

ON TRACK FOR LIFESTYLE

THE JUNCTION
NORTH IPSWICH

5 MINUTES TO IPSWICH CBD, 40 MINUTES TO BRISBANE CBD AND GOLD COAST BEACHES JUST AN HOUR'S DRIVE AWAY

Taking proud ownership as a major player in the Queensland State Government's plan for economic growth in advanced manufacturing, transport and logistics, Ipswich with its historical and new lifestyle amenities has emerged as South East Queensland's property hotspot.

Offering affordable property for homeowners, investors and downsizers, as well as easy motorway commuting to Springfield, Brisbane and the Gold Coast, Ipswich has become a destination for many to work, live and play.

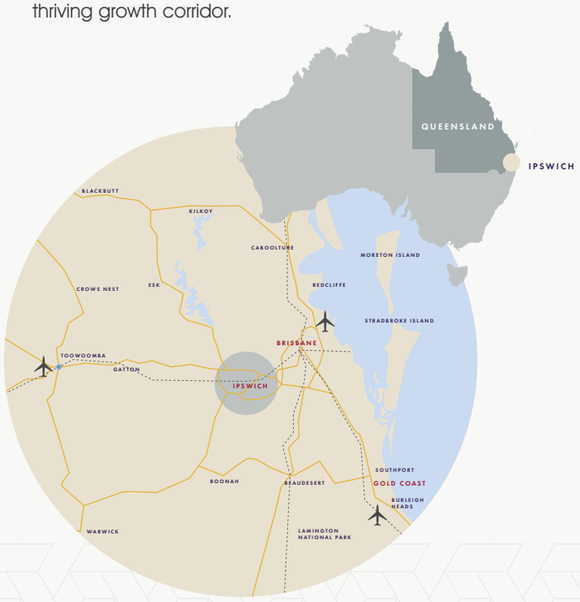
The Junction – North Ipswich is the perfect choice for owner resident or investor looking to tap into the market in this thriving growth corridor.











ON TRACK FOR LOCATION

ALL ABOARD THE JUNCTION, NORTH IPSWICH

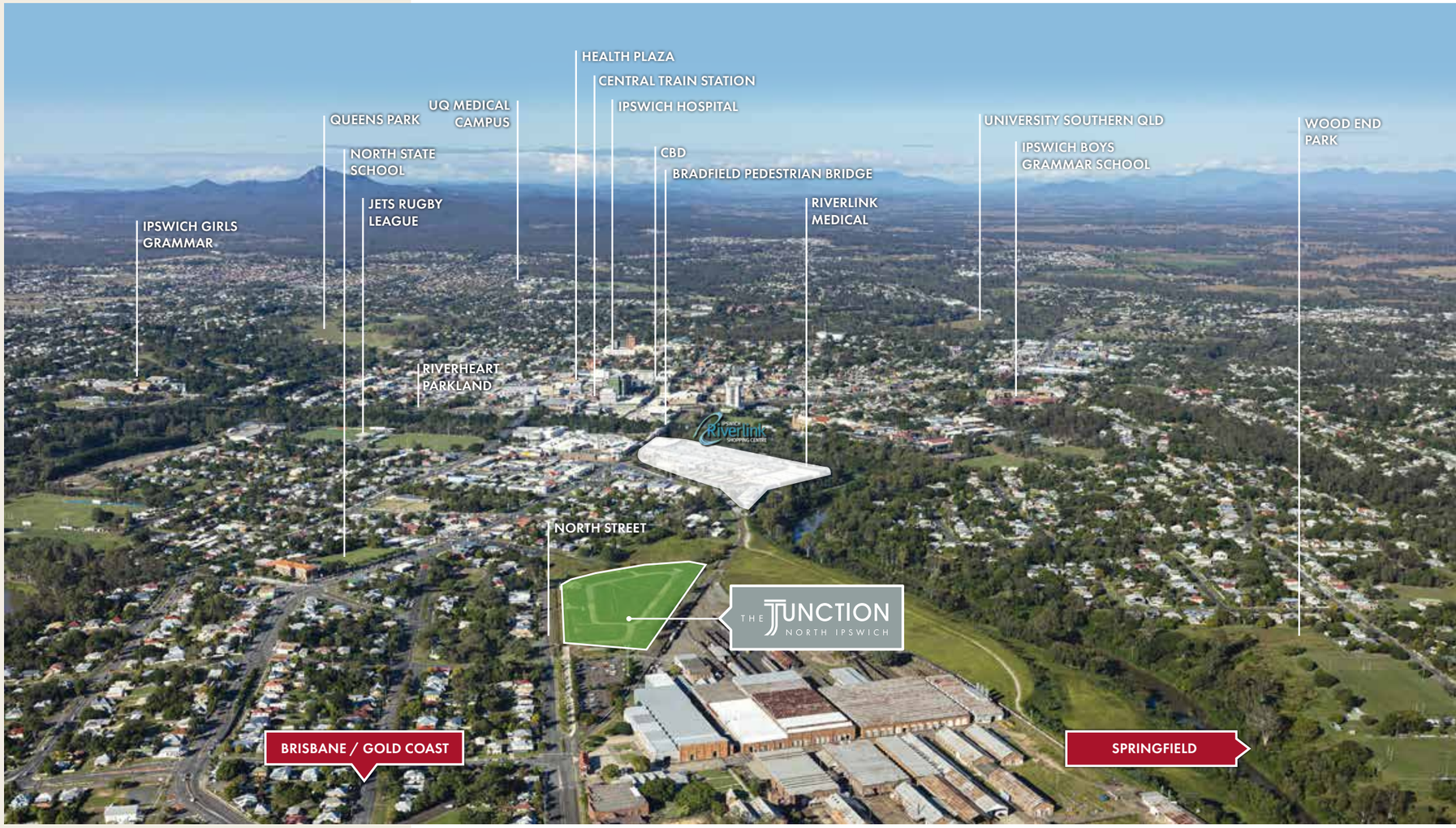
A master planned gated estate community with convenient access to shopping, dining, entertainment, recreation, sporting, education and medical facilities.

