

Fairways, Tees Off

QM Properties have just released a new 'Hilltop Stage' onto the market as part of The Fairways golf estate at Hatton Vale.

The development, which has been free from all major recent and historic flooding, is one of the most affordable golf course estates in Queensland.

The first 10 blocks are described by QM as the best land in three years to come on the market in the area. The parcel of 10 blocks is part of 22 lots that make up stage U.

"The first 10 elevated blocks are very high end land, perched at the top of a hill on flat blocks," said Fairways Sales Consultant Paul Daly.

QM has dropped the starting price to under the \$100 000 mark," said Paul, "With 4 blocks between \$99 950 and \$105 000."

House and land packages are an extremely affordable value for money starting at \$290 000.

Since 2005, the median house price in Hatton Vale has steadily increased every year from \$255 000 to \$358 000 at the end of 2010 according to RP Data, with 2011 set to continue the trend, now picking up after a quiet January.

The affordable acreage estate encircles the Hatton Vale Golf Course and has all facilities within reach.

The level land is easy to build on, and should attract some of the most prestigious homes in The Fairways.

To date the development is appealing to home owner occupiers building their dream 4 bedroom, 4000 sqm homes.

"We found the buyers are purchasing this land relatively cheaply and spending 10% more on the build," said Paul

"Our demographic is couples 25-45 years of age with young families, many are locals who are upgrading from Ipswich or Springfield".

"We also have a lot of RAAF Professionals as we close to Amberley as a commute."

Hatton Vale is part of what Bernard Salt called the tree changer trend of families seeking a country lifestyle.

"The Fairways ticks all Salt's boxes for a tree change development," said Paul. "It's less than a one hour drive from Brisbane via a motorway set in beautiful countryside and near a town with infrastructure."

"Families want peace and quiet but still feel the need to be connected to a community," he said Paul, "The Fairways has the real sense of community that comes with a rural area, but still offers all the infrastructure families need nearby."

The development offers a sense of security, club house amenities and manicured open green spaces.

This golf estate offers an opportunity to purchase a block without paying the high costs associated with waterfront and coastal living. Buyers are being priced out of coastal areas due to the decreased availability of blocks and are moving inland to areas along the western corridor.

Homebuyers are flocking to residential developments which offer more than just a block of land. At The Fairways Golf Course Estate, the lightly treed, undulating blocks suit acreage and ranch style homes and its location allows buyers to work and spend time in the city but retreat back home to a calming and serene rural environment.

Most buyers work in Ipswich and with quick access to the Warrego Highway, it's a 25 minute commute to the CBD. Alternatively, the rail link to Brisbane is 50 minutes from Rosewood.

The Fairways is the perfect mix of town and country living in the hub of the local area with the estate situated around the Hatton Vale Golf Club.

The estate has two childcare centers and a primary school. The surrounding areas including Ipswich, Toowoomba, Laidley, Esk and Gatton offer residents a variety of childcare facilities, kindergarten, pre-school, primary school, high school and university campuses. Plainlands Woolworths is a five minutes drive from Fairways.

Property Snapshot

Name: The Fairways

Land Price: From \$99 950

Address: 53 Fairway Drive, Hattonvale just off the Warrego Highway

Blocks:10

Size: 4000 square metres to 13 acres

Sales enquiries: Paul Daly, Ph: 07 5411 4840

or visit www.qm.com.au

-ENDS-

For more information:

Jayne Keogh

JKPR

07 3210 1473

0418 882 408

jayne@jkpr.com.au