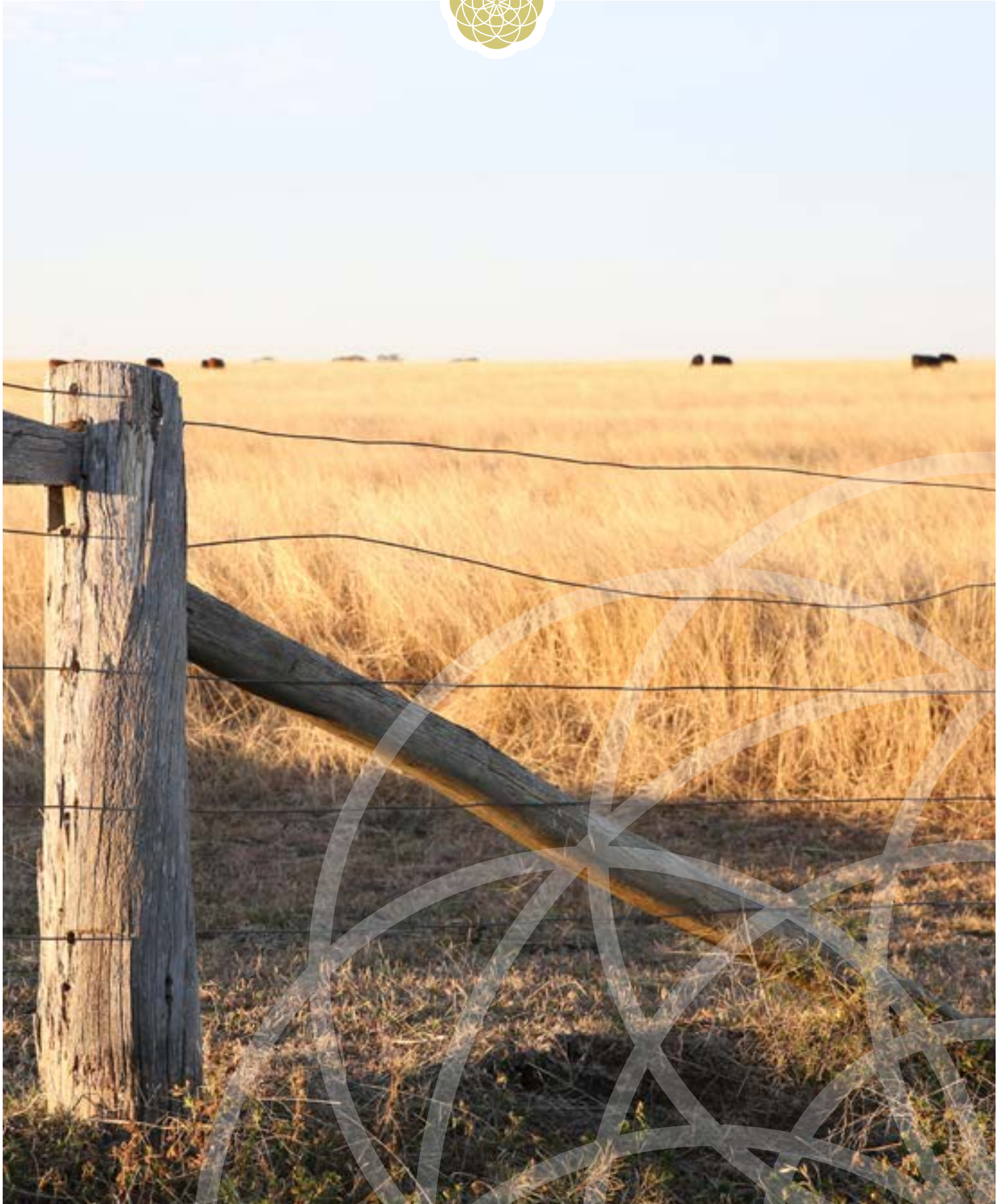
LOCATION



AMENITIES

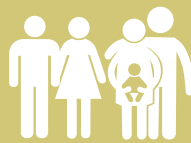
1. Brisbane West Wellcamp Airport & Business Park **12kms**
2. Toowoomba City Centre **12kms**
3. Grand Central Shopping Centre **10.5kms**
4. Toowoomba Hospital **10.3kms**
5. City Park Golf Club **10.1kms**
6. University of Southern Queensland **9.7kms**
7. Clifford Park Racecourse **8.3kms**
8. Warrego Highway **7.5kms**
9. Darling Downs Christian School **7.2kms**
10. Glenvale State School & Glenvale Christian College **4.9kms**
11. Toowoomba Showgrounds **3.6kms**
12. Wellcamp State School **1.6kms**
13. Brisbane City **2 hours**
14. Gold Coast **2.25 hours**

