



Nudgee Close
All roads lead to a new experience

Nudgee Close is all about location.

Nudgee Close is a new community of 54 stylish and contemporary three bedroom townhomes.

Being just 18km from Brisbane CBD and 8.9km from the Airport, Nudgee Close's pivotal location means a truly connected lifestyle and the best of urban position.

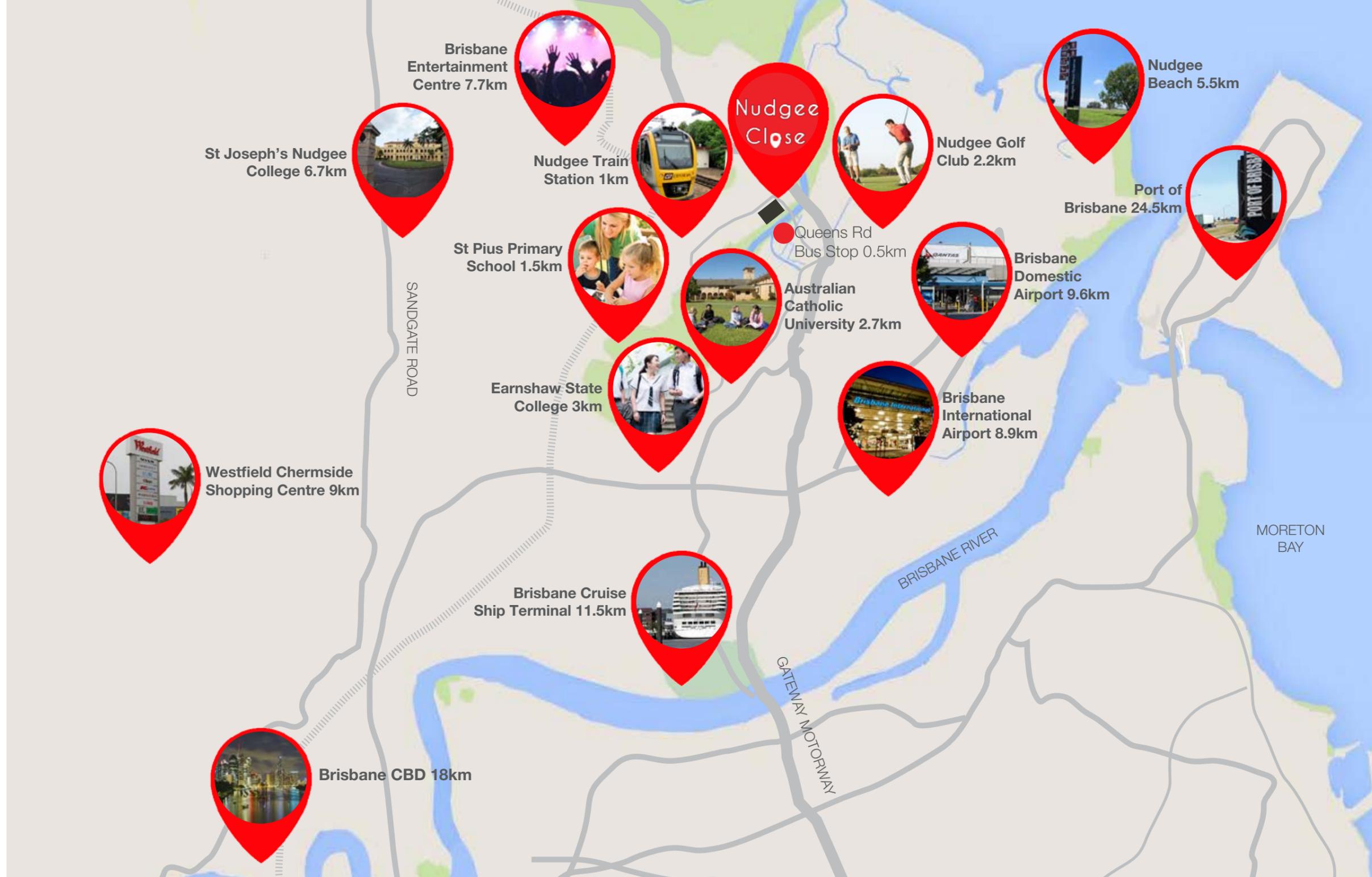
Nudgee Close also offers an easy route to the Gateway Motorway, providing access to the Port of Brisbane, and the Gold and Sunshine Coasts.

Being so close to the heart of Brisbane places a huge variety of educational, recreational and retail destinations within easy reach.

St Joseph's Nudgee College, Australian Catholic University, Brisbane Entertainment Centre, Nudgee Beach, Boondall Wetlands, and Banyo Early Learning are all less than ten minutes drive from Nudgee Close.

Eagle Farm Racecourse and Westfield Chermide are also only a short fifteen minute drive from home base. Or leave the car in the garage and catch a train or bus from a short walk down your street.

Living at Nudgee Close means less time travelling and more time enjoying your destination.



Time to the City

By Car
26 minutes

On Public Transport
27 minutes

Time to the Airport

By Car
9 minutes

On Public Transport
24 minutes

Market Supply

Market Strength in Nudgee
Sales volume in Nudgee has increased every year for the past five years*

Market Supply in Nudgee
Nudgee Close is one of only two new townhouse projects in the area

Investment

Rental Return in Nudgee
Median rent for Nudgee townhouses is \$420 per week, higher than the Brisbane median of \$390 per week*

Townhouse Investment
Townhouses in Brisbane have had 4 consecutive years of capital growth*

Comparisons

Brisbane Rental Return
Median rental return for townhouses in Brisbane is higher than both Melbourne or Sydney*

Market Spread
Four times as many people in Brisbane live in middle ring suburbs (like Nudgee) than in the CBD*

About AR Developments

Since 1994, AR Developments has specialised in designing and building homes for families and investors. With proven expertise in land acquisition, estate sub-division and building, we create new lifestyle and investment opportunities at realistic prices.

Our credentials are on permanent display around Brisbane and South East Queensland; a portfolio of thriving estates, a track record of deadlines achieved and promises delivered with relentless consistency.

For further information about AR Developments visit www.ardevelopments.com.au



Nudgee Close

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+ SOURCES RP Data, Residex, Matusik Missive & ABS IMAGERY is from various sources. Artist impressions are a guide only and not meant as an exact replica of the completed product.

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