



# Foxwell Rise

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## ESTATE INFO

Foxwell Rise is a privately owned, boutique visionary community nestled in the heart of the Gold Coast Growth Corridor. This limited release estate is situated in Coomera, just north of Oakey Creek, on the Eastern side of the Pacific Motorway. It is owner occupier/investor estate and Stage 1 has just been released. Sited amid native parklands it is also in close proximity to a significant amount of infrastructure underway. South East Queensland is rapidly becoming a very popular investment location for a myriad of reasons.

The Estate consists of 51 lots spanning across 7 stages, these range in size between 390m<sup>2</sup> and 500m<sup>2</sup> + and over 700m<sup>2</sup> for duplex lots. As demand has increased, Stage 1 had to be released. This master planned community has been designed with a variety of house and land packages, most of which include 4 bedroom with separate living homes ranging in price point from approximately \$440k and \$470k. At the moment the rental appraisal is conservatively placed at approximately \$450 per week. A shopping facility with commercial place is also under construction across the road from the complex, with the much larger Coomera Town Centre also in close proximity. The public bus network services the area and Coomera Train Station is 1 minute away.



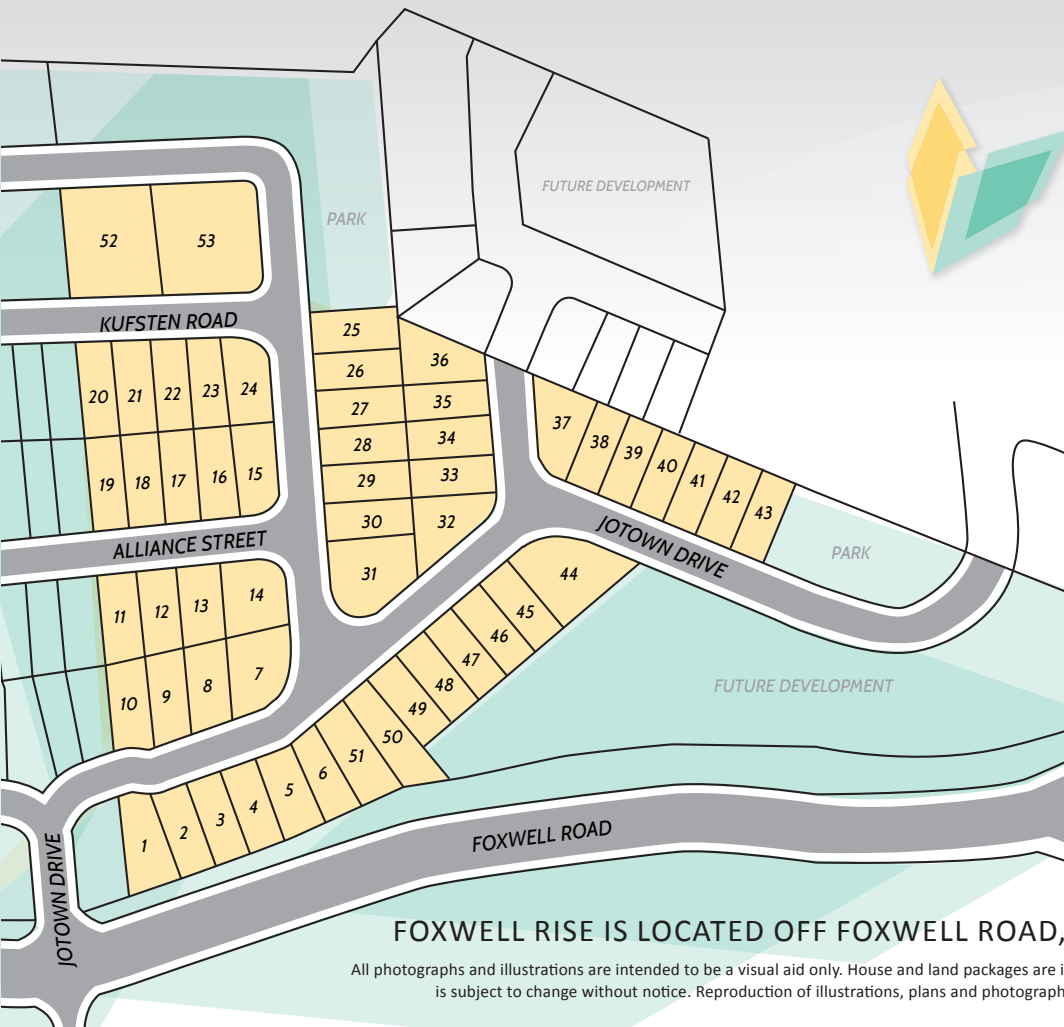
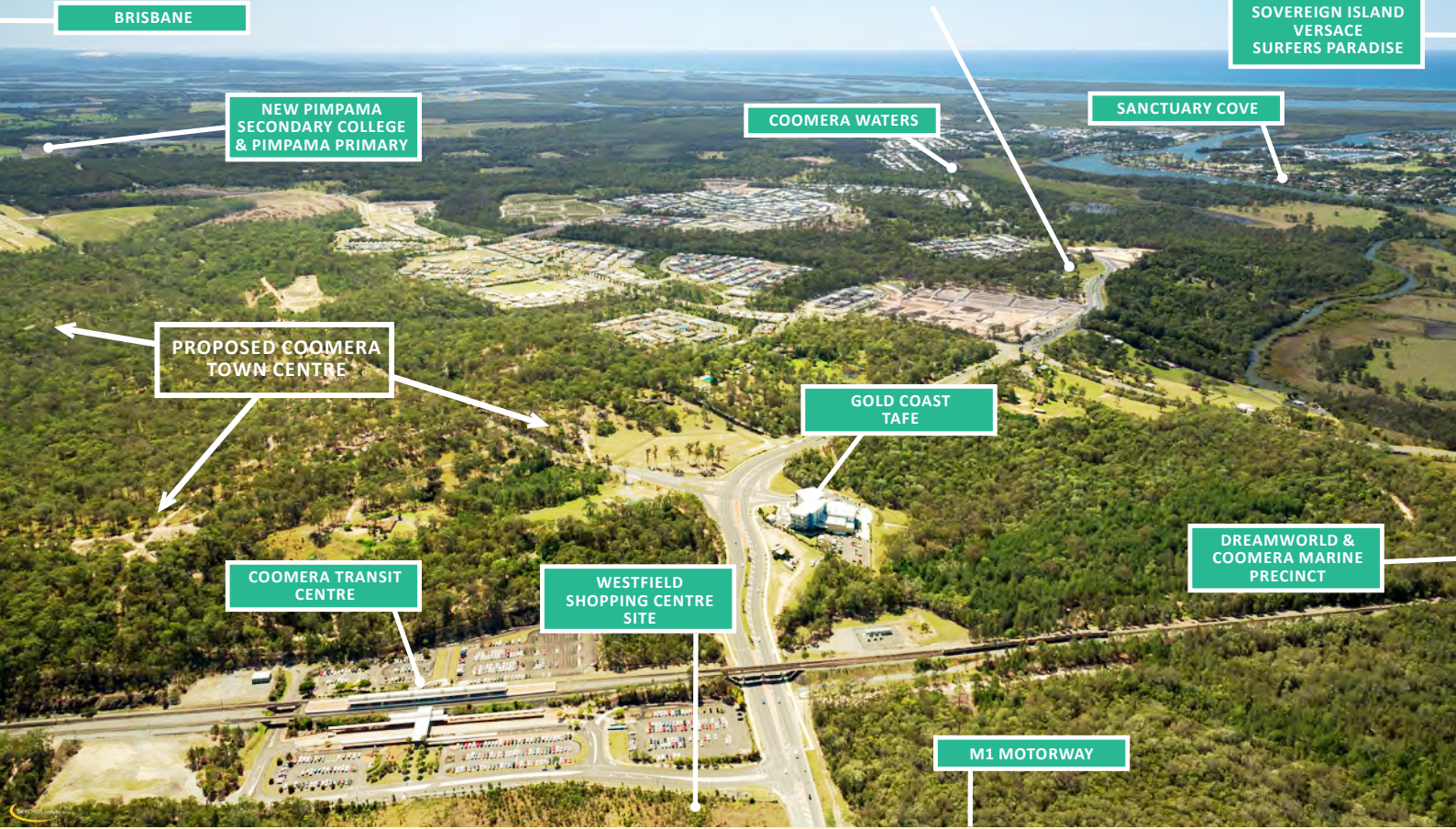
It is an inimitable, chic, family oriented development designed to offer residents the opportunity to fulfil a wonderful lifestyle. The opportunity from an investment perspective is also very alluring as the investor will reap the benefits of capital growth, population explosion and a quality product in an excellent location.





