



PROSPA
PROPERTY
ADVISORY

PROPERTY OVERVIEW

Lot 146, Olivia Street, Ripley, QLD



CREATED BY

Adam Hindmarch

PROSPA PROPERTY ADVISORY

Director & Principal Strategist

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Overview

Ripley, QLD

The 2020 Estimated Resident Population for Ripley is 9,759, with a population density of 0.75 persons per hectare.

Aurora

Influenced by the past and inspired by the future, Aurora Ripley is a place for you to call home. A place with welcoming neighbourhoods, connecting residents to Yamanto, Ripley, Ipswich and beyond.

Key Facts

Med House Price	\$402,500
Wkly Med Advertised Rent	335
Total Population	1,405
Med Age	32
No. Private Dwellings	530
Wkly Med HH Income	\$1,633
Approx time to CBD	39
Approx Distance to CBD	33

Project Quick Facts

- Distance by land transport: 41km to Brisbane CBD
- 20+ Cafés within 5km
- 8 Department stores within 5km
- 20+ Medical facilities within 5km
- 10 Grocery stores within 5km
- 20+ Parks within 5km
- 8 Restaurants within 5km
- 7 Schools within 5km
- Nearest Train Station: Ipswich Railway station (9.4km away)

Transport

Ipswich Railway Station
Rosewood Railway Line
Queensland Rail

Education

Raceview State School
Bethany Lutheran Primary School
Amberley District State School

Recreation

Nerima Gardens
Brookwater Golf and Country Club
Orion Lagoon

Medical Facilities

Ipswich Hospital
St Andrew's Private Hospital
Mater Private Hospital Springfield





Specifications

	6	4	2
Dwelling 1	3	2	1
Dwelling 2	3	2	1

Property Id	110313
Property Type	Duplex
Status	Available
Contract Type	2 Part Contract
Title Type	Torrens / Freehold
Titled	No
Indicative Package	No
Estimated Date	09/2021
Rent Yield	5.10%
ADDM	
Approx. Weekly Rent	\$730
Vacancy Rate	1.8% Apr 2021
Land Area	586 sqm
House Area	261.04 sqm
Land Price	\$282,000
House Price	\$462,400
Design	Boston 261
Study	Yes
Facade	F1-Hip
Stamp duty Est.	\$8,295
Gov. Transfer Fee	\$602




AURORA
RIPLEY



Project Name	Aurora	Area Name	Ripley
Prices From	\$470,900.00	Total Population	1405
Number Available	4	Distance to CBD	33



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PORTAL DOWNLOADABLE REFERENCE MATERIAL

<https://portal.aspirenetwork.net.au/stocklist/detail/110313>

Property Downloads

- [Inclusions](#)
- [Lot 146 Concept Plan](#)
- [Lot 146 Disclosure Plan](#)
- [Lot 146 Brochure](#)
- [Floorplan](#)
- [Developer Supplied Rental Appraisal](#)

[Click here for more info](#)

Project Downloads

- [Amenities Map](#)
- [Masterplan](#)
- [Aerial Map](#)
- [Project Brochure](#)
- [Rental Comparison Report for Ripley QLD 4BR HL](#)

[Click here for more info](#)

Area Downloads

- [CoreLogic - Statistics Report \(May-21\) - 05/05/2021 1:44 am](#)
- [SQM Postcode Snapshot Report \(May-21\) - 05/05/2021 1:50 am](#)
- [Sinnathamby's 52-Hectare 'Health City' Vision for Springfield.pdf - 26/06/2018 6:30 pm](#)
- [Ipswich to Springfield Public Transport Corridor Study - 05/09/2018 11:09 am](#)
- [ASPIRE Research Document - 17/05/2021 12:39 pm](#)

[Click here for more info](#)

Region - State - Australia Downloads

- [QLD Major Infrastructure Projects Report - Feb 19](#)
- [ATO Rental Properties Guide 2020](#)
- [Australian Property Buyer's Legal Guide - LawLab](#)
- [CoreLogic - Australian Housing Market Update - May 21](#)
- [CoreLogic - Australian Housing Update \(Charts\) - May 2021](#)
- [CoreLogic Regional Market Update - April 2021](#)

[Click here for more info](#)

EXTERNAL REFERENCE & RESEARCH LINKS

PORTAL EXTERNAL LINKS

External Reference Links

- [Wikipedia](#)
- [2016 Census QuickStats](#)
- [Google Maps](#)
- [Ipswich City Council](#)
- [Community Profile - City of Ipswich](#)
- [Social Atlas - City of Ipswich](#)
- [Economic Profile - City of Ipswich](#)
- [Sinnathamby's 52-Hectare 'Health City' Vision for Springfield](#)

