



Brand New Townhouses from \$355,000

Returning 5.1 %



**The suburb of Bracken Ridge** takes its name from the 'bracken fern' that grew extensively in the area before development begun. The area is part of Brisbane City Council - Brisbane being the capital city of Queensland and the fastest growing capital city of Australia with population and economic growth well above the Australian average.



The population of Brisbane City is estimated to have reached one million in December 2006 and with its current annual growth rate of 2.0%, the population of Brisbane City itself is projected to increase to 1.4 million, while the population of metropolitan Brisbane is projected to reach 2.4 million over the next 20 years

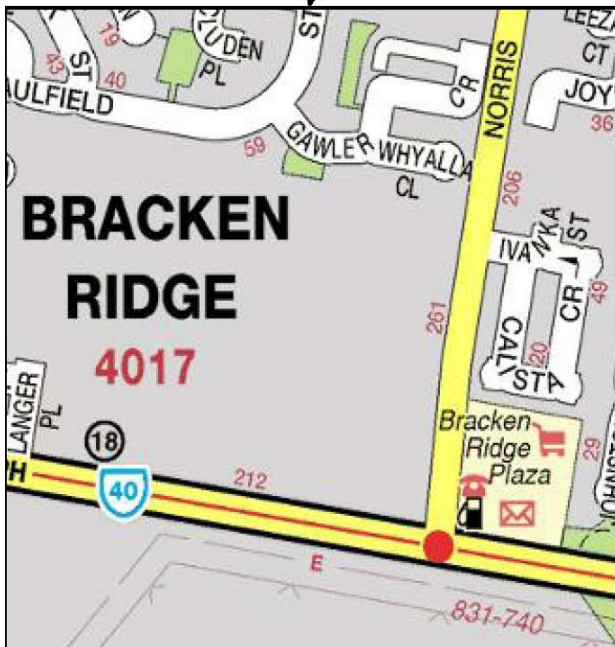
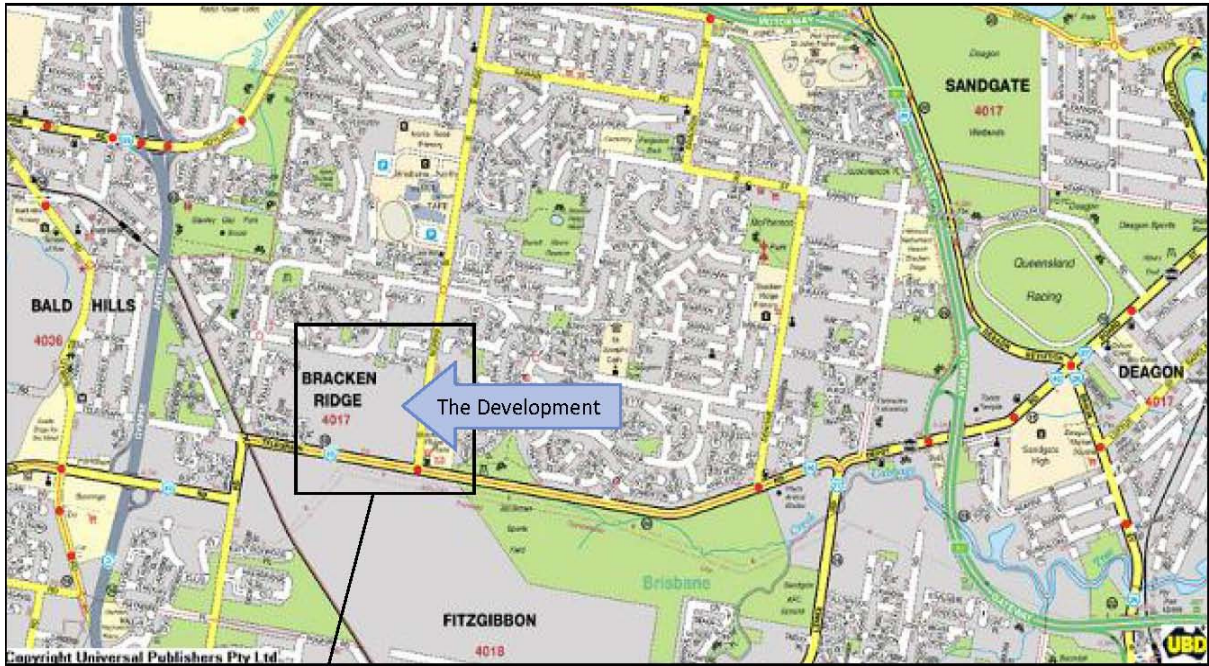


