

Secure your 100%
rental income
guaranteed for
the next 3 years

Stage 1

NOW SELLING



Introducing Orion Mews

Orion Mews offers a very special opportunity to invest in one of South East Queensland's most vibrant regions. With a choice of land only or home and land packages with flexible dual-key home designs available, you can choose the investment that works best for you.

Dream Home or Dual Income Investments

At Orion Mews you have the choice of purchasing land only and building the home of your choice, or a home and land package with one of our two unique dual-key home designs that offer the added rental income and investment certainty that comes with two income streams on the one piece of land.

Unique Dual-Key Home and Land Options

By choosing one of our dual-key home designs built on the Orion Mews block of your choice, you can expect an investment yield of over 6.27% p.a. Each of these minimum 200m² dual-key homes features a main home with three bedrooms and two bathrooms, and a separate one bedroom, one bathroom home attached.

Main home features:

- Three bedrooms with built-ins and en-suite in master
- Light-filled, open-plan living space
- Designer kitchen
- Alfresco outdoor entertainment space
- Single garage and laundry

Second home features:

- One bedroom with built-in robe
- Full kitchen
- Open-plan living space
- Outdoor living space
- Single garage and laundry

South East Queensland Living at its Very Best

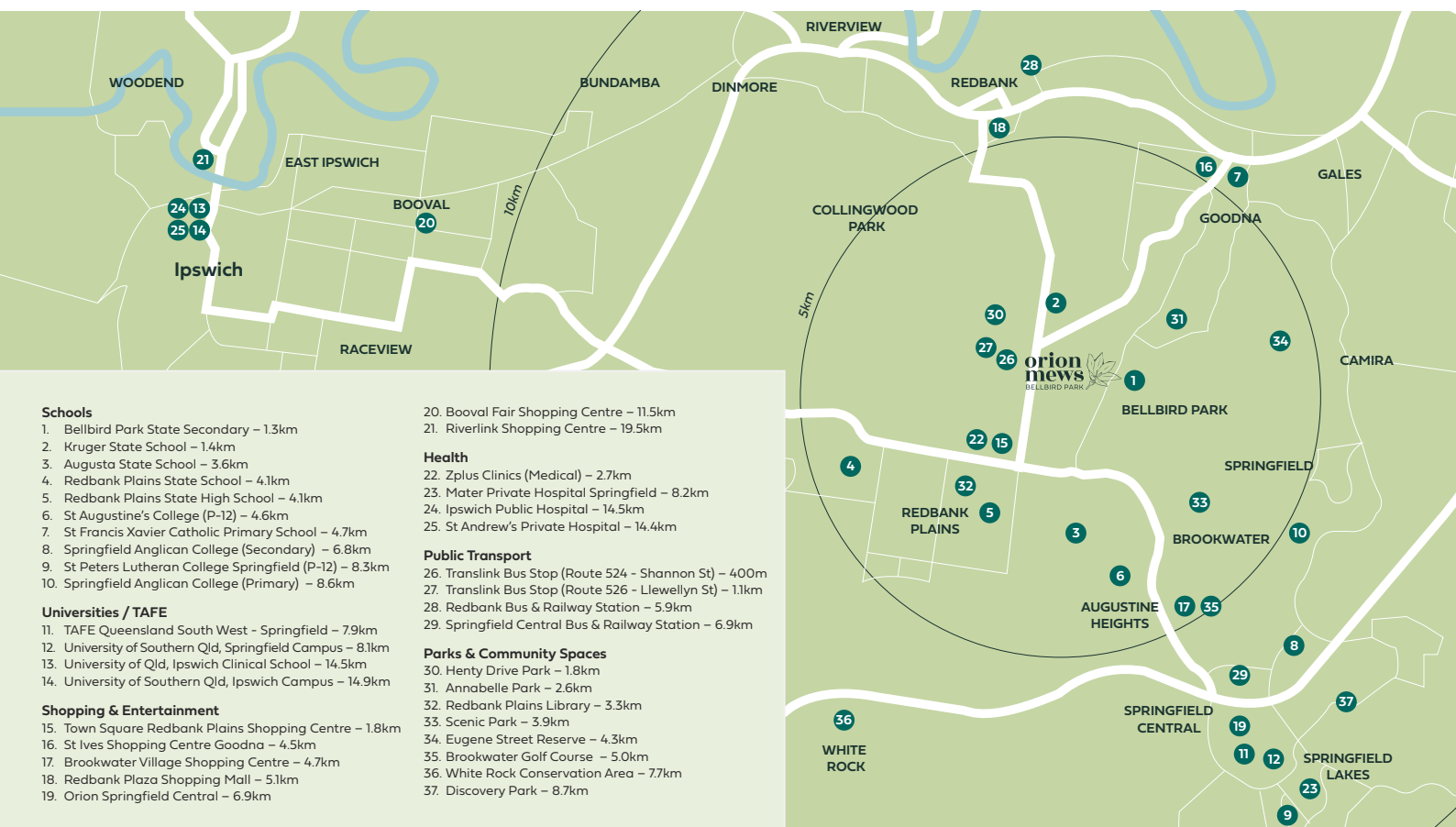
Located in beautiful Bellbird Park near Springfield Central, Ipswich, Orion Mews offers the ideal mix of quiet country-like open spaces and exceptional community facilities, all within easy reach of Brisbane city (only 30 minutes' drive), Brisbane Airport and gorgeous Gold Coast beaches only one hour away.