[Click here for more info](#)

Area Info

Median House Price	\$402,500
Weekly Median Advertised Rent	335
Total Population	1405
Median Age	32
No. Private Dwellings	530
Weekly Median Household Income	1633
Approx time to CBD	39
Approx Distance to CBD	33

[Click here for more info](#)



Where the locals go...

for Education

1. Ripley Valley State School
2. Deebing Heights State School
3. Ripley Valley State Secondary College
4. Bremer State High School
5. Raceview State School
6. Amberley District State School
7. Claremont State Special School
8. Bethany Lutheran Primary School
9. Ipswich Grammar School
10. USQ Ipswich Campus
11. Yamanto Community Kindergarten & Pre-school
12. Bethany Lutheran Kindergarten

for Health

13. Ipswich Hospital
14. Yamanto Family Practice
15. Mater Pathology Yamanto
16. Winston Glades QML

to Play

17. Judy's Junior Swim School
18. RAAF Amberley Golf Course
19. Briggs Road Sporting Complex
20. Ipswich Sports Club
21. Ipswich Golf Course
22. Ipswich Indoor Sports Centre
23. Sandy Gallop Golf Course
24. Ipswich Cycle Park
25. City of Ipswich Pony Club
26. Ipswich Showgrounds
27. Rackley Swimming - Opening mid 2021

for Shopping and Entertainment

28. Yamanto Central
29. Yamanto Shopping Village
30. ALDI Yamanto
31. Winston Glades Shopping
32. Orion Springfield
33. Ripley Town Centre
34. Aurora Deebing Heights
35. Aurora Ripley

- ✈ Brisbane Domestic and International Airports - 40 mins
✈ Gold Coast Domestic and International Airports - 80 mins
----- Proposed Ipswich to Springfield Rail Line





PROJECT PLANS

Stage 1



Note: All dimensions and areas on this plan are subject to survey and requirements for lodgement of survey plans in the department of natural resources, mines and energy. All development is to be undertaken generally in accordance with the Development Approval.

Master Plan

[illegible]

LEGEND

- Site Boundary
- Stage Boundary
- Q10
- Q100
- Top of Bank
- 20m Offset from Top of Bank
- Vegetation Boundary
- 20m Offset from Vegetation Boundary

Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approved For: 154-0000P-04

Date: 19 October 2020

Signed: *(Signature)*

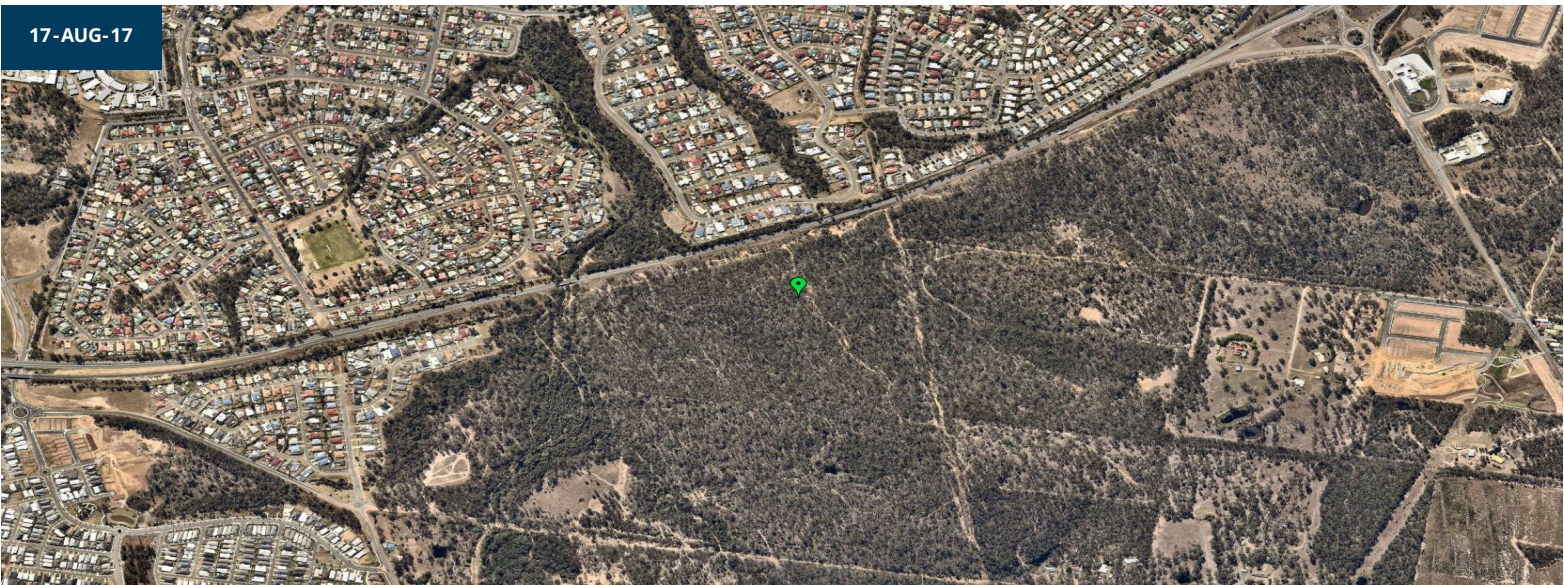
122. R. SHANKS AND M. J. TAYLOR: THE EFFECT OF POLYMERIZATION ON THE MECHANICAL PROPERTIES OF POLYMERIZATION OF VINYL MONOMERS. *BRIT. POLYMER J.* 1970, 2, 100-105.