Brisbane is a very liveable modern city in a riverside setting with many splendid attractions on offer. Recreational boardwalks, picnic & play areas, national parks, weekend markets, botanical gardens, an array of nightclubs & dining plus fantastic shopping and a world class casino are all a part of this vibrant city.



**Bracken Ridge** is a suburb just 19 km's to the north of the Brisbane CBD. The area has more school age children and more people who own or are on their way to owning their home, than the Brisbane average. The suburb is situated between two railway lines and the stations of Bald Hills - Caboolture line and Deagon - Shorncliffe line. Bracken Ridge lies just west of the 'Gateway' motorway leading north to the Sunshine Coast & South to the Gold Coast. Just

3 ½ km's to the east and there is the fishing and boating fun of Moreton Bay and Brisbane Domestic / International Airport is a 12 minute drive to the south east along the M1 Motorway.



Distance from the Development to:

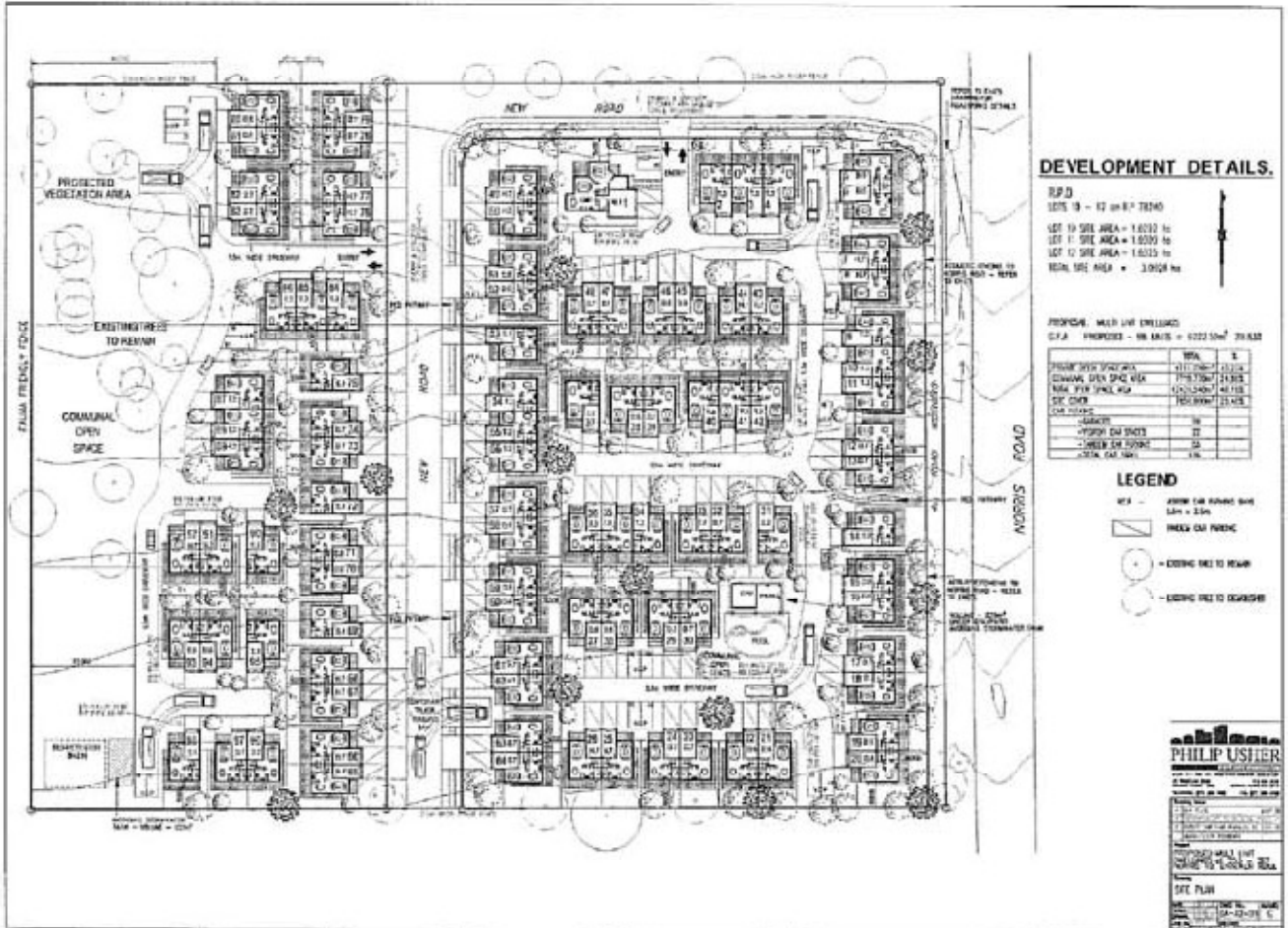
- Bracken Ridge Plaza 200m
  - Post Office
  - Petrol Station
  - Coles Super Market
- Bald Hills Train Station 1.5km
- Brisbane TAFE 900m
- St Josephs Catholic School 900m
- Bracken Ridge Primary 1.6km
- Stanley Day Park 1.2km
- Barrett Street Reserve 0.9km
- Brisbane CBD 19km
- Brisbane Airport 22km

