



44 3 bedroom townhomes

## Stone Park Residences

126 Pumicestone Road, Caboolture QLD, 4510

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Caboolture shopping centre

# Caboolture

Caboolture is only 50 minutes to the Brisbane CBD, 20 minutes to North Lakes, 30 minutes to Bribie Island and 40 minutes to the Sunshine Coast. Caboolture is a major urban centre of the Moreton Bay local government area. Caboolture is a prime location with a short commute to some of the best beaches in SEQ. Conveniently located, the area really has it all!

## Education and Employment

Within the wider Caboolture area there are at least 12 schools, as well as a TAFE and QUT campus, both government schools and private, designed to meet the needs of the growing number of families in the area.

The suburb's strategic location facilitates ample job opportunities, not only within Caboolture but also in nearby cities. This dynamic employment landscape makes it an appealing choice for those seeking a balance between work and lifestyle. The job market in Caboolture is diverse, with a mix of industries that provide opportunities for both skilled and unskilled workers.

## Community and Lifestyle

Caboolture is a regional transport hub. With its connections across the Great Dividing Range via the D'Aguiar Highway, easy highway access to Brisbane and the Sunshine Coast via the Bruce Highway, and the Caboolture-Bribie Island Road to Bribie Island.

It boasts two main shopping centres, Caboolture Square Shopping Centre as well as the Morayfield Shopping Centre, then four other smaller centres. This does not even consider the amount of commercial properties all along Morayfield Road to Burpengary or along Bribie Island Road.

Caboolture is also a growing medical centre. Besides the Caboolture Hospital and Caboolture Private Hospital, there are many medical hubs with doctors, diagnostics and specialists all under one roof.

The sense of community in Caboolture is strong, fostering connections among residents. Local neighborhood groups and community centers play an active role in organizing events and activities that bring people together. There is a public library, memorial hall, customer service centre and an art gallery.

The local showgrounds host a variety of events throughout the year, opens the



Country Markets every Sunday at 5am and is also home to a historical village where you'll find some of the town's most famous buildings have been relocated and restored. Caboolture Town Square also hosts some smaller events throughout the year.

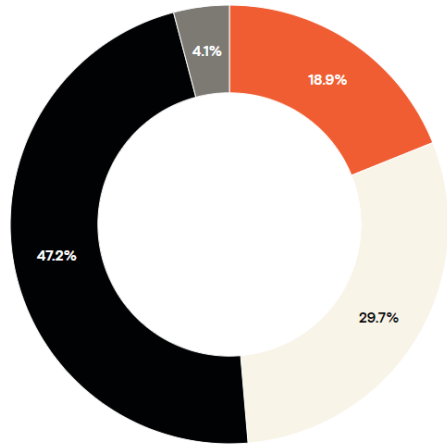
Caboolture's proximity to the Sunshine Coast and Moreton Bay make it a great location for those who love to hit the water for surf, swim, boating and fishing. The beauty of the Glass House Mountains and Bribie Island are all within a half hour drive of the town centre. There are also ample opportunities for outdoor enthusiasts to explore and enjoy the natural beauty of the area.

There are also plenty of dining options available, ranging from local cafes and restaurants to international cuisine.

Compared to other suburbs in the surrounding area, Caboolture offers a unique balance of affordability and accessibility, presenting a favorable environment for property investment and growth potential.



Owned outright Owned with a mortgage Rented Other/not stated



# Caboolture suburb overview

**Caboolture is located around 44 kilometers north of Brisbane, providing easy access to both urban and suburban amenities. An average home in Caboolture is rented by couples with children. The average age in Caboolture is 35. Separate houses are common in Caboolture and the area is mostly Rural (31.59%), Rural Residential (20.06%) and General Residential (14.03%). Caboolture boasts a blend of traditional Australian culture and modern influences.**

Caboolture enjoys a mild subtropical climate year round, perfect for enjoying the region's natural beauty. Parks, green spaces, and diverse flora and fauna are abundant in the area.



The real estate market offers diverse housing options, catering to various preferences and budgets. Property values continue to rise in Caboolture. With a number of developments including new, affordable housing options, industry insiders look upon Caboolture as an emerging hot spot, a great option for first-home buyers. Buyers can choose from a range of housing options, while sellers can benefit from a competitive real estate market. Investors can capitalize on the suburb's growth potential and evolving property market.

