



Location

Griffin Pocket is perfectly positioned for a family-friendly lifestyle at the doorstep of Moreton Bay.

Located on the banks of the Pine River, Griffin Pocket is part of a region that has been rated as one of Brisbane's greenest suburbs.

Build your investment home and give the families of Griffin the lifestyle they deserve.

The suburb of Griffin is located approximately 22kms north of Brisbane's CBD, in the heart of the Moreton Bay Regional Council - which is the third fastest growing Local Government Area in Australia.

Not only is Griffin bordered by the Bruce Hwy for easy CBD access in around 30 minutes, it is in close proximity to both Strathpine and North Lakes precincts, 2 major development regions of suburban Brisbane.

Below is a map of the Brisbane area, showing the proximity of Griffin to the Brisbane CBD.



Griffin is just off the Bruce Highway between Bald Hills and North Lakes, it is only minutes away from Osprey House Environmental Centre, Pine River foreshore and a boat ramp. There are an abundance of family-oriented community facilities within a stone's throw of 'Griffin Pocket' including and not limited to; Woodlands Park, Hays Inlet Conservation Park, Murrumba Downs Tavern, Private & State Schooling (both Primary & Secondary), BBQ facilities, bushwalking, fishing spots and boating.

There is also a proposed retail & marina development planned for the Pine River foreshore, a new Homemaker centre is currently being built on Dohles Rocks Rd (including Caltex, Aldi, Woolworths and a Big box retailer). Opposite Griffin Pocket off Henry Rd is a 90ha planned sports fields and just around the corner from the estate is the planned new Primary School site.

Just minutes north of Griffin is the North Lakes presinct which has been growing for several years and now occupies a space larger than the Brisbane CBD, South Bank and Fortitude Valley combined, with the majority developed for medium density residential housing, education, commercial and recreational facilities.

The nearby suburb of North Lakes also has an abundance of walking trails, BBQ facilities, sporting grounds & clubs including a full aquatic centre, 2 golf courses as well as six childcare centres, the region's best private and public schools, several café's, local employment options within North Lakes Town Centre and 1000ha Business Park.

The beaches at Redcliffe are only 20 minutes away, with easy access to the Sunshine Coast via the Bruce Highway.

Essential Infrastructure:- Griffin Pocket is a new estate to Griffin, situated in a prime location to facilities such as the proposed new school and sports complex just across Henry Rd. Additional further development such as the North-South Arterial Mango Hill extension, is planned for the area. This fundamental infrastructure is in close proximity, which will in turn drive demand. Also just minutes from Griffin is the North Lakes areas, having been further developed over several years the existing infrastructure in the area is exceptional. There are several education facilities including child care centres, primary schools and private and public Prep – Year 12 Colleges. Major Westfield shopping conveniences are nearby and with two golf courses in close proximity, including the championship 18-hole golf course at North Lakes.

Of important note for investors looking to purchase in this area is the Moreton Bay Rail Link project, which will deliver a 12.6 km dual-track passenger rail line between Petrie and Kippa-Ring, including six new rail stations at Kallangur, Murrumba Downs, Mango Hill, Kinsellas Road, Rothwell and Kippa-Ring. It is a well-known fact that rail infrastructure adds value and investors will benefit from increased demand for existing stock during and after construction of this project.

The \$1.147 billion required for the project will be provided jointly by the Australian Government (\$742 million), Queensland Government (\$300 million plus land) and Moreton Bay Regional Council (\$105 million) and work began on this project in 2012 with the entire project is forecast to be completed by 2016 by the Queensland Government.

Moreton Bay Rail Update



Beyond the boundaries of the estate, the Westfield North Lakes shopping centre is a large shopping facility which includes over 150 specialty and designer stores including a Woolworths, Coles, Aldi, Myer, Big W, Target and all major banking outlets, as well as Masters & Bunnings Hardwares stores. There are several schools within North Lakes and nearby to 'Griffin Pocket, including The Lakes College, a private educational facility catering for Prep through to Year 12. Additionally the North Lakes Business Park which includes significant commercial, business and industrial estate which are huge employment generators for the area and will be home to another 8,500 jobs over the next 5 years. IKEA and Costco have also announced that they will be opening stores in the near future. From a recreational perspective, the proximity of the Pine Rivers and North Lakes golf courses are also an attraction.

Approximately 5kms south of the subject site is the suburb of Strathpine which is identified in the South East Queensland Regional Plan as a Principal Activity Centre. This is a similar destination as suburbs such as Camberwell, Dandenong, Caulfield and Footscray. There is an existing shopping centre (Westfield Strathpine), numerous strip malls with restaurants and office suites as well as other employment generators already present within Strathpine.

With that said, the new destination of Principal Activity Centre allows for the future development of multi-storey commercial office buildings and the proximity to the Brisbane CBD ensures that it will be a major metropolitan hub in the years to come. The business growth that will be created through the further development of Strathpine and North Lakes will sustain an enormous number of jobs in the area. As employment opportunities often fuel population growth this is a precursor to increased demand for residential property and therefore capital growth.