This **'Bracken Central Townhouses Development'** is a smart choice when you are considering residential investment in such a proven capital growth city such as Brisbane. These brand new townhouses have a bus stop right out the front, are within walking distance of schools & the TAFE and are conveniently located within walking distance to the Bracken Ridge Plaza where you will find a Coles supermarket, a post office and a variety of retail shops. A short bus ride away are the major shopping centres of Westfield Strathpine and Centro Taigum, with their big name supermarkets, various department & variety stores, cinemas, fashion, sports & jewellery shops, plus a food court and lots of specialty retail outlets.





# SITE PLAN



# Bracken Central

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## Rent opinion for Bracken Central Townhouse Complex

Bresey Management has purchased the Management Rights of the 98 townhouse complex under construction at Bracken Ridge to be known as 'Bracken Central'. It is expected the complex will be completed by March 2010, with first tenants occupying townhouses by late January 2010.

Bresey Management is the family company of Phil and Rhondda Devin. Both Phil and Rhondda have been property managers for the last 13 years and Bracken Central will be the tenth complex they have managed from a start up position. Phil is also a fully qualified and licensed Real Estate Agent and has many years experience in both commercial finance and advertising.

Bracken Central comprises a number of different building designs including triplex, duplex and stand alone two-storey townhouses.

We have undertaken considerable research of the local rental market in the surrounding suburbs which indicates similar accommodation currently rents in the **\$330 to \$355 range**. There are a number of large accommodation projects being undertaken across the whole northern Brisbane area, which we believe will help stimulate growth in the area and help maintain sound rental demand.

Bracken Central is well located to all amenities including being situated across the road from the local shopping centre. **If current trends and general economic conditions prevail it is likely to see us achieve rents in the \$340 to \$360 range.**

Please feel free to contact us direct if you require further information.

Regards

Phil Devin  
Bresey Management

**Bracken Central** has it all and with completion of construction due by the end of this month followed by settlement in mid May, these last 3 remaining townhouses are sure to be snapped up quickly!

**Act now to secure your investment!**