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The Courier Mail

Developing QUEENSLAND

JUNE 22-23, 2024

THRIVING COMMUNITY

Villawood Properties' \$400m masterplanned residential community Eucalee at Gleneagle has released a new stage

GROUP HONOUR

Villaworld Homes by Avid Property Group has taken out the top prize at a leading competition

BAYSIDE DREAM

Redlands residential community, Arc on the Point, has made the property dreams of a Brisbane couple come true

PENINSULA PLANS

Tydal Woody Point is Traders In Purple's 14th collection of waterfront apartments on the Moreton Bay peninsula



DEVELOPING QUEENSLAND

WATERFRONT LIFESTYLE ON THE MARKET

The Moreton Bay peninsula is gaining attention as a coastal lifestyle destination for empty nesters, writes Stephen Nadin

National property and construction group Traders In Purple has launched its 14th collection of luxury waterfront apartments on the Moreton Bay peninsula with Tydal Woody Point.

Located at the highest point in the suburb, with panoramic views stretching across the ocean, Tydal is set to replicate the success of Traders' most recent sold-out projects, Marin at Scarborough and Lasail Newport.

The location was home to the Palace Hotel, a venue where the Bee Gees played their first paid gig.

The launch of the first of two buildings, with 104 apartments, attracted local downsizers and residents from north of Brisbane.

Two- and three-bedroom apartments are now selling, featuring a luxe coastal design aesthetic that has become Traders In Purple's signature style and a proven hit with buyers.

While the empty nester migration to the Gold Coast and Sunshine Coast has been entrenched for many years, the



Moreton Bay peninsula is now firmly on the radar.

Traders In Purple development director Alex Black said Tydal offered a rare opportunity to enjoy a laid-back resort lifestyle by the water for far less than comparable properties in many other Queensland coastal locations.

"Tydal is one of those rare opportunities to have the best of all worlds," she said.

"The water views with sunrises over the ocean are extraordinary, while to the west, apartments

capture the sunset over Bramble Bay. And all of this, just 20 minutes' drive from the airport and 40 minutes from the CBD.

"Moreton Bay has flown under the radar for many years but the word is well and truly out.

"Apartment prices in Woody Point and neighbouring suburbs rose by around 13.7 per cent in the past 12 months but it is still comparatively affordable.

"Woody Point is a location to watch with the recent multimillion-dollar makeover of the Belvedere

Hotels, and transformational projects such as Orilla, our luxury boutique project on the waterfront, and now Tydal elevating the suburb to new heights.

"It has charm, character and hasn't lost its village atmosphere."

Two-bedroom apartments are selling from \$775,000 and three-bedroom designs from \$1.249m.

Two-bedroom apartments range in size from 122sq m to 141sq m and three-bedroom layouts from 157sq m to 194sq m.

Three luxurious penthouses with



panoramic views are set for release next month.

Ms Black said the gently curved facade of the 10-storey stage one apartment building, designed by Brisbane-based Ellivo Architects, was oriented to maximise views.

"The architectural language draws inspiration from the natural elements along the shoreline, creating an environment that is intimately connected to its setting," she said.

Two- and three-bedroom courtyard homes at ground level

THRIVING SCENIC RIM COMMUNITY



Villawood Properties' \$400m masterplanned residential community Eucalee at Gleneagle is powering ahead with the first round of settlements now complete, construction advancing on future stages and a new stage on the market.

With the first two stages of the community sold out and settled, and stage three now 80 per cent sold, Villawood has brought forward the release of the first lots in stage four.

Villawood Properties

Queensland general manager, Michael Williams said the latest stage had been met with strong demand since hitting the market at the end of May, with eight home sites sold on the launch weekend.

"The strong sales made and significant number of leads that were generated on the launch weekend reinforced the pent-up demand for affordable, large home sites, which are becoming increasingly hard to find in South East Queensland," he said.

"Stage four offers land ranging

from 476sq m to 802sq m, selling from just \$284,900.

"Stages one to three offered large home sites starting from 612sq m, and while the majority of our buyers have gravitated to Eucalee because of the sizeable lots and value on offer, there has certainly been demand for lots in the sub-600sq m range."

Developed on an 83ha site, Eucalee will have more than 700 home sites. An on-site land sales office, at 6605 Mount Lindesay Highway, is open daily, 10am-5pm.