This is an affordable lifestyle opportunity for an end- user or an investor in the heart of thriving Ipswich Central.

Enjoy living in the heart of vibrant and evolving Ipswich - one of Australia's fastest growing cities, with access to your own pool, recreation and entertaining area.

CONVENIENT TO:

- 1 min to nearest bus stop
- 4 mins to nearest dog park
- 6 mins to nearest train station
- 5 mins to the new Nicholas St precinct at Ipswich Central
- 5 mins from Riverheart Parklands
- 10 mins from Queens Park
- 8 mins to Ipswich Hospital
- 9 mins to USQ Ipswich Campus and 7 mins to University of Queensland's Ipswich Clinical School
- Be spoilt for choice with excellent childcare, private and public schools all within 10 minutes from home
- Get fit on your local Brassall Bikeway completed in 2016
- 40 km from Brisbane CBD





ON YOUR DOORSTEP

Live 5 minutes from the new $250 million dollar NICHOLAS ST IPSWICH CENTRAL precinct - at the heart Ipswich Central with 3 distinct zones:

- **METRO IPSWICH CENTRAL** – world class retail and dining
- **VENUE ISPWICH CENTRAL** – exciting entertainment, recreation and leisure destination
- **EATS IPSWICH CENTRAL** – restaurant and café hub

ON TRACK FOR DISCOVERY





QUEENSLAND'S FIRST REGIONAL CITY IS ON TRACK

The Junction is just minutes to the Bradfield bridge, gateway to the River Walk and a host of heritage and brand-new CBD facilities.

The new Nicolas Street precinct offers a state-of-the-art library, and an entertaining piazza with a water play zone for the kids.

The piazza comes alive with its vibrant monthly Handmade Markets and Future Flavours Food Fair with live entertainment and licensed bar.

On your way pop into the Riverlink Shopping Centre with over 100 specialty stores and major brands such as, Coles, Kmart, Target, Woolworths, Aldi, JB Hi fi, Best & Less and Priceline Pharmacy.

Need a rest from your retail R&R? Then sit back and relax in the new Limelight Cinemas and enjoy a latest release.

Enjoy Ipswich's restaurants, laneway cafés, bars, pubs, local breweries and vineyards.

Looking for something else to do? There are over 500 parks and reserves to choose from as well as the many local art, cultural and sporting festivals.

All this and one of Australia's most impressive celebrations of rail, The Workshops Rail Museum is just down the road.



