

Moreton Bay suburb housing estates boom results in \$12M sales

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Four brand new housing estates with a combined value of over \$3 billion and delivery of more than 2,500 homes, are poised to transform a Moreton Bay suburb into one of southeast Queensland's fastest growing areas.

Burpengary is booming with new housing estates popping up left, right and centre, headlined by more than \$12 million in sales in just one week for stage one house and land packages at the new Vale estate, located on Coutts and Adsett roads.

This represents 70 per cent of the stage one lots at the Marquee developed estate, Vale, showing demand for quality and affordable housing remains strong.

Furthermore, KDL Property Group has released its first 15 lots in the first stage of 'Avaline' – a \$106 million mixed-use residential community featuring 188 homesites as well as a medical precinct and childcare centre, on the corner of Old Bay and Maitland roads.

Colliers Director Jon Rivera said they did not even have the chance to market Vale widely before seeing 70 per cent of stage one sold.



A concept image of the Avaline estate, valued at \$106 million in Burpengary. Picture: Contributed

“In this current market, I would expect to sell the remaining homes within a month,” Mr Rivera said.

“Priced in the mid to high \$600,000s, and about \$60,000 better priced than the surrounding market, Vale offers irresistible value while we’re in the midst of an affordability crisis.”

Marquee’s Sales Manager Azura Griffen, said Vale’s location just minutes from North Lakes, and centrally located between Brisbane and the Sunshine Coast, positions residents just minutes from public transport, schools, shopping, dining and entertainment options.

“The leafy boutique infill community of 76 flat blocks is surrounded by a thriving, established community,” Mr Griffin said.

“With over 42 per cent of the masterplan reserved for green space and a variety of land sizes ranging in size up to 762 sqm, Vale is ideal for families that want to be surrounded by nature, but just a stone’s throw from a range of amenities. “

Construction on Vale is forecast to commence in May, 2023.



A concept image of the Vale estate in Burpengary. Picture: Contributed
KDL Property Group Managing Director, Kent Leicester, said it was exciting to announce the release of the first lots under construction in Avaline, which was approved by Moreton Bay Regional Council in July last year.

“When we are hearing so much in recent times about housing shortages and delays in getting projects underway, it’s fantastic for KDL to launch the first release of homesites in Avaline,” Mr Leicester said.

He said the site aimed to cater for a wide range of buyers including those entering the property market through to growing families, upgraders as well as people seeking to downsize.

“Avaline will also feature a community park with picnic shelters while delivering residents with a home site among parklands and open space which will ensure privacy alongside a sense of community.”



Moreton Bay Regional Council has also approved KDL’s plans for the \$29 million commercial component of the estate, which includes an onsite childcare centre and allied health precinct with provision for doctors, pharmacy, pathology, and physio services as well as parking.

The first homesites in Avaline are priced from \$342,900.

The 29ha masterplanned Sage Community on Hunt Rd, will transform what was originally a site highly modified by 14 individual landowners, including a nursery and hobby macadamia farm.

Construction by the developers Cedar Woods started October last year, with Sage comprising 329 lots and a range of lot sizes up to 812 sqm.

A Cedar Woods spokesperson said 49 lots in stage one are scheduled to settle in September, 2023.

“Homes can start construction after settlement with the expectation that our first residents will be living at Sage in early 2024,” spokesperson said.

“We anticipate that the first residents will be moving in Feb/Mar 2024.

“As well as the homesite construction, the revegetation and development of the seven hectare conservation corridor is underway, which will see over 200 nesting boxes installed to create new habitat for local wildlife and we will also be planting over 1000 new koala trees.

“ Cedar Woods has sold 70 per cent of the first stage with strong interest from customers and builders in stage two.”

Further east off Buckley Rd, North Harbour is up to stage 32 of its \$2.7 billion marina and housing estate is set to create 7000 new jobs and inject billions into the economy.

Featuring a 400-berth marina, 2000 new homes, waterfront boardwalk, range of restaurants, river activities and a 319-hectare riverside recreational precinct – the North Harbour Marina at Burpengary East will resemble a mini city.