The suburb's strategic location provides ample job opportunities within Caboolture and neighboring cities. The suburb's population has doubled in the last 10 years, with village centers now turning into major shopping hubs with new businesses that provide the residents with all the conveniences they need.

According to the local council, the Moreton Bay region is one of Australia's fastest-growing regions, with its regional population forecast to grow from 479,639 to approximately 690,000 by 2041.

## INFRASTRUCTURE

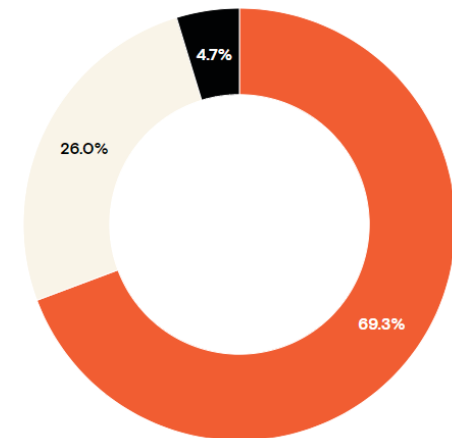
Caboolture is a transportation hub. This suburb has its own airfield, a railway station, and a highway with easy access to Brisbane. The railway station is the terminus for QR Citytrain Caboolture railway line, as well as being a major stop on the North Coast railway line. Citytrain operates regular services to Brisbane, and interurban services to Nambour and Gympie.

Caboolture has long been the administrative centre of a region that has been changing significantly over the past decade in particular, with new schools, new university campuses, and new transport nodes, to name just a few. As well as a proliferation of new cafes, bars, and eateries, the region is set to evolve further by announcing a major transport route between Brisbane and the Sunshine Coast.

## SURGING PROPERTY PRICES

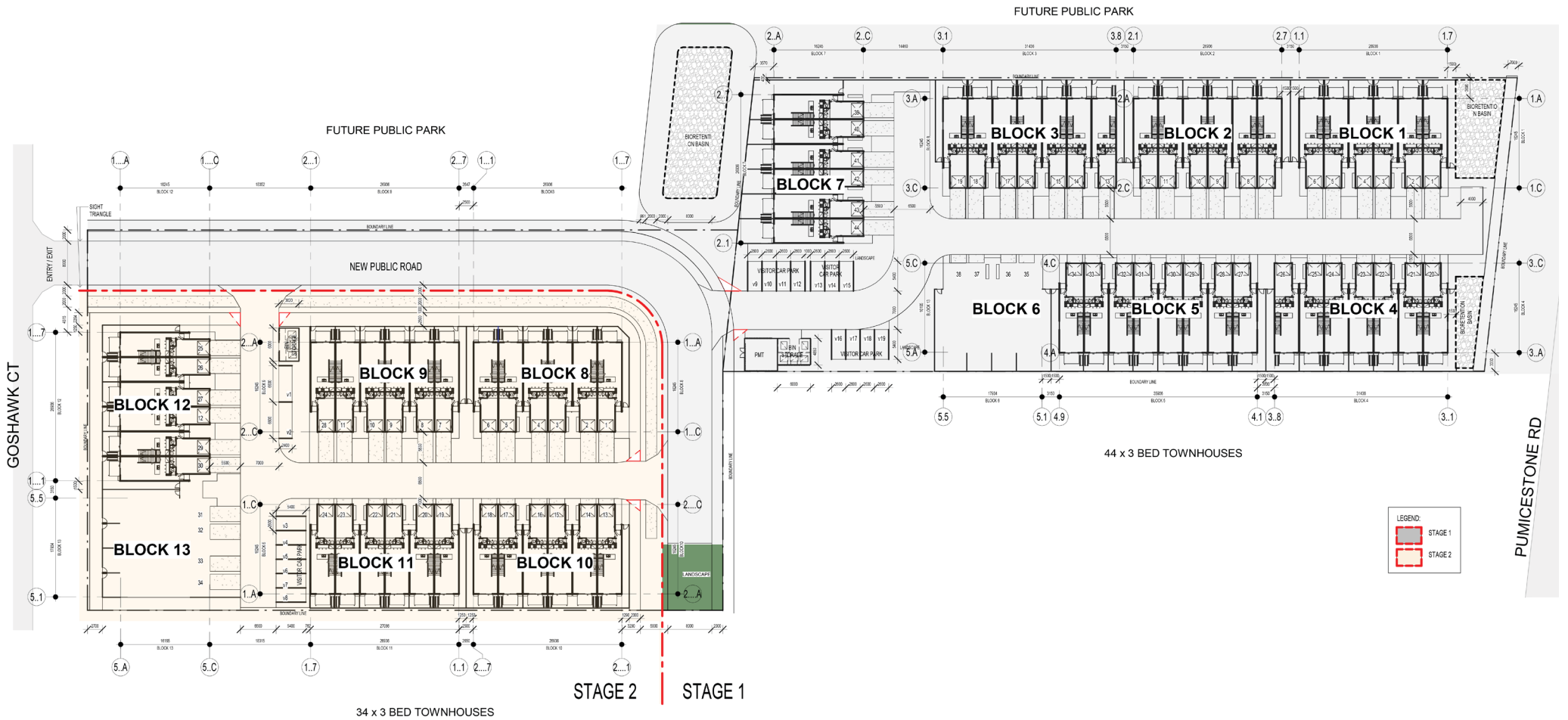
Caboolture's strategic location and vibrant community make it an attractive investment opportunity. Part of the surge in demand from buyers was the affordability of real estate in Caboolture compared to many other parts of the southeast and significantly lower compared to equivalent regions in Sydney or Melbourne. Caboolture's growing population includes a diverse demographic, leading to an evolving cultural landscape

