



 **PARK SIDE**
TINGALPA

WELCOME

Parkside Tingalpa is a new, boutique residential community of thirty six townhouses in the high growth and thriving suburb of Tingalpa, only 12km east of the Brisbane CBD. Parkside Tingalpa offers both a relaxed, contemporary lifestyle for its residents, and the best in urban convenience and location.

The arrival of Parkside Tingalpa is a rare opportunity for a diverse range of buyers to purchase an affordable yet high quality new three bedroom townhouse, in an already established and thriving neighbourhood, from an experienced and reputable builder and developer in AR Developments.

Because Tingalpa is already a proven investment and lifestyle location, opportunities to purchase a new property are not presented often. AR Developments have previously developed, built, and sold out the landmark Tingalpa Green community, which has since gone from strength to strength, with good quality development sites in Tingalpa few and far between and in high demand.

Parkside Tingalpa follows our proven formula of outstanding build quality, first choice location, and a value focused price that proves attractive to investors, first home buyers, young families, and downsizers alike.





BRISBANE CBD

WYNNUM ROAD

GATEWAY MOTORWAY

MURARRIE TRAIN STATION

PARKSIDE
TINGALPA

OVERVIEW



DEVELOPMENT

'Parkside Tingalpa' by AR Developments
at 1493- 1501 Wynnum Road Tingalpa



DESIGN

36 turnkey townhouses
Spacious 3 bed, 2.5 bath, SLUG + car space



LOCATION

Just 12km east of Brisbane CBD close to
transport, schools and amenities



TIMEFRAME

Construction commencing May 2018
Estimated completion Autumn 2019

LOCATION

Parkside Tingalpa enjoys a truly pivotal position just 12km east of Brisbane CBD, and provides a relaxed suburban lifestyle with a host of amenities on its doorstep.

The local neighbourhood offers a wide range of educational, recreational, retail, and transport facilities all within walking distance. Proximity to bus services, motorways and arterial roads makes commuting easy and ensure the fastest routes to Brisbane International and Domestic Airports, Port of Brisbane, and to the Gold and Sunshine Coasts.