Satellite Timeline - Aurora - Ripley - QLD

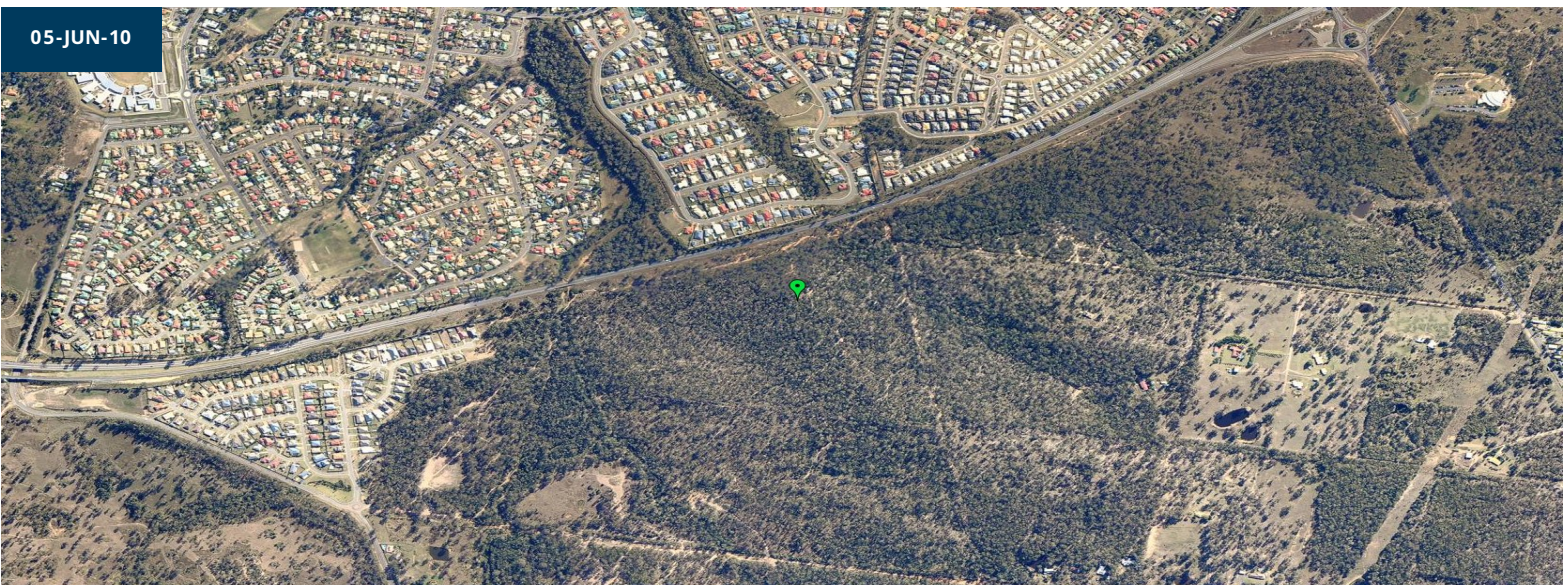
25-APR-21



17-AUG-17



05-JUN-10



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