The winning Avid Property Group. Picture: Sarah Keayes/The Photo Pitch





will have their own gatehouse entry.

Resident facilities include a subtropical pool with sun lounges, covered outdoor dining, barbecue, herb garden, lawn and residents' lounge with a kitchenette. There's also a dog wash bay.

Tydal will be constructed by Traders In Purple's construction team and while many Queensland projects have been impacted by construction issues, having its own construction capability has allowed Traders In Purple to maintain a 100 per cent completion track record.

Traders In Purple has two other projects under construction in the area – Marin at Scarborough, due for completion in early 2025 and Orilla, an ultra-luxury boutique development of 32 residences, on a waterfront position at Woody Point, due to complete in mid-2025.

IN THE KNOW

TYDAL WOODY POINT

Address: 8 Gayundah Esp, Woody Point
Features: Two-bedroom apartments from \$775,000, three-bedroom layouts from \$1.249m
Sales display: 2 Kate St, Woody Point, daily, 10am to 4pm
Contact: 0477 432 432
More info: tydalwoodypoint.com.au



GROUP RECOGNISED AT NATIONAL AWARDS

Villaworld Homes by Avid Property Group has taken out the top prize at one of the construction industry's leading competitions.

The 2024 Housing Industry Association (HIA) – CSR Australian Housing Awards were announced at a Cairns gala dinner.

Avid, which has a \$5bn national property portfolio, won an award for its builder arm, Villaworld Homes and was a finalist for its Sphere Garden Terraces development on the Gold Coast.

Avid had also won the 2024 HIA Australian Professional Major Builder for Villaworld Homes by Avid and was a finalist at the 2024 Townhouse/Villa Development of the Year for Sphere Garden Terraces

Avid general manager housing Peter Wood said the award recognition was a clear indicator of the builder's commitment to excellence and innovation as well as its dedication to customer satisfaction.



EXPERT VIEW

James Fitzgerald

Property commentator and author



Now's the time to back yourself in retirement

The days of the homes Aussies own being exempt from aged pension means-testing are numbered.

Fifty years ago, there were 13 retirees for every 100 workers in Australia. Today, that number has doubled to 27 – and it's still growing. That's a problem because our generous pension and healthcare systems must provide for double the people, with half the money to pay for it.

The pension sits at around \$30,000 per annum. It might not sound like a lot, but it's one of the more generous pension systems in the developed world, and we don't pay for much when it comes to healthcare either.

How long can we keep that going with our ageing population? In the federal budget, we saw the pension line item growing by 8 per cent annually, as the health line item grew by 7 per cent. No budget can afford to keep footing the bill on a cost that increases by 7 and 8 per cent every year.

In his March column in The Australian, demographer Bernard Salt noted: "Projections released by the Australian Bureau of Statistics (ABS) last November showed the trajectory of the 85-plus population over the coming decade will jump by the

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highest number in any single year over the century between 1971 and 2071," calling it a "one-in-a-100-year event".

He likened it to a tsunami, or better still a freight train, hurtling towards us with a collision projected for 2032.

The pension age was recently lifted from 65 to 67 years of age. This buys us a little bit of time, but it merely kicks the can down the road.

I believe my generation cannot depend on their homes being exempt from the means test, and there may not even be a guarantee of having a pension or access to free healthcare.

The ABS reports a third of Aussie households own their own homes outright and another third are likely to do so by the time they retire – if you can be one of them, then you are well-placed financially in retirement.

If you plan on relying on the value of your home and the government aged pension, take it from me, you're taking a huge risk.

I know I need to take matters into my own hands when it comes to having an income in retirement.

Fortunately, there is a big opportunity to do that by buying land in areas where the population is growing and disposable income is rising.

We are on the cusp of one of the biggest land booms in history. And, make no mistake, we need to grow our population because of our ageing population.

While it's important to take a long-term view when it comes to investing, investing in land near capital cities has been an effective retirement solution for the past 50 years, as it will be for the next 50 years.

Yes, it's tough out there, but the greater population growth, the more demand for housing. This will drive up the value and provide capital growth.

I know retirement may feel like a lifetime away, but look at how quickly we got to 2024 and it feels like the Y2K (Year 2000) movement was just yesterday, or is that just me? Do yourself a favour, and plan for 'future you' now. It's crucial.

James Fitzgerald is managing director of Gold Coast-based Custodian and author of Bulletproof Investing: Gaining Financial Control in Uncertain Times

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