BRISBANE CBD
24 mins



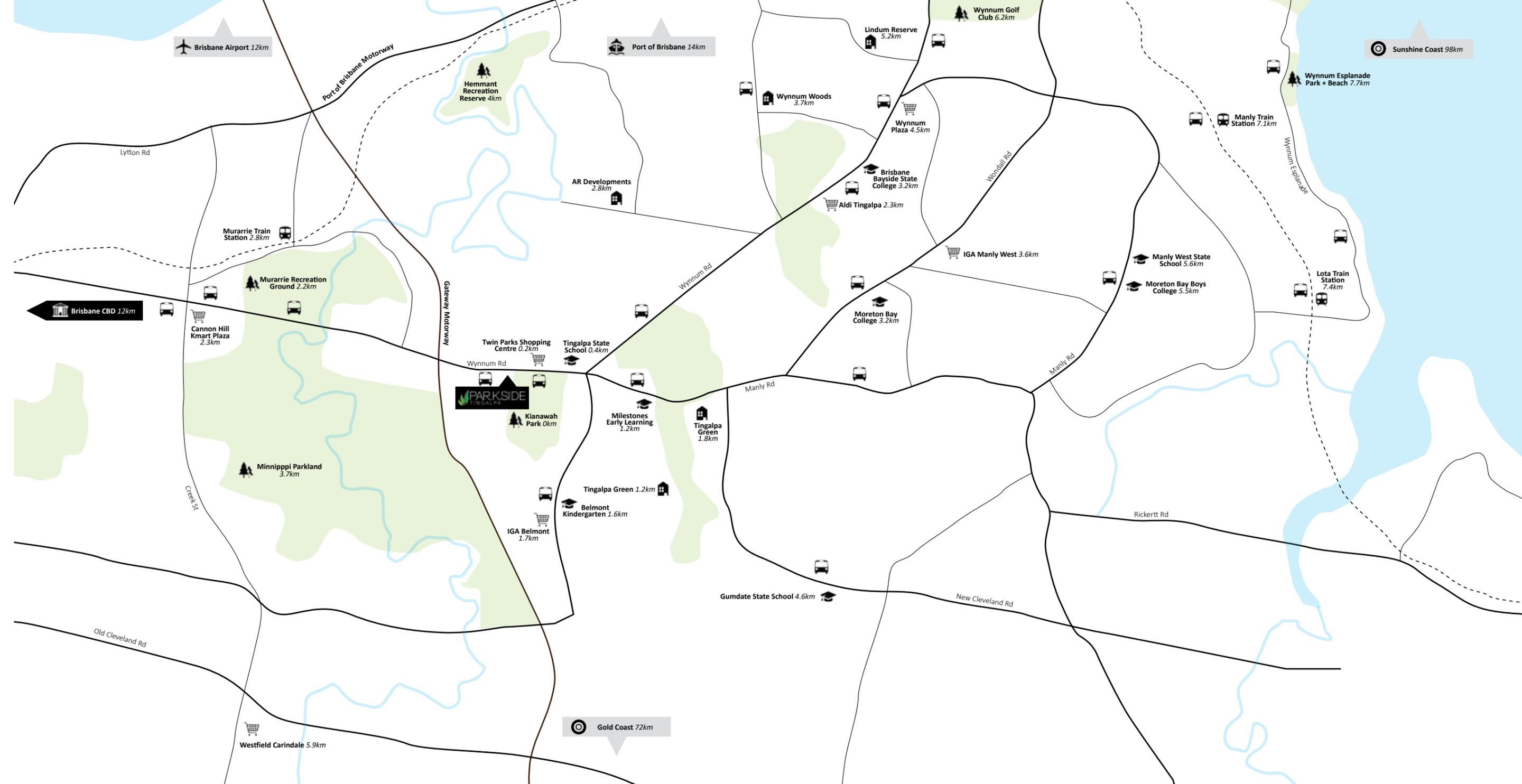
BRISBANE AIRPORT
12 mins



MURARRIE TRAIN STATION
5 mins



TINGALPA STATE SCHOOL
1 min





WHY TINGALPA + WHY BRISBANE?

Tingalpa is in an established “middle ring” suburb 12km east of the Brisbane CBD. Middle ring suburbs offer new investors affordable working properties with strong tenant demand, and a readymade and proven re-sale market to future owner occupiers. Most Brisbane residents live and work in middle ring suburbs like Tingalpa, between 10km and 20km from the CBD.

Parkside Tingalpa is located only a 25min drive to the CBD; a 12min drive to Brisbane International and Domestic Airports, and less than one hour’s drive to the Gold and Sunshine Coasts. Parkside Tingalpa also allows a 10min drive to the Port of Brisbane or to Moreton Bay.

AR Developments are based in Tingalpa and have a proven track record of delivering new townhouse projects that achieve strong results for investors with respect to competitive rental returns, capital growth potential, and proven capital gain. We are especially excited to introduce Parkside Tingalpa following the success of sister project Tingalpa Green, less than 1km east of Parkside.



1. PROVEN RESULTS

Investors in AR Developments’ Tingalpa Green (2015) enjoy rental returns of approx. 5.7% pa gross* (based on a unit purchased for \$395,000 in 2015 and now renting for \$430 per week). Furthermore, the re-sale market to owner occupiers already demonstrated enviable capital gain for investors. Tingalpa Green is the leading property performer for units in the suburb, in terms of rental return, strong and consistent re-sale track record, and highest prices achieved at re-sale for townhouses.*

PROPERTY	PURCHASE DATE	PURCHASE PRICE	SALE DATE	SALE PRICE
Unit 1	May 2015	\$397 500	February 2017	\$467, 500
Unit 39	June 2014	\$395 000	May 2016	\$440 000
Unit 32	May 2014	\$395 000	April 2016	\$435 000
Unit 34	July 2014	\$390 000	December 2017	\$430 000
Unit 33	October 2014	\$392 500	May 2016	\$426 000

Table 1: Tingalpa Green Sales: 63 Tremain St and 28 Leon St Tingalpa



2. POSITIVE YIELD POTENTIAL

The current median rental yield of townhouses in Tingalpa as a suburb is approx. 5.2% pa gross (based on the median unit price of \$369,500 and a median rental return of \$380 per week). Given Tingalpa’s outstanding performance in general, and AR Developments’ expertise in creating first choice townhouse communities, we expect Parkside Tingalpa to perform very well for property investors, when compared to Brisbane overall and indeed to other current metropolitan property markets.*



3. POPULATION GROWTH

Population growth in Queensland is again proving strong, with Queensland attracting more residents from other states than at any time in the previous eight years.