Caboolture's growth is promising, with ongoing developments aimed at enhancing infrastructure and community services.



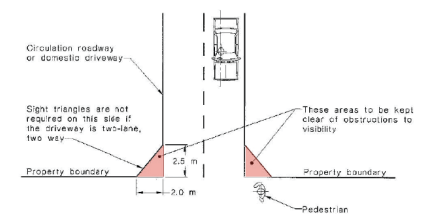
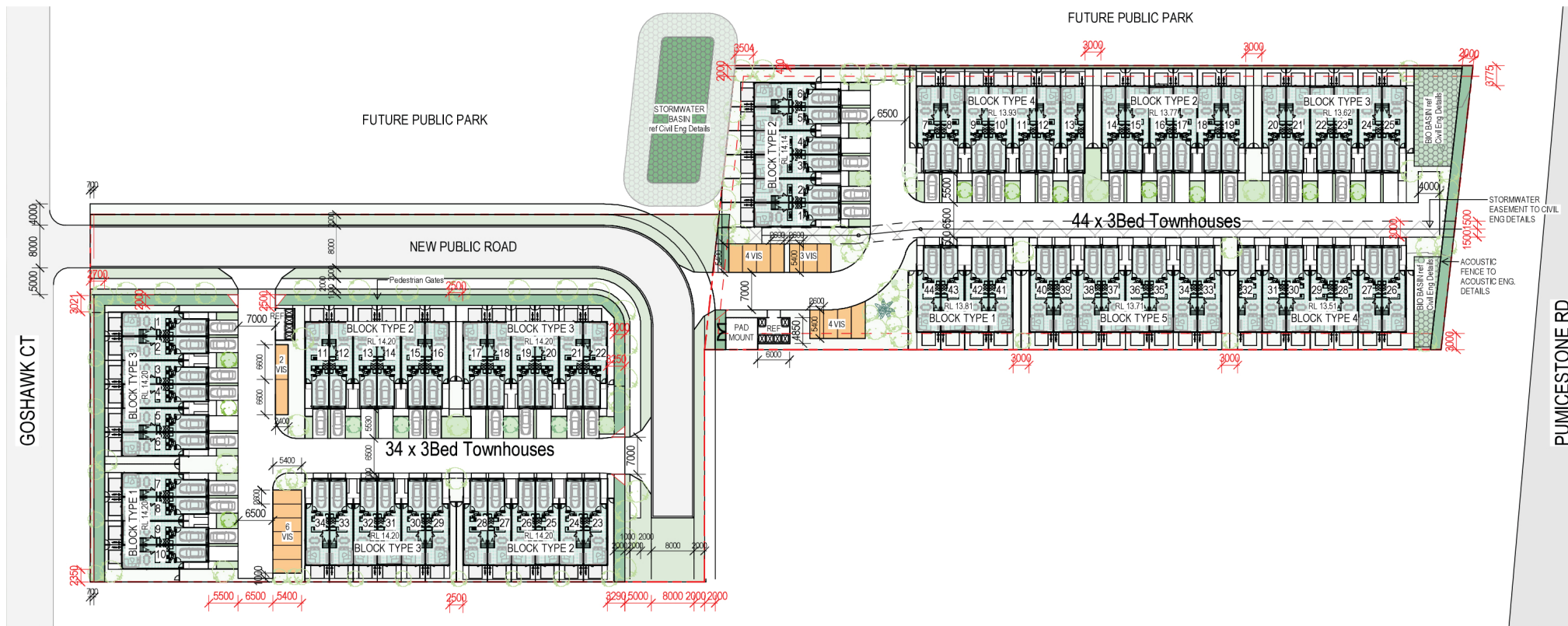
Family households Single person households Group households

