

Buyers Retreat to Riverfront Living

QM Properties have launched the last stage of River Retreat at Karalee, their dress circle precinct South West of Brisbane.

“Of the 22 blocks of land in Stage 5, 11 are riverfront lots,” said QM Properties General Sales Manager Damien Ross.

“The allotments in River Retreat are all above the Q100 flood level and all the blocks are elevated.

The land ranges in size from 4,000 square metres to two huge double blocks that are both over 8,000 square metres.

“Post-flood property values are beginning to bounce back, particularly in areas that were not flood affected,” said Damien.

River Retreat has enjoyed high sales due to its unique position in the market as the ‘top end’ for the rapidly growing and vibrant Ipswich economy.

“60 blocks have already been sold, with over 40 homes under construction or complete,” said Damien.

Those homes are contemporary and designer homes, mostly single story that will not fit onto a normal size block.

The land alone allows for additional out buildings such as storage for boats, trailers, commercial vehicles and mobile homes.

The River Retreat homes are typically spends of \$600,000 to \$700,000 with plenty of indoor and outdoor living to take in the river and Great Dividing Range views.

Buyers are drawn from Springfield, Ipswich, Redbank, Karana Downs, Bellbowrie and the Western suburbs of Brisbane who are upgrading to a larger home.

“Most are young families with school age children, but we also have business people and retirees seeking peace and quiet,” said Damien.

Despite being only 10 minutes from Ipswich and 35 minutes from the Brisbane CBD, River Retreat offers a rural lifestyle that is increasingly rare.

There is almost no riverfront land available, especially this size of block with its flood free provenance.

The land options suit buyers choosing to retreat to a more upmarket, riverfront lifestyle, while avoiding the large price tag normally associated with waterfront property.

“River Retreat is fast developing into the dress circle acreage address for Ipswich residents,” said Damien.

“All stages have attracted a community of professionals and business people based in Ipswich and the Western suburbs.”

River Retreat draws much of its appeal in its advantageous situation, perched on riverfront, rural property with major amenities and conveniences less than five minutes away.

These include Karalee Primary School and Day Care, Woolworths, Tavern, Newsagency, Chemist, Doctors Surgery, Hairdresser, as well as a boat launching ramp to the Brisbane River.

River Retreat maintains a high living standard with feature landscaping built into the estate covenant. It consists of primarily 1+ acre lots, with full pressure town water and underground power.

Most blocks are near level or gently undulating and many have captivating mountain views from their elevated building sites.

Entry price is \$263,000 for Stage Five, with the average price for North facing 4,000 square metres blocks at \$349,000.

One block of 5,000 square metres is available in Stage Four at \$209,900.

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Property Snapshot

Property Name	River Retreat Stage Five
Price	Land From \$209,900
Block Sizes	1+ acres (4000sqm to 8000sqm)
Features	<ul style="list-style-type: none">- River and mountain views- Gently undulating and flat land- Executive quality homes
Open	Consultants available 7 days
Address	Arthur Summervilles Road, Karalee (UBD Ref 194 R11)
Contact for Sales Enquiries	Damien Ross Sales Office: (07) 3874 0019 Mobile: 0409 766 339 Email: riverretreat@qm.com.au
Website	www.qm.com.au