Aside from a great climate, Brisbane’s housing affordability (approximately half the median house price of Sydney, and 50% less than Melbourne), and much lower property price to income ratio are also reasons behind a popularity among investors and new residents.*



4. EMPLOYMENT OPPORTUNITIES

By 2020, approximately 1.3 million persons are anticipated to be employed in the Greater Brisbane area. The working population in Brisbane is close to 70%, which is higher than the Australian average. Tingalpa’s close location to the CBD, Brisbane Airports, Port of Brisbane, Gold and Sunshine Coasts, mark it as a prime suburb to take advantage of employment growth. Some 113,000 new jobs were created across Queensland in 2017 with much of this growth centered in Brisbane and the Gold and Sunshine Coasts.*



5. INVESTMENT IN INFRASTRUCTURE

Brisbane is the key beneficiary of the Queensland Transport and Roads Investment Program, delivering \$18.1 billion in transport infrastructure over the next four years. Further, Brisbane City Council continues to budget for key infrastructure which will represent a record spend of \$1.23 billion for the area. Infrastructure spend augers well for both population growth and demand for new housing in Brisbane, particularly in pivotal locations like Tingalpa which offer working properties and value for money.*



DESIGN

Parkside Tingalpa townhouses embrace stylish functionality, combining the best aspects of modern open plan living with state-of-the-art inclusions and great quality finishes and specifications. Each townhouse features contemporary minimalist design and versatile neutral colour schemes, easily adapted to every owner's individual style.

Attention to detail is a signature of AR Development's in-house build team, and we take great care to think of everything. Our ethos of value for money and desire to achieve both sound form and style is reflected in the finishing touches including LED lighting, air-conditioning to all living areas and all bedrooms, stone benchtops, hidden storage spaces, careful landscaping and use of space, and a complete turnkey finish and presentation.

INCLUSIONS

ESTATE

36 double storey townhouses
Concrete internal roadways, driveways and parking
Landscaped recreational and bbq area
Ample visitor vehicle and bicycle parking

GENERAL

Contemporary architectural townhouse design
NBN internet connection
Pre-handover professional clean
Termite barriers
Low body corporate fees

INDOOR

Air conditioned living areas and bedrooms
Security screens to all doors and windows
Vertical blinds to sliding doors and windows
Ceiling fans to all bedrooms
Quality ceramic tiling to living areas
Quality carpet to bedrooms
Built in wardrobes to bedrooms and walk in wardrobe to master bedroom
Linen cupboard with shelves
Laundry with sink
Low sheen microban paint to walls
Smoke detectors (hardwired with backup battery)
TV and telephone points
Energy efficient light fittings throughout

OUTDOOR

Covered alfresco patio with premium townhouses featuring parkland views
Slimline fold down clothesline with concrete slab
Low maintenance landscaping in courtyards
Closed slat wooden privacy fencing
Garage with remote operated roll-a-doors
Premium option for open car space in driveway

KITCHEN

Cabinetry plus pantry
Electric glass cooktop
Stone bench tops
Stainless steel oven and slide out range hood
Stainless steel dishwasher
Insinkerator garbage disposal
Tiled splashback from bench tops to cupboards

BATHROOM + ENSUITE

Modern chrome shower and tap fittings
Vanities with ample storage
Downstairs water closet for convenience
Full en-suite to main bedroom
Exhaust fan, heat lamp and energy efficient lights
Quality ceramic tiling





PLANS

Ground Floor 70m²
 Upper Floor 65m²
 Total Internal Area 135m²



GROUND FLOOR



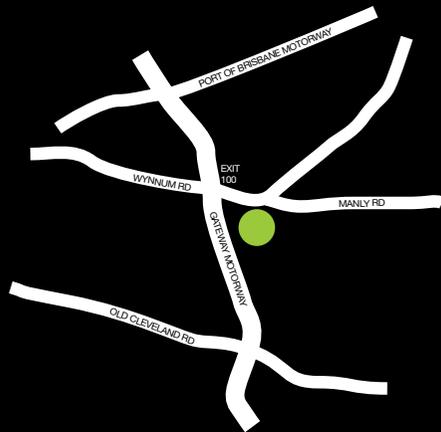
UPPER FLOOR

PARKSIDE TINGALPA

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VISIT
parksidetinggalpa.com.au

SITE
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