

Davidsons

AT BELIVAH



BRING YOUR DREAM TO
LIFE WITH HOUSE AND
LAND DESIGNED FOR
YOUR FAMILY TO GROW

ESTATE PROFILE



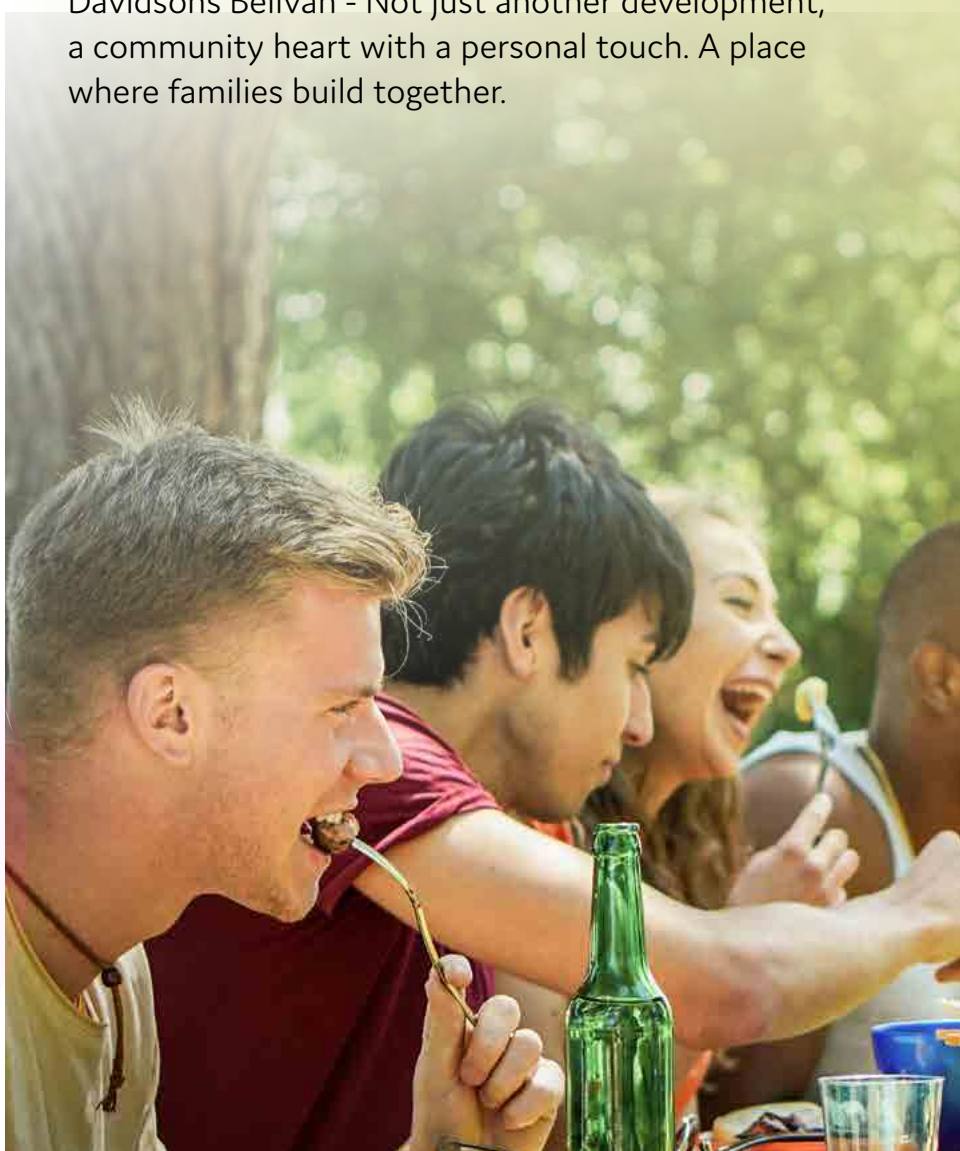
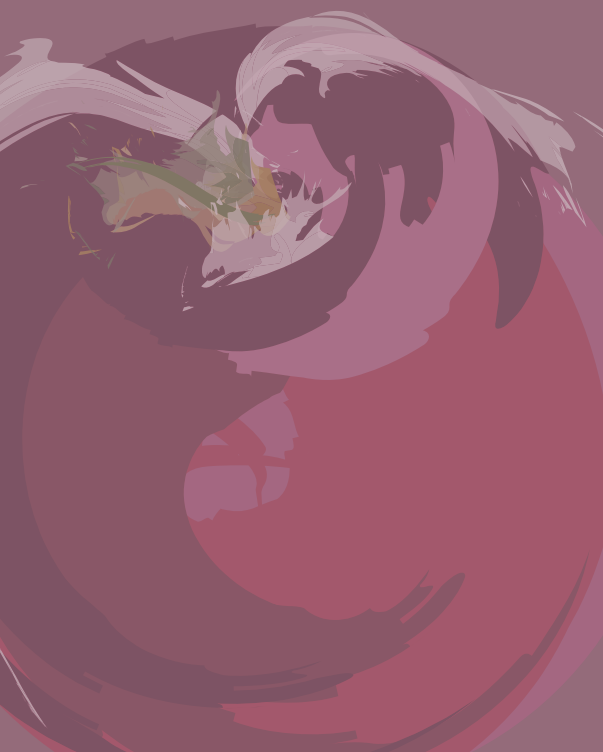
Bring your dream to life with house and land designed for your family to grow without the confusion over your options or worry you'll miss the boat and be renting forever.