A COMMUNITY DESIGNED TO GET THE BEST OUT OF QUEENSLAND LIVING

Set on over 4.8 hectares is the secure community of The Junction at North Ipswich.

A cluster of 20 low maintenance building's timeless in design that are thoughtfully set into this master planned estate with plenty of greenspace.

118 TOWN HOMES

46 two bedroom single level dwellings
72 three bedroom two level dwellings

ON TRACK FOR SECURITY







ON TRACK FOR PLANNING



1. Riverlink Shopping Centre
2. Riverlink Medical
3. Riverwalk
4. CBD Nicholas Precinct
5. Central Station
6. Bradfield Pedestrian Bridge
7. Jets RL

MASTER-PLANNED AND ARCHITECTURALLY DESIGNED

A fully landscaped internal road provides quiet connectivity to private secure residential parking with generous off-street parking provided for your guests.

Outside this living oasis, you're just a stroll or a bike ride away from the plethora of amenities in Ipswich's new CBD precinct.

ON TRACK FOR LEISURE

THIS IS QUEENSLAND LIVING AT ITS BEST

Cool off during those hot Queensland summer days in the resort style swimming pool or entertain at the pool side BBQ and cabana.





ON TRACK FOR RECREATION



RELAX OR PLAY IN YOUR OWN PRIVATE PARK LAND

Whilst you're blessed impressive parks and amenities nearby, you can choose to stay at home and relax in your very own community recreation space. Enjoy a BBQ, kick a ball or picnic in the abundance of greenspace.



LIGHT FILLED FRESH OPEN PLAN DESIGNS

CHOICE OF SINGLE LEVEL AND TWO LEVEL TOWNHOMES

Welcome to the best in Queensland living.

Light filled open plan space, gourmet style kitchens and seamless transition to your exclusive back yard alfresco living area.

Choose from single two bedroom or two level three bedroom town home living complimented with superbly finished ensuites and bathrooms.

All town homes provide secure garaging with internal access.



PLATINUM FINISHES AND INCLUSIONS

QUALITY FINISHES AND FITTINGS

- Tiled throughout kitchen living, dining, bathroom and powder room
- Quality carpet in remaining areas
- Stone bench tops
- Custom made fully laminated kitchen cabinetry
- Roller blinds to all windows
- Reversed cycle air-conditioning to living and master-bedroom
- Ceiling fans to each bedroom and main living aera
- Westinghouse oven, ceramic cook top, range hood and dishwasher
- Front door security and flyscreens
- Landscaped and fenced back yard
- Site Manager
- Access to pool, park and recreation area



TOWN HOUSE **TYPE B**

2 LEVELS

3 | 2.5 | 1

Total area including patios: 149.78m²

Total external exclusive use area: 71m² to 86m²



TYPE B GROUND LEVEL



LEVEL 2

TOWN HOUSE **TYPE B(R)**

2 LEVELS

3 | 2.5 | 1

Total area including patios: 149.78m²

Total external exclusive use area: 71m² to 85m²



TYPE B(R) GROUND LEVEL



LEVEL 2

TOWN HOUSE **TYPE C**

1 LEVEL

2 | 2 | 1

Total area including patios: 99.98m²

Total external exclusive use area: 110m²



TYPE C GROUND LEVEL TOWN HOUSE

TOWN HOUSE **TYPE C(R)**

1 LEVEL

2 | 2 | 1

Total area including patios: 99.98m²

Total external exclusive use area: 189m²



TYPE C(R) GROUND LEVEL TOWN HOUSE

TOWN HOUSE **TYPE D**

1 LEVEL

2 | 2 | 1

Total area including patios: 106.62m²

Total external exclusive use area: 109m²



TYPE D GROUND LEVEL TOWN HOUSE

TOWN HOUSE **TYPE D(R)**

1 LEVEL

2 | 2 | 1

Total area including patios: 106.62m²

Total external exclusive use area: 118m² to 131m²



TYPE D(R) GROUND LEVEL TOWN HOUSE

TOWN HOUSE **TYPE E**

1 LEVEL

2 | 2 | 1

Total area including patios: 101.24m^2

Total external exclusive use area: 112m^2



TYPE E GROUND LEVEL TOWN HOUSE

TOWN HOUSE **TYPE E**

1 LEVEL

2 | 2 | 1

Total area including patios: 101.24m^2

Total external exclusive use area: 137m^2



TYPE E(R) GROUND LEVEL TOWN HOUSE








FAST FACTS

POPULATION GROWTH

- Ranked one of Australia's fastest emerging cities
- Population growth rates 3.5% per year for past 10 years
- Population over 228,500 (as at July 2020)
- Estimated population of 410,631 by 2031

