



SANCTUARY RISE

# PERSPECTIVE

SANCTUARY RISE COMMUNITY NEWSLETTER | ISSUE FOUR | FEBRUARY 2015



## Sanctuary Rise proves to be strong performer in Toowoomba's property market with Stage 1 and 2 now completely sold out.

The influx of buyers has followed through to Stage 3, which was released in November, and future stages are already indicating extensive waiting lists. Positive demand from local families and first home buyers seeking to invest into this unique and scenic estate is evident from the high enquiry rate but also from some impressive resales. Lot 8 in Stage

1 was purchased off the plan for \$159,950 and recently resold for \$220,000. This success story will give current owners and future investor's vast confidence in their Sanctuary Rise investment. The 68 lots within Stage 1 all settled in June 2014 and are now starting to bring some life to the estate. Some have just started building, some well under way,

while others have already moved and settled in. We will soon see the construction buzz transfer over to Stage 2 with 78 lots settling by the end of February. It's great to see the Sanctuary Rise estate starting to take shape into a vibrant community. It is definitely a place you'd be proud to call home!





## The year ahead!

Next on the agenda is Stage 3 which consists of 67 lots. Whilst they are all quite diverse, they all offer great aspect and average approximately 600m<sup>2</sup>. Stage 3 was released to the market on the 14th November and to date over 50% have been sold with a high number of expressions of interest received weekly. Due to this success and high demand Hutchinson Builders will commence works in February, which is earlier than predicted.

Approvals for Stages 4, 5 and 6 have now been lodged with approvals for Stages 4 and 5 expected within the first quarter of 2015 and Stage 6 soon after.

Consolidated Properties will also be funding some substantial community upgrades during the construction of these future

stages. For example, \$200,000 will be invested into Catalina Park to ensure new and improved walking trails and picnic facilities. There will also be improvements to the surrounding traffic network to ensure hassle free commuting to and from the estate.

Due to the high number of buyers, we are expecting to see the remaining stages sell out quickly. These stages will offer beautiful northerly aspects, perfect elevated positions and fabulous panoramic views to Gowrie Mountain. If you wish to obtain further information about future releases or register your interest please contact Kim Taylor from PRD Nationwide Toowoomba on 0418 700 994 or [salesupport1@prdtba.com.au](mailto:salesupport1@prdtba.com.au)





# Toowoomba's property market and economy proves to be one of the strongest in Queensland

Toowoomba is nicknamed the Garden City due to have in excess of 150 public parks and gardens. Currently the population of Toowoomba sits at 157,000 and according to the Australian Bureau of Statistics (ABS) Toowoomba is growing by 2% annually and is Queensland's most populous city. Toowoomba's economy has proved to be strong with ABS showing a very low unemployment rate even though the population increased by 7% last year.

In 2014 the estimated development spends for the Toowoomba region was in excess of \$11 billion. This includes projects such as the Brisbane West Wellcamp Airport and Business Park, transport network upgrades, the Grand Central shopping centre redevelopment and Wilsonton Shopping Centre.

"As a major service centre to the surrounding rich agricultural area and the burgeoning Surat Basin, Toowoomba is well-placed to become a real power house of the Queensland economy" said MAYOR Paul Antonio to the Chronicle in October last year.

In regards to the property market, Toowoomba has been mentioned as an investment hot spot for the last three years. Toowoomba is a stand out to investors because of a number of factors including but not limited too; the strong infrastructure spending which in return will create more jobs, a growing population, low unemployment rate and housing affordability.

RP Data's David William quotes "If you based your decision on Toowoomba today you would not invest here, however if you are looking to secure an investment opportunity that could achieve both capital growth and increased rental returns then Toowoomba is predicted to be an investment hotspot for the long term".

Exclusive Agent for Sanctuary Rise, Kim Taylor believes the word is spreading quickly which explains the influx of buyers. "We have sold over 150 allotments and have over 220 names wanting to purchase in future stages. We have more buyers than available blocks but, this is a good problem to have".





# Supporting local business

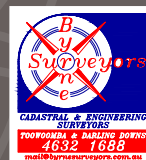
Consolidated Properties is a leading Queensland based developer that prides itself on sustaining strong community relationships. Accordingly, we look to support the community and understand the invaluable benefits from engaging the knowledge and expertise of locals.

In the development of Sanctuary Rise, we have engaged local businesses and looked to

integrate the community through planning, construction and sales. Consolidated Properties is currently working with the following Toowoomba based companies. (listed right)

By engaging local business, consolidated properties has gained a more personal and specialised understanding of the community's objectives, which has attributed to Sanctuary Rise's sales success.

## Who we work with



## Sponsorship Expression of Interest

Last year, Sanctuary Rise gave back to the community by sponsoring Care Flight. This year, Sanctuary Rise would like to support another local charity, fundraiser or club in need of their support.

If your organisation is in need of help please contact Carly Cottam on [carly@conspropgroup.com.au](mailto:carly@conspropgroup.com.au) to receive an expression of interest form before the end of March 2015.

## Take it from a local

*"I have recently purchased three blocks in Sanctuary Rise Estate. The reason for purchasing these blocks was for the location being so close to all amenities such as schools, shopping centres, the private hospital and medical facilities."*

*Sanctuary Rise Estate has one of Toowoomba's most beautiful new outlooks to the west. I believe that the estate in time will be a much sought after location."*

**Ray Weston,  
Ray Weston Constructions.**

**CONSOLIDATED  
PROPERTIES**

**SANCTUARY RISE**

[www.sanctuaryrise.com.au](http://www.sanctuaryrise.com.au)

## Location



### Sales inquiries to:

Kim Taylor PRD Toowoomba  
0418 700 994 or [salessupport1@prdtba.com.au](mailto:salessupport1@prdtba.com.au)

Consolidated Properties are referred to as 'the seller.' The seller believes the information contained within to be correct as at the date of publication. However, no person is entitled to rely on any information contained in this document and all interested parties must make and rely on their own inquiries. Neither the seller, its agents or employees accept any responsibility for any errors or omissions in respect of this document.