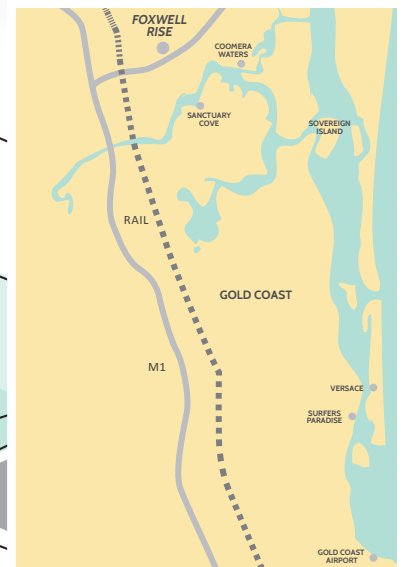
# Foxwell Rise

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**FOXWELL RISE IS LOCATED OFF FOXWELL ROAD, COOMERA, QUEENSLAND 4209**

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## FOXWELL RISE

# DEMOGRAPHIC INFORMATION

This area is the largest community in South East QLD that will be accommodated through broad hectare development. It will be supported by high density residential, entertainment, education, health, industry, retail, commercial, leisure and tourist related activities. It is expected to emerge as the principal activity centre for the northern Gold Coast region following the development of the Coomera Town Centre.

Coomera has a current population of 18,548 at last Census; the suburb is extremely popular with buyers who have been fast to recognise its future as a major urban community that will eventually support a population of approximately 100,000 people in the next 20 years.

Coomera is situated in Queensland on the Gold Coast's northern section and is one of the city's strongest growth areas. Coomera is just 25kms from the beaches and entertainment of Surfers Paradise.

Coomera is just 58kms from Brisbane which is why it is increasingly popular suburb among dual-city employed couples and families.

### FAST FACTS

- Coomera Brisbane CBD 58 km
- Surfers Paradise (Gold Coast) 25km
- The area is experiencing massive population growth at 11%pa.
- Coomera is the gold coast city councils fastest growing suburb, located 25mins to Surfers Paradise and 35 mins to Brisbane.
- Westfield stage 1 has the green light and is located next to the train station, only 2 minutes from the estate.
- Pimpama Junction Shopping Centre is due to open in June this year securing jobs for locals.
- Gold Coast City Marina is a 2 minute drive.

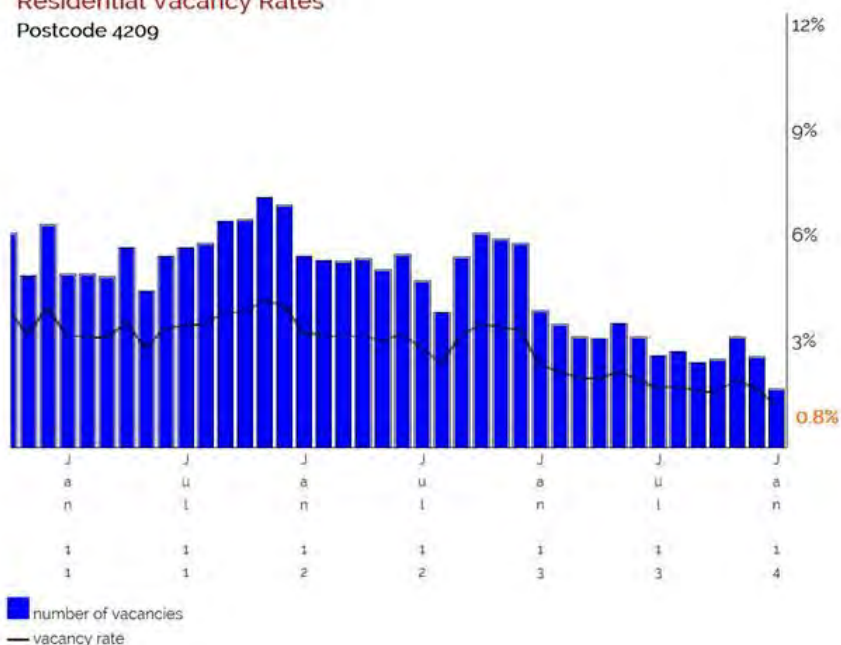


The Estate has been strategically located only a few km from the Pacific Motorway, between two international airports and the Brisbane –Gold coast passenger rail line. The Westfield Coomera Town Centre is planned to function as a transit oriented development. The Town Centre project has the potential to create thousands of additional jobs

