



# Jimboomba community on the rise

## Flagstone estate proves popular with those seeking affordable land

**A**FFORDABLE home sites continue to draw buyers to Jimboomba's Flagstone Rise estate, southwest of Brisbane, with 70 per cent of its latest land release now sold.

Since being released at the start of this year, Stage A of the estate's Timbertop precinct has been greeted by solid market demand from both local and interstate families.

Of the 47 lots in the stage, 30 have sold in less than six weeks, leading marketing agents Knight Frank to consider bringing forward the release date of the precinct's second and third stages.

Knight Frank's Michael Rozic said the estate's affordable home sites had proven popular in a market struggling with recent interest rate hikes.

"Our concerns were that, with the interest rate rises, people would be reviewing their purchases but our sales have gone up in the past few weeks, which comes down to our price points," Mr Rozic said.

The next stages to be released as part of Timbertop, Stages B and C, will offer a further 50 lots combined.

The median price for land in the estate is \$163,000, with generous sizes between 600sq m and 950sq m (average 800sq m).

Those who purchase into the community have the option to build their own style of home, with housing covenants implemented to ensure environmentally-sound and sustainable design.

Knight Frank has also teamed with a variety of local builders to offer house and land packages priced between \$350,000 and \$400,000.

The packages include turn-key homes with full finishes and inclusions.

Mr Rozic said buyers who had purchased into the first precinct of Flagstone Rise, Outlook, were set to begin building their homes in the next month.

Outlook was launched to the market in April last year and sold out within five months.

Flagstone Rise is part of Flagstone Estate, a development comprising both acreage and urban-sized lots, owned by the Motor Trades Association of Australia Superannuation Fund.

Currently, the estate includes a number of parks and boasts easy access to a high school with about 900 students, a state primary school, a childcare centre and shopping facilities.

Future residents will benefit from a proposed amphitheatre that overlooks the estate's Sandy Creek and which is due to be built in about five to eight months.

The estate is part of Greater Flagstone, a community earmarked as a Major Development Area in the State Government's South-East Queensland Regional Plan.

Mr Rozic said with new infrastructure set to be injected into the area, there was good potential for capital growth over the next five years.

### Essentials

Development: Flagstone Estate, Homestead Drive, Jimboomba

Developer: Motor Trades Association of Australia Superannuation Fund

Contact: Michael Rozic, 3246 8805