



Invest in your future at Elliot Springs

Buying an investment property is one of the biggest decisions you will ever make in your life.

There are many things to consider, from the price, floor plan, and location, to the type of home. Investing in Elliot Springs masterplanned community will give you a premium location, proximity to a developing commercial corridor, exceptional community amenity, promising property values with low rental vacancy rates.



Growth of
37.9%

Median house
price between
2018 - 2022*



5.4%

House rental yield in
December 2022*



Up to
\$520

per week
in rental
returns ^

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ELLIOT SPRINGS

 **lendlease**
living

Room for opportunity

An investment property is so much more than just bricks and mortar. It's about lifestyle, convenience and community.

Just 15 minutes from the heart of Townsville, this natural retreat inspires a dynamic lifestyle, in all the best ways possible. With 350 lots already constructed, an estimated population of over 500^{##}, direct links via major highways to Townsville CBD and plenty of community facilities including open spaces, parks, cycling and walking paths, you'll be amazed by everything Elliot Springs masterplanned community has to offer. There is also up to six schools planned, including two high schools, plus childcare centres and community business facilities, learning will be available for all ages.

There will be more opportunities for the ultimate work-life balance in Elliot Springs. Residents can travel home easily from workplaces at Lavarack Barracks, Townsville Hospital, James Cook University and the Townsville CBD. And with industrial operations such as the zinc and copper refineries being so close it means Elliot Springs is in the heart of Townsville's southern commercial growth corridor. A total of \$8.4B worth of project developments are in the pipeline for the area commencing in 2023, with a large focus on infrastructure and commercial projects^{**}.

Julago[#] offers an affordable entry price, lower vacancy rates and rental yield on par with the Townsville LGA. Now is the time to act, and secure both strong rental returns and capital growth as the project matures.

Your future awaits at Elliot Springs.



Commercial

At Elliot Springs there will be new business ventures waiting to be explored. A planned 60-hectare enterprise park plus an anticipated 21-hectare retail precinct, means Elliot Springs is the perfect place to explore new business opportunities.

The Elliot Springs BP station opened at entrance to the community in July 2021 and 2023 saw a veterinary clinic and a national supermarket retailer secure tenancies in future neighbourhood hubs.



Education

Up to six schools planned for Elliot Springs, including two high schools, plus childcare centres and community business facilities.

A future primary school is intended to be located adjacent to Wadda Mooli Park.



Open Space

Over 30 percent of the site reserved for open space.

Extensive network of walking and cycling paths linking local parks, sporting fields, playgrounds, picnic and barbeque areas, as well as a ridge walk, super park and mountain bike tracks.

Wadda Mooli Park opened in 2017 and is designed as a recreation destination for the wider Townsville community.



Shopping

As the master plan comes to life, the community will blossom with multiple large and small retail offerings throughout the community.

There is planned multiple convenience shops throughout the community, a future town centre as well as a future 5ha neighbourhood centre.

* PRD Research Report, Townsville 2023, Rental yields and Vacancy Rates shown are as reported as of December 2022 within the postcode 4816.

** PRD Research Report, Townsville 2023, Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value. Commencement dates are approximate only, and provided by the relevant data authority.

^ Townsville Riverside Property rental appraisal based on Lot 142 with 4 bed, 2 bath, 2 car package by Leader Constructions, December 2022.

Julago market data encapsulates aggregate property conditions within Julago (4816).

Based on 215 homes occupied as of April 2023 x 2.5 average number of people per household per household (Townsville LGA Census, 2021)