MARKET OVERVIEW



MARKET OVERVIEW

TOOWOOMBA Regional Council



Population

164,595

Toowoomba
greater area

6,542

Glenvale

**Annual
growth rate
of 2.7%**

over 5 years &

3.3%

over 10 years

**Employment
growth to
increase: 30,000
new jobs**

created by
2026 and 50,000
by 2041

**Unemployment
rate 3.6%**

Considerably

lower
than state
average

at **6.2%**

Total
Infrastructure
into region
sits at
\$13 billion

Additional
\$5.7 billion
in ongoing
economic
activity

Economic
growth
3.5%
exceeding
state average
of 3.1%

Australia's
**second
largest**
regional city
(measured
by jobs)

2.9%
property growth
(Glenvale)

4.9% property
growth (Toowoomba
greater region)

\$350
p/w
median rental

4.85%
Rental Yield

1.80%
Vacancy Rate

\$393,766
median house
purchase



65.85% owner occupier

2.8% people per household average

\$2,105.60 average household weekly income

23.3% Older Couples & Families

15.9% Maturing Couples & Families

18.2% Establish Couples & Families

MARKET OVERVIEW

TOOWOOMBA

Toowoomba isn't just Australia's second largest inland city, it's a progressive city that sits proudly at the heart of a region that is experiencing incredible growth and prosperity.

Infrastructure projects in Toowoomba total **\$13 billion**;
key developments include:

\$1.6 billion

Toowoomba
Second Range
Crossing
(completion
late 2018)

\$500 million

Grand Central

\$8.4 billion

Inland Rail Project

\$100 million

Toowoomba Data
Centre

\$192 million

Charlton Sports
Precinct

\$500 million

Infant formula
factory (first tenancy
in Wellcamp
Business Park).

Economic role and function

The Toowoomba region has developed specialisations and strengths based on its resource endowments, history and strategic location. Today, the region plays an important economic role and function for Queensland as a:



The establishment of the \$150 million **Toowoomba Wellcamp Airport** provides access and opportunities for communities across Southern Queensland, improving the livability of the region, and facilitating investment, business and trade opportunities. The airport is now servicing international routes as well as hosting operators offering flights to Sydney, Melbourne, Townsville, Cairns and Western Queensland.