NICHOLAS ST. AMENITIES

- New Council Administration Building
- 9000 CBD workers
- 1083 underground carparks over 6 levels
- 53 on-street bike parks
- 14,500sqm public realm
- 150 metres of activated retail frontage
- 3,000-capacity Civic Piazza
- Immersive projection experience
- Direct connection to Bradfield bridge
- Water-play zone
- New Library

EDUCATION

Over 1700 students attend one of two university Campuses in the Ipswich CBD

- University of Queensland Clinical School
- University of Southern Queensland Ipswich Campus

EMPLOYMENT

Over 70,000 local jobs in key sectors including:

- Manufacturing
- Health Care
- Retail
- Education and training
- Construction
- Transport and logistics
- Manufacturing employs over 16,000 locals
- Defence more than more than 9000 workers
- Planning place to generate an additional 60,873 new jobs to supply the growing population's demands

TRANSPORT

The city enjoys direct links to the national road network and is situated only a 40-minute drive from Brisbane, and just over one hour's drive from the Gold Coast.

Trains depart regularly from Ipswich Station (on Bell Street, directly opposite Metro Ipswich Central) and access Brisbane in just over 50 minutes, while a number of major bus routes also depart from the Bell Street Interchange, both across the road from Nicholas St.

Air travel is also easily accessible, with Brisbane Airport only a 60-minute drive away.




SIX REASONS WHY IPSWICH IS AN OUTSTANDING PLACE TO LIVE

1. HEALTH

The Ipswich Hospital and St Andrews Private Hospital take good care of residentials with free shuttle services and a $124 million funding package has been announced for the expansion of the Ipswich Medical Precinct to keep pace with the region's booming population. Community transport services assist those with any disabilities with travel for shopping, medical and social activities.

2. NATURE

Discover Queens Park, the beautiful Nerima Japanese Gardens, The Ipswich Nature Centre enjoyed by locals for over 80 years, White Rock Conservation Park, Flinders Goodman Conservation Estate, local hobby farms and camping.





3. SPORTS & GETTING ACTIVE

Ipswich Council's Active Ipswich offers free and low-cost yoga, fitness, sporting, recreation and wellness programs. Enjoy a round of golf at Broadwater Golf Club, hit the cross-country bike trails at Castle Hill Blackstone Reserve and the Hiddenvale Adventure Park at Grantchester. Cycle or walk in nature at the Purga and Haigh Street Nature Reserves.

Join one or a few of over 150 sporting clubs and organisations with excellent facilities and sports fields hosting events such as netball, basketball, football, hockey, rugby and swimming. The Ipswich Turf Club has been welcoming crowds since 1848. Qld Raceway and Willowbank offers V8 experiences, drag racing, drifting, car events, and the 400 V8 Supercar event.



4. ECONOMY

Over the next 2 decades Ipswich is set to become one of the most exciting growth zones in Australia, with a current and thriving $9.4 billion dollar economy. Ipswich is known as a warehousing and logistics hub – Citiswich, Greenfield and other industrial land estates in Ipswich supply 1/3 of all available industrial land in SEQ. Property and construction has had 47% annual growth since 2001. Infrastructure is booming with $7.6 billion underway across the city. Ipswich's economy includes over $1.1 billion in international exports.

5. SMART CITY

Smart Digital City services will bring $470 million into the Ipswich economy over the next decade. Ipswich launched the digital innovation and start up hub 'Fire Station 101' in 2016. Receiving a national ward for Innovation Management Initiatives in 2017, Ipswich also has been named in the World's Top 7 Most Intelligent Communities in 2015, 2017 and 2018.

6. DEFENCE

The RAAF Base at Amberley is Australia's largest military air bases and is set to almost double its operations over the next 5 years with a $5 billion contract to build army reconnaissance vehicles.



THE JUNCTION
NORTH IPSWICH

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Illustrations are indicative only as plans and finishes may be subject to change.

The schedule of finishes has been prepared prior to construction of the project and may be subject variation in accordance to contract terms.

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