Davidsons at Belivah is a place to build your dream home in a quality environment for the family to grow.

Perfectly positioned between Brisbane and the Gold Coast, Davidsons at Belivah is a brand new housing estate for Investors and families looking for their own particular slice of heaven. A community that's affordable with character and charm. Davidsons at Belivah has plenty of open spaces, parkland and views to the panoramic surrounding mountain ranges.

The Estate incorporates WSUD (Water Sensitive Urban Design) for minimal impact on surrounding environments. Residents will benefit from super-fast internet with the availability of NBN optic Fibre.

Davidsons Belivah - Not just another development, a community heart with a personal touch. A place where families build together.



BELIVAH ROAD

1 400m ²	2 400m ²	3 400m ²	4 400m ²	5 400m ²	6 400m ²	7 400m ²	8 400m ²	9 400m ²	10 495m ²
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19 387m ²	18 375m ²	17 375m ²	16 375m ²	15 375m ²	14 375m ²	13 375m ²	12 375m ²	11 609m ²
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50
383m²

MACMILLAN LOOP

20 399m ²	21 344m ²	22 344m ²	23 410m ²	24 310m ²	25 310m ²	26 310m ²	27 310m ²	28 369m ²
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29
128m²

30
128m²

31
112m²

57
112m²

56
112m²

55
128m²

66 399m ²	65 344m ²	64 344m ²	63 399m ²	62 289m ²	61 289m ²	60 289m ²	59 289m ²	58 344m ²
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32
232m²

33
176m²

34
176m²

35
176m²

51
176m²

52
176m²

53
176m²

54
232m²

MACMILLAN LOOP

67 289m ²	68 289m ²	69 299m ²	70 356m ²	71 356m ²	72 356m ²	73 356m ²	74 356m ²	75 470m ²
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76
154m²

77
148m²

78
148m²

79
210m²

80
178m²

81
178m²

JIM DAVIDSONS BOULEVARD





The GLENROCK **GenVII - F4**

Davidsons Estate Belivah will feature family friendly homes in spacious treelined streets, perfectly positioned between bustling Brisbane and the gorgeous Goldcoast.

- Key Features:**
- > Provide hinged security screen door to rear entry laundry door
 - > Provide a single 2.5hp split system air conditioner
 - > Provide and install upgraded front feature door in lieu of standard inclusion
 - > Provide alfresco under main roof area with exposed aggregate concrete or equivalent pad flooring underneath
 - > Provide and install ceiling fans to bedrooms and formal living area for BCA air circulation requirements
 - > Provide additional floor tiling (square pattern) as per attached footprints
 - > Provide & install slimline water tanks in lieu of standard inclusion of round (only if applicable & where drawn)
 - > Provide & install LED downlighting throughtout main dwelling
 - > Provide & install 20mm reconstituted stone kitchen benchtop to main dwelling

Davidsons
AT BELIVAH

**FEATURED
PACKAGE**



The GLENROCK

GenVII – F4



Lot Number 3
 Land Size 400.0m²
 Overall Width 10.2m
 Overall Length 20.4m

Living 141.9m²
 Garage 36.8m²
 Patio 4.2m²

 Total 182.9m²



*artists impression
not to scale*

COMPLETE
TURN-KEY
SOLUTION



Disclaimer: Photographs and other images in this brochure may show fixtures, fittings or finishes which are not supplied by Thomas Paul Constructions, or which are only available in some designs when selected as upgrades from the standard design. This may include landscaping and outdoor items, floor coverings, furniture, kitchen, bathroom and light fittings and decorative items which are shown as examples only. Please speak to one of our sales consultants to discuss detailed home pricing for different designs and inclusions.