Bellbird Park – Thriving Ipswich at its Best

The suburb of Bellbird Park represents the best of the thriving Ipswich region. In fact according to ABS data, the Bellbird Park - Brookwater region has grown by more than 2,700 people in the last two years, which is over a 10% average growth per year. The Queensland Government has also projected considerable population growth in the Bellbird Park - Brookwater region and indicated that the region will remain to be in the TOP TEN largest growing areas in South East Queensland from now until 2041.

Bellbird Park is surrounded by one of Queensland's most vibrant economic hubs – the master-planned community of Springfield. Given the extensive growth in employment opportunities, excellent community facilities and a booming cultural scene, the Ipswich region is proving a boon for investors.



Queensland's Fastest Growing Community

Bellbird Park's booming population is due to strong employment growth and supported by government spending

- The Queensland Budget 2019-20 allocated \$895m in support of enhancing the Ipswich infrastructure.
- Ipswich will benefit from the \$400m Ipswich Motorway Upgrade: Rocklea to Darra Stage 1 project.
- \$124m Ipswich Hospital Redevelopment Stage 1A detailed business case published.
- Ipswich City Council has commenced the process of its \$140m CBD redevelopment project.
- Budget allocated for the initial phase of the proposed \$44.5m Springfield Central train station park 'n' ride.
- Phased practical completion of the \$170m facility for the \$5b Rheinmetall defence contract at Redbank is on track for 2020. The facility is already supporting 450 jobs for Queenslanders.
- Australia Post's \$240m facility officially opened in October 2019 and employing 500 employees at its 50,000m² Redbank facility.
- Costco opened its second Queensland store in May 2019, supporting 280 jobs.
- Supermarket giant Coles committed to a new 66,000m² Distribution Centre at Redbank bringing more jobs during construction and operations.

Orion Mews Master Plan



A Healthy and Reliable Investment Opportunity

The combination of the dual-home concept and Ipswich as a growth region means that Orion Mews offers a healthy and reliable investment opportunity for both family and landlord investors alike.

Here's how the figures stack up:

\$640

Orion Mews rental appraisal is \$640/week compared to Bellbird Park median of \$385.

1.15%

Bellbird Park quarterly house growth: 1.15%

6.27%

Orion Mews gross rental yield is 6.27% compared to Bellbird Park's median yield of 5.06%.

\$600

Rental Guarantee of \$600/week for the next 3 years!

2.46%

House growth for the last 12 months in Bellbird Park was 2.46%.

Note: The above figures and statistics may change depending on the reporting period, all prospective buyers to conduct their own thorough due diligence.