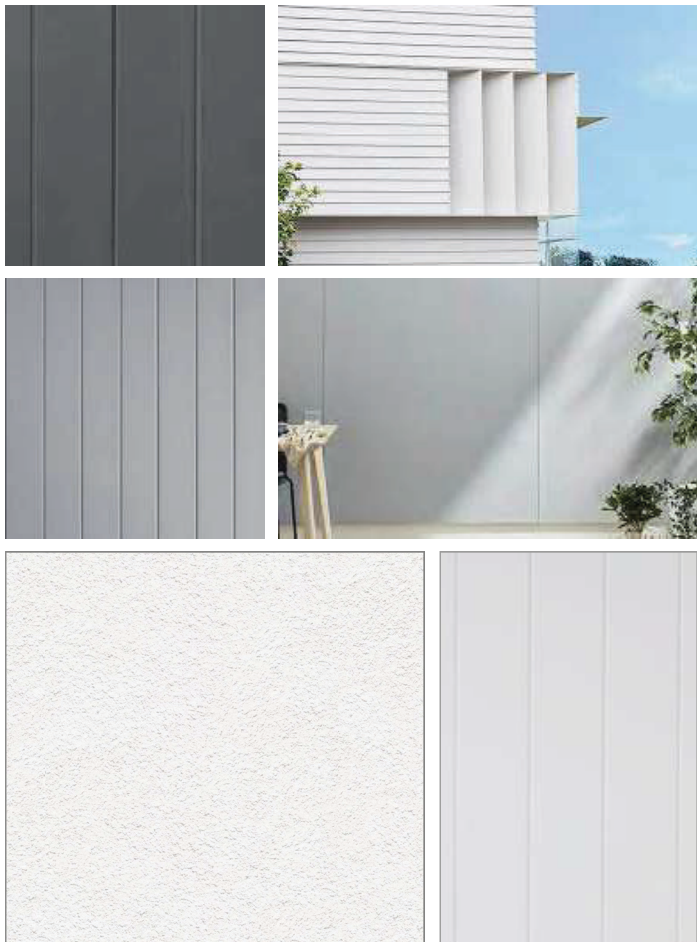
# Overall ground floor plan





# Master plan ground level





Stylish and contemporary  
white and grey pallet



Accent walls to upper levels featuring a variety of paint colours  
and feature cladding







## RENTAL APPRAISAL

28<sup>th</sup> May 2024

Address: Stone Park Residences, Caboolture

I have assessed the rental value of this property considering factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies, and market trends.

I have provided you with a realistic rental value based on the current stock.

<b>3</b>  <b>2.5</b>  <b>1</b> 	<b>Recommended Rent:</b> <b>\$500.00- \$510.00 p/w</b>
<b>3</b>  <b>2.5</b>  <b>2</b> 	<b>Recommended Rent:</b> <b>\$510.00 - \$540.00 p/w</b>

The rent achieved for this property will be influenced by the following factors:

- The time of the year in which the property is available for rent;
- How motivated the owner is to reduce the vacancy period;
- How selective the owner is regarding tenant profile;
- Lease specifics, such as term and start date;

We will do everything we can do achieve the best possible outcome for your investment.

Should you have any questions please do not hesitate to contact us.

Kind Regards,

ARG Property Management

**p 1300 739 804 m 0409 903 136**

**e [dee@arg.property](mailto:dee@arg.property)**

Disclaimer: The estimate is based upon the research conducted and information supplied at the time and is reflective of the current rental market in relation to supply & demand. Whilst every care is taken in the preparation of this document from information and sources, we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur.