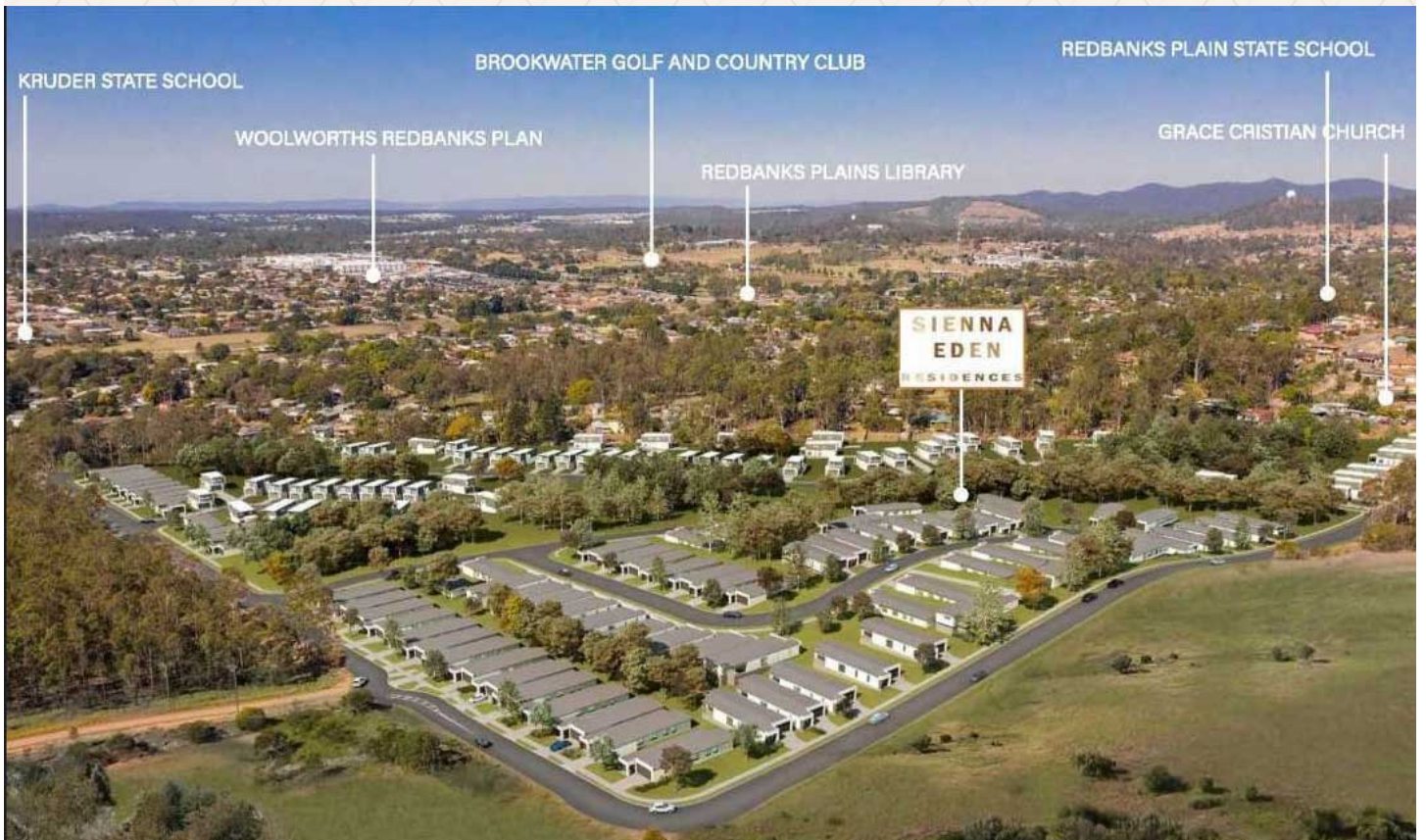


SIENNA EDEN ESTATE



Sienna Eden Estate is a new house and land community situated in the high growth corridor of Redbank Plains. The estate is of only 145 lots ranging from 300sqm to 3,500sqm providing choice and selection. This estate has the last of dual keyed approved sites in Ipswich Council a significant value proposition to both owner occupiers and investors.