INVESTMENT VALUE

Rental Appraisal

RayWhite

Rochedale South/ Logan City
Telephone: (07) 3059 8600
Email: sumayya.burger@raywhite.com

21/2/2018

To whom it may concern,

RE: RENTAL APPRAISAL – Lot 3 Belivah Road Belivah Qld 4207

Please be advised that upon forward description of the aforementioned property, we would expect the achievable rental to be approximately \$390.00 - \$400.00 per week.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting. It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (i.e. number of bedrooms/living areas, ensuite, fenced yard, parking facilities, views, proximity to shops, décor, accessibility, modern convenience; including dishwasher, air conditioning, dryer etc.)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply and demand)

We believe the positive points of the property to be: We recommend that you carry out the below listed improvements: Bond clean and carpet cleaning before a tenancy

Yours sincerely,

RAY WHITE LOGAN CITY



Sumayya Burger
Business Development Manager

0452066786

This appraisal is provided for the property owner's personal information only. The rental appraisal is not a professional valuation. It should be used as a guide only. It should not be relied upon as a true and actual figure.





BELIVAH IS...

3 minutes

to Beenleigh train station
and M1 Pacific Motorway

3 minutes

to Windaroo Village shopping centre

7 minutes

to Ormeau Woolworths shopping centre

10 minutes

from Yatala Enterprise Area

15 minutes

from Loganholme Hyperdome

6 schools

within 6 kilometres

2 golf courses

within 3 kilometres



The YATALA ENTERPRISE AREA (YEA)

Located less than 10 minutes from Belivah, The Yatala Enterprise Area (YEA) is the largest zoned industrial land area in the Gold Coast and the city's leading industrial precinct.

The YEA is less than 40 kilometres north of the Gold Coast CBD and 40 kilometres south of Brisbane CBD, and is only a 30 minute drive to the Port of Brisbane and the Brisbane International Airport.

The YEA is a value-adding manufacturing region with businesses in food and beverage, construction materials, machinery and equipment, plastic and chemicals as well as warehousing, transport and distribution.

The YEA accommodates a range of large industrial facilities including Carlton United Brewery, Visy, V.I.P. Petfoods, Caterpillar and Flexopack. As well as a number of industrial parks, such as the Empire Industrial Estate which accommodates the 60,000m² Caterpillar parts distribution centre.



About LOGAN CITY QLD

Davidsons Estate at Belivah is located in Logan City, a major suburban centre south of Brisbane. Positioned on Logan City's Scenic Rim, Davidsons Estate at Belivah is well positioned to benefit from exceptional regional growth as well as both current and planned infrastructure construction for the entire region.

Travel less than 10mins and jump on the M1 Pacific Motorway, via the Logan Motorway, part of the \$512 million Logan Enhancement project –providing easy access to Brisbane and the Gold Coast, minimalising time spent commuting.

Located close to three world leading universities which including Griffith University, Bond University and Southern Cross University.