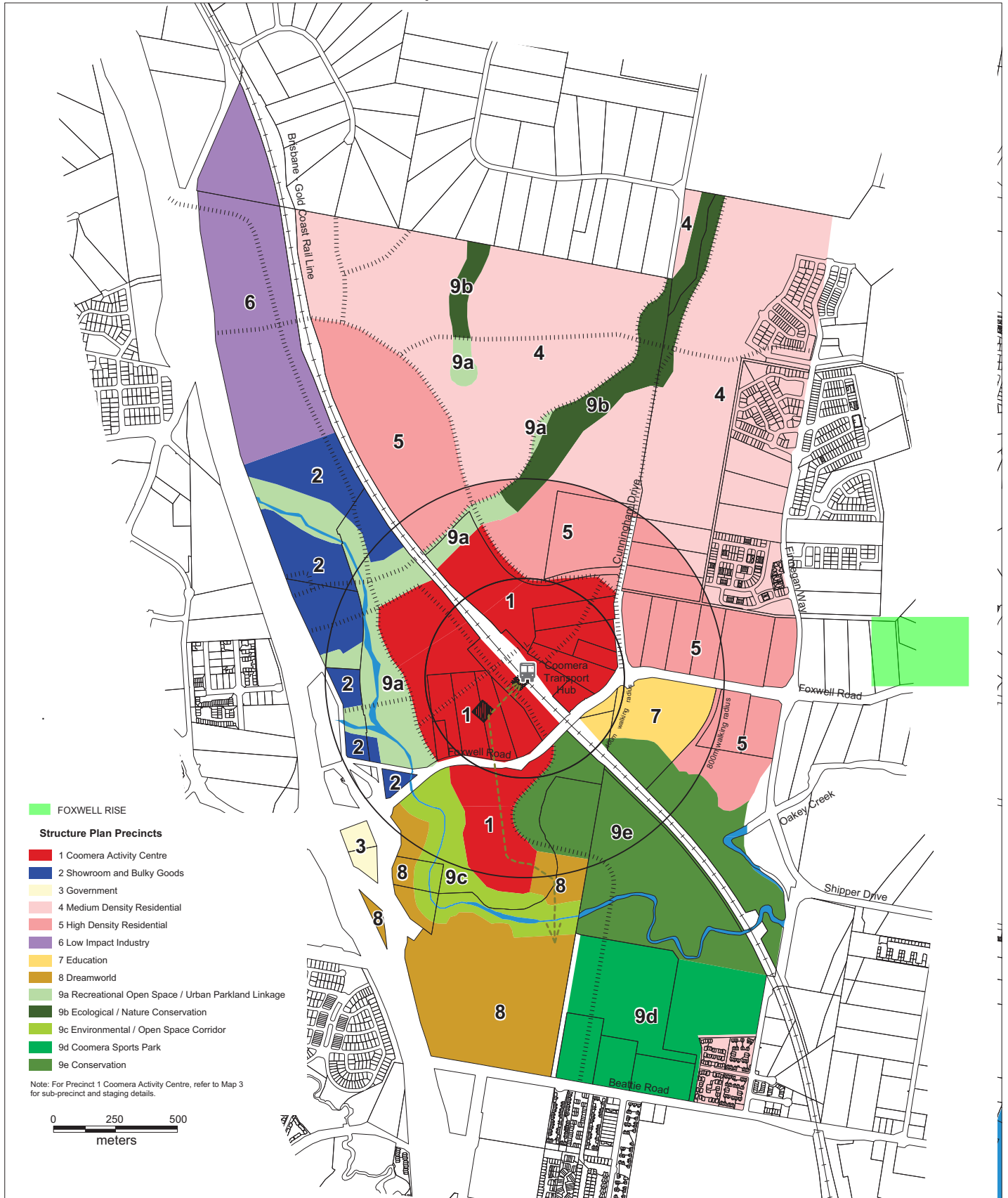
in education, health, leisure and tourist-related activities within a sustainable and attractive town centre environment. The project upon completion will be the largest retail shopping centre within all of South East Queensland.

### Residential Vacancy Rates

Postcode 4209



The Coomera Marine Present is designated 'Enterprise Opportunity Area' under SEQ Regional Plan 2009-2031. It provides a location offering deep water access that supports marine manufacturing and marine service industries. A prescient of over 250 hectares, some 3,500 people are already employed here. That figure is expected to grow to 5000 in the near future. More information is attached.