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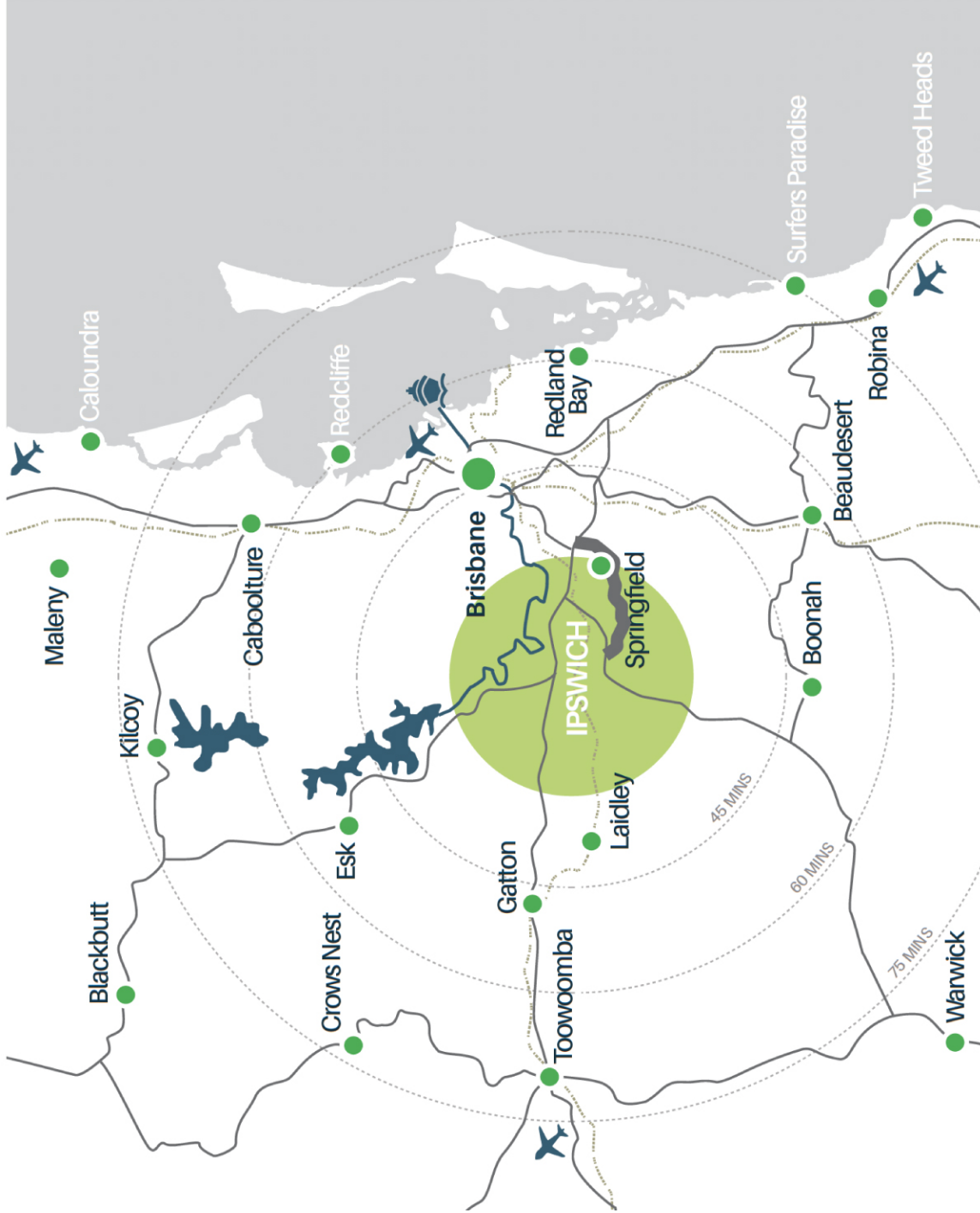
SIENNA EDEN ESTATE

Sienna Eden Estate – Redbank Plains Qld.					
Lot	Size	Price	Dual Key Block	Size approx.	Status
5	324m2	\$295,000		10.8m X 30m	SOLD
8	450m2	\$330,000	Yes	15m X 30m	SOLD
17	306m2	\$305,000	Yes	10m X 30.5m	Available
19	620m2	\$350,000		15.6m X 40m	Available
21	305m2	\$280,000		16.1m X 28m	Available
26	460m2	\$330,000		16.1m X 28m	SOLD
27	670m2	\$350,000	Yes	18.8m X 36m	Available
31	569m2	\$335,000		22.5m X 32m	SOLD
34	729m2	\$345,000		5.3m X 39m	SOLD
35	738m2	\$345,000		17.3m X 43m	SOLD
53	448m2	\$330,000	Yes	23.5m X 20m	Available
55	647m2	\$335,000		16.8m X 35m	SOLD
56	362m2	\$315,000		44m X 28 Corner Block	SOLD
59	324m2	\$305,000		10.8m X 30m	SOLD
60	330m2	\$305,000		11m X 30m	SOLD
61	330m2	\$305,000		11m X 30m	SOLD
63	301m2	\$295,000	Yes Flat Block	10.1m X 30m	SOLD
66	517m2	\$335,000	Yes	8.5m X 41m	SOLD
139	382m2	\$310,000	Yes Flat Block	10.3m X 37m	SOLD
141	350m2	\$310,000	Yes	10.2m X 32m	SOLD
142	1,633m2	\$365,000			Available
This Land is Registered and ready to build on.					

Redbank Plains has benefited from continued population growth over the last two decades. Upward pressure on the supply of dwellings to own or rent has ensured that Ipswich home values are on the rise.

RENTAL ANALYSIS: Ipswich has an increasing population growth rate, and yet is growing slower than forecast. Ipswich's new housing market is facing an under supply.

Redbank Plains is the upcoming precinct of Ipswich region, holding significant growth potential with large community infrastructure under planning including a \$150 million new train station providing direct commuting access to the Brisbane CBD.



SIENNA EDEN ESTATE

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