

"Local buyers storm the market at Mount Cotton"

All signs that the property market in SE Queensland has taken a fall in recent times were dashed over the weekend when Silkwood Mount Cotton opened its sales office on Saturday morning for the pre-launch of its 59 new home sites - selling 10 land sites at an average price of \$275,000 off the plan before lunch!

Local buyers from Loganholme, Birkdale, Cornubia and Ormeau queued at the Silkwood sales office from as early as 5am to secure their slice of land at Mount Cotton's newest residential estate.

The large blocks of land that average 800m², are set in the lush bush surrounds of Mount Cotton and start from \$259,000. In the last 5 years the average price of land at Mount Cotton has risen from \$200,000 to \$280,000 recording strong capital growth of up to 40%.

According to Randall Curry, Principal of Century 21 Cleveland, the staggering sales recorded within hours of Silkwood's release to the market indicates that buyers are confident in the current market as Mount Cotton still offers affordably priced prime real estate.

"The State Government's decision to protect parts of Thornlands through its Urban Management Plan, which protects almost 900 hectares of untouched bush land from future development, will ensure that current land subdivisions in Mount Cotton and the Redlands will attract a premium for the future." he said. "Limited land availability will lead to significant pent-up demand for residential real estate in the area, as it is one of the last opportunities available to buy land at Mount Cotton" he said.

The stability of local jobs, the affordability of property and the conservation of nature also helps to strengthen the property market at Mount Cotton.

Mount Cotton, strategically located between Brisbane and Gold Coast is 30 minutes from Brisbane's CBD, 40 minutes to the Gold Coast and just minutes away from Moreton Bay.

"Mount Cotton offers people the opportunity to live close to the city yet still enjoy a unique urban country lifestyle, with large spacious blocks of land, a designer home and a rare bayside lifestyle." Curry said

"The developer is conscious of the market and has priced the land to sell. If you can afford to buy now you will not only own one of the best pieces of land in the Redlands, you will also be buying at the best possible price.

Silkwood's position to Mount Cotton's new regional parkland also provides buyers with a massive 18 ha recreational garden and community parkland.

FOR FURTHER INFORMATION, PHOTO OPPORTUNITY OR IMAGES PLEASE CONTACT:

Suzie Lightfoot on 0413 755 155
suzielightfoot@bigpond.com

Buyer Profile/ Photo opportunity
Mathew & Lisa Hore

SALES OFFICE NOW OPEN

Cnr Village Drive & Valley Way
 Mount Cotton
 Phone 1800 60 30 99 or visit
www.silkwoodmtcotton.com.au