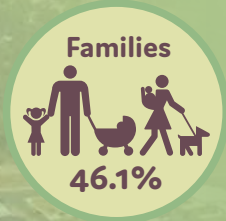
Davidsons
AT BELIVAH

REGIONAL PROFILE

Median Age



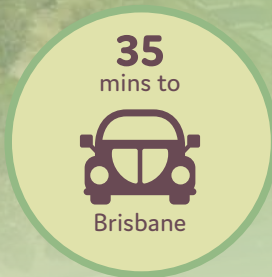
Dependency



Popularity



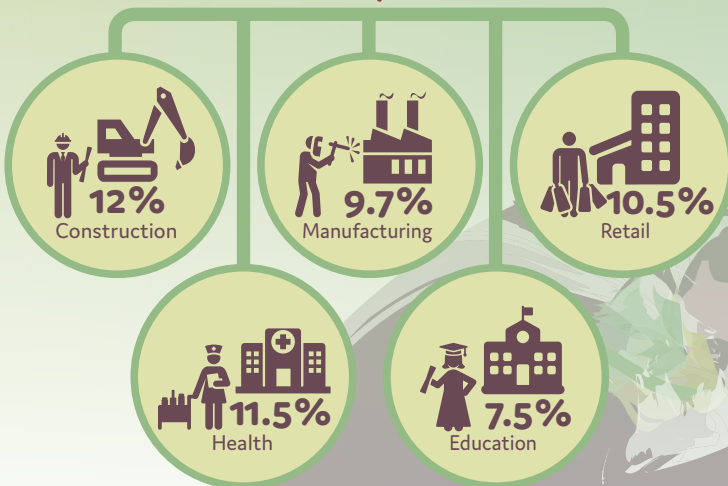
Convenience



Household



Occupation



Logan City

Situated between Brisbane, Queensland's capital city, and the Gold Coast, Australia's favourite playground.

Logan City comprises 64 suburbs. The city facilitates much of the transport between Brisbane and the Gold Coast. Its motorway network is extensive: in the city's north-east, the Logan Motorway joins the Pacific Motorway, while the Mount Lindesay Highway and Sydney–Brisbane rail corridor cross the city along a roughly central northsouth axis.

Industry

There are extensive industrial and commercial areas, mostly in the north and east of Woodridge, and west of Springwood and Daisy Hill, clustered in the triangle formed by Logan Road/Pacific Highway and Kingston Road, and extending west along Compton Road. The Crestmead industrial estate is designed for light to medium industry in the manufacturing sector.

Education

Griffith University has already established a Logan campus in Meadowbrook which is being developed into a specialist area based around health, research and education. Logan City has nine public libraries.

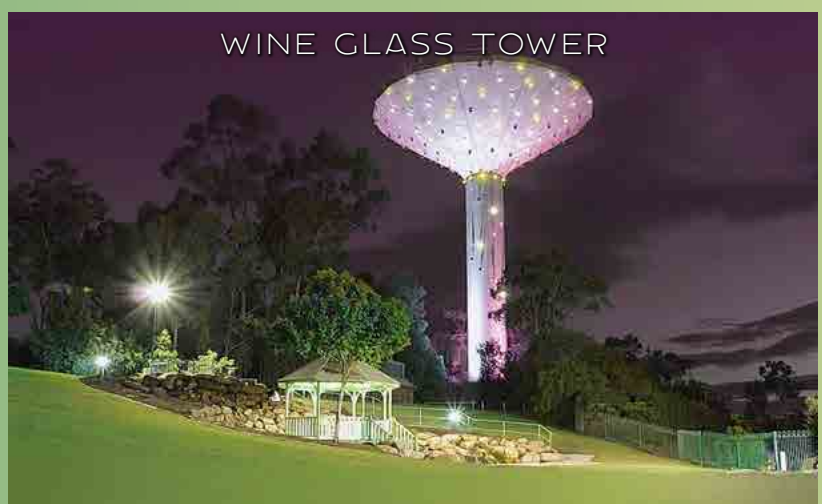
Dining & Entertainment

The City of Logan boasts a mixture of food markets and festivals and features a wide range of multicultural culinary options to meet all tastes. Cinemas, shopping complexes and parks are prevalent and the city also boasts a free public art gallery.

One of the most popular events is Eats & Beats held in different locations around the city on the last Friday evening of each month. Each event features over 40 food trucks and music from a large line up of local artists. With such a green landscape it is no wonder Logan City's culinary offerings are varied, vibrant and delicious. It is no surprise when you consider the ethnic and cultural diversity and rich agriculture found across the city.

Parks & Facilities

The City of Logan provides access to some of the most open preserved bushland in South-East Queensland and the cleanest city air in Australia. Every corner of Logan has something to offer, visit one of the 924 local and regional parks for the whole family to enjoy. You will find pleasant riverside locations in Munruben and Jimboomba, nestled between both the Logan and Albert Rivers. With 60 sports facilities across the city including multisport and aquatic centres, you will never be short on something to do.

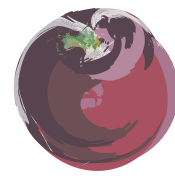


QUEEN MARY FALLS





NORTH
STRADBROOK
ISLAND



Davidsons

AT BELIVAH

A UNIQUE APPROACH

A unique approach which combines both a community heart with a personal touch, a balance we believe allows you to create a life that's unique to you, and be part of a wider, close-knit community.



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