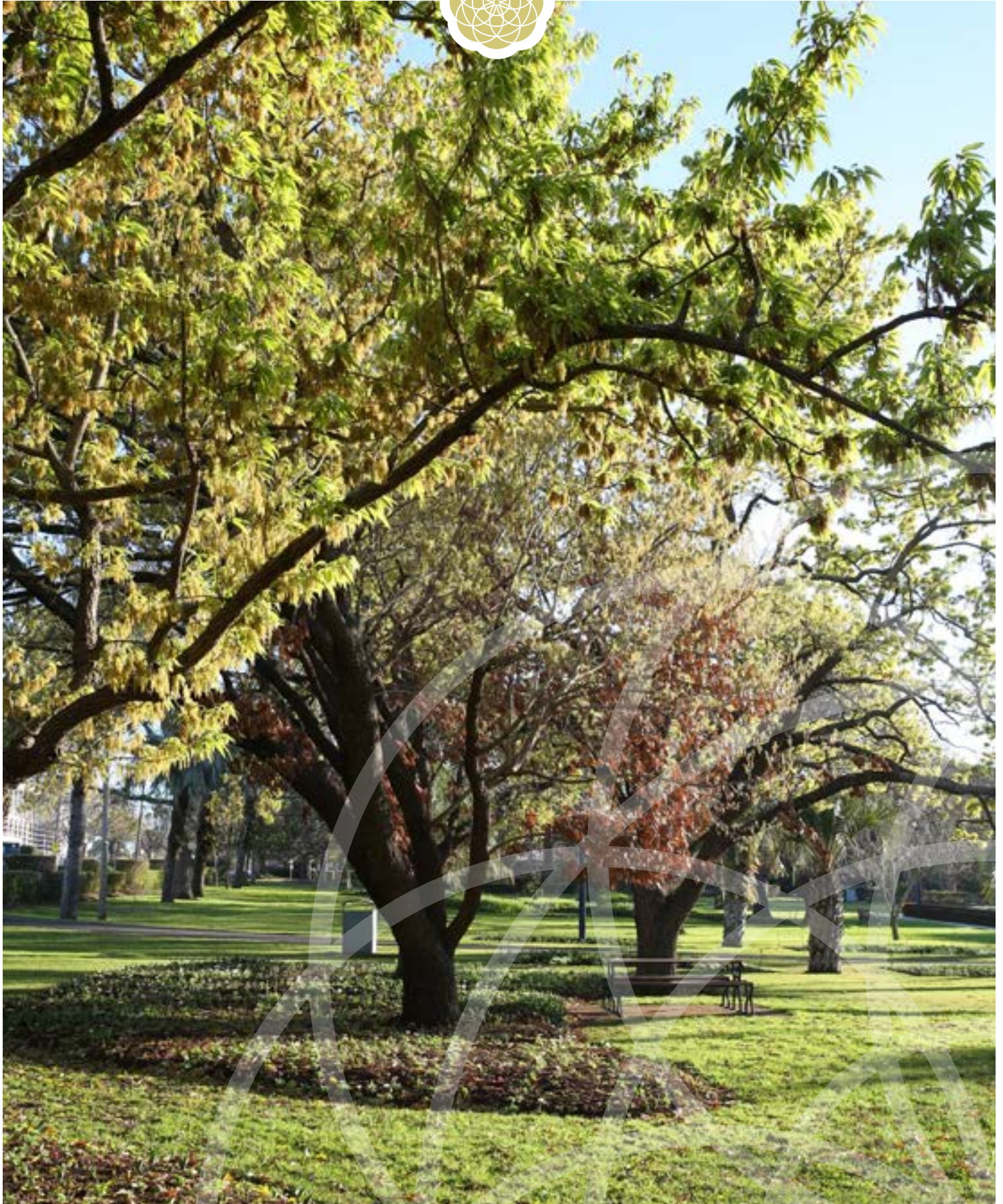
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DEPRECIATION SCHEDULE



RENTAL APPRAISAL & GUARANTEE



RENTAL APPRAISAL & GUARANTEE

Ray White[®]

Rental Estimate

'Gainsborough Hills' Glenvale (Toowoomba) QLD

Thank you for the opportunity to appraise the properties in the above mentioned estate for the purpose of ascertaining the likely rent achievable in the current market.

Lot	Bed	Bath	Car	Weekly Rent
Malibu 192	4	2	2	\$370 - \$390
Pacific 181	4	2	2	\$350 - \$370
Integra 176	4	2	2	\$350 - \$370
Ultima 188	4	2	2	\$350 - \$370
Ultra 202	4	2	2	\$370 - \$390
Pacific 156	3	2	2	\$330 - \$350
Flinders 238 (House with secondary dwelling)	3+2	2+1	1+1	\$540 - \$580
Moreton 239 (House with secondary dwelling)	3+2	2+1	1+1	\$540 - \$580
Stradbroke 197 (House with secondary dwelling)	3+1	2+1	1+1	\$490 - \$530
Whitehaven 205 (House with secondary dwelling)	3+1	2+1	1+1	\$490 - \$530

When assessing the rental amount of a property, we take into account factors that assist in leasing the property promptly. These include comparisons of similar properties, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income.

A range of rental amounts are provided so that you can make a sound decision based on personal circumstances and also the current market, which is often subject to the fluctuations typical of a supply and demand marketplace.

We regard a balance between obtaining maximum rents whilst minimising vacancy as paramount in achieving the best possible.

Our team would be delighted to manage your investment with your individual needs in mind, if I can answer any further questions, please contact me on 0406 207 550 or b.jorgensen@rwsp.net.

Yours faithfully,



National Account Manager / New Business Manager

Ben Jorgensen

M 0406 207 550

E b.jorgensen@rwsp.net

3 Year 4% Rental
Guarantee!

DISCLAIMER –

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