**Legend**

	Coomera Transport Hub (Railway Station & Transit Interchange)		Indicative Future Road Network
	Railway Line		Civic Area
	Major North-South Boulevard (Connecting Coomera Transport Hub & Dreamworld)		Waterbody
	Walkable Catchment		Cadastre
			Transport Forecourt

© Gold Coast City Council 2010

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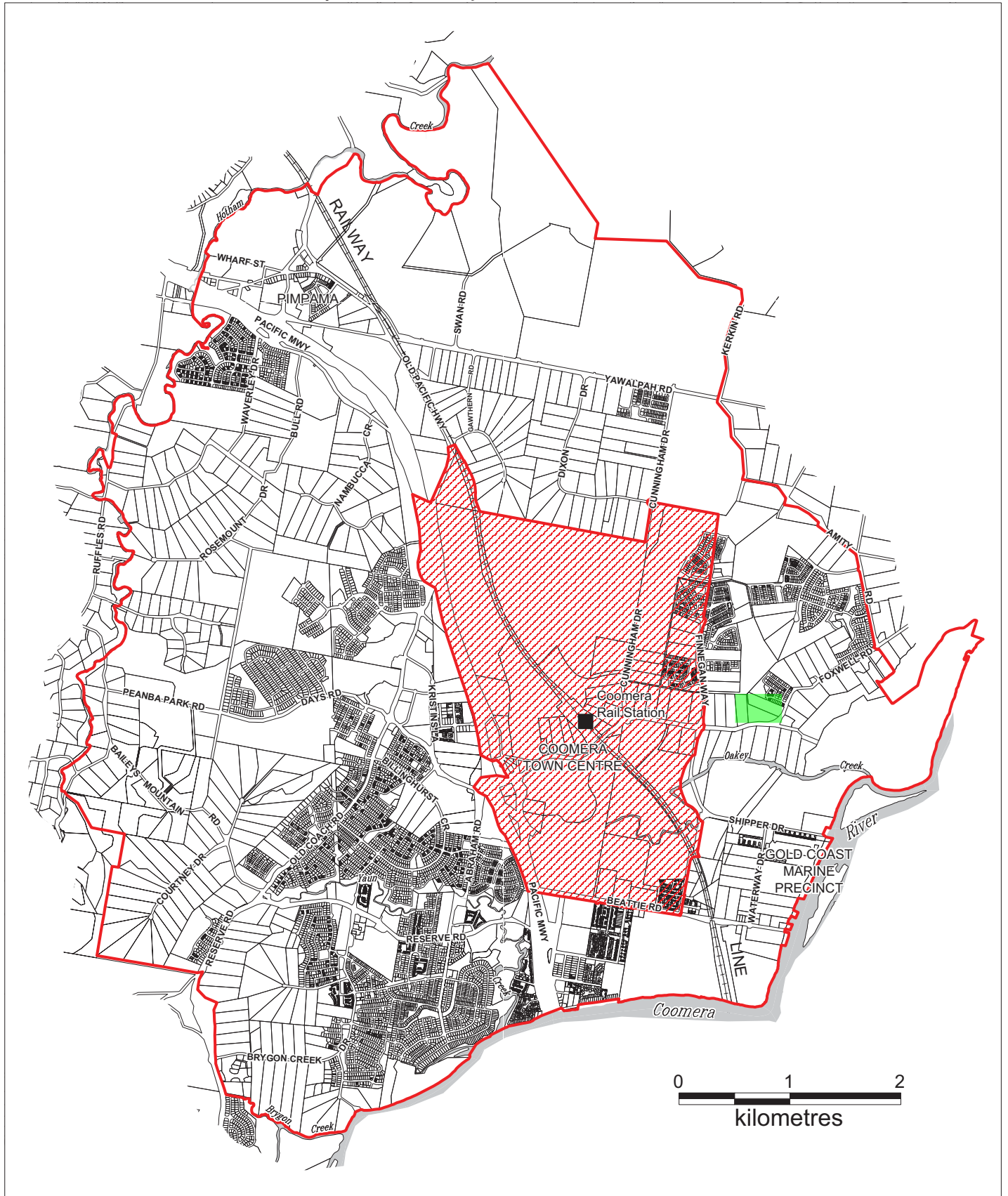
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**Legend**

-  LOCAL AREA PLAN BOUNDARY
-  COOMERA TOWN CENTRE  
STRUCTURE PLAN BOUNDARY  
REFER TO MAP 10.1
-  FOXWELL RISE

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## Education / Schools

With the rapid growth in the area and fast developing residential communities there are a myriad of Schools and academic facilities to Choose from:

- *Coomera Anglican College*
- *Coomera Rivers State School*
- *Saint Stephen's College*
- *Upper Coomera State College*
- *Coomera Primary School*
- *Coomera Springs State School*
- *Pimpama Primary School (to be completed 2015)*
- *Pimpama Secondary School*
- *Ormeau Primary School*
- *Griffith University, Southport*
- *Gold Coast Institute of Tafe*

Coomera Rivers Primary school is just around the corner. Pimpama Primary school has begun construction and will be completed in 2015. The Coomera Rivers School is highly respected and privately owned with very high NAPLAN scores for schools.

Coomera Anglican College caters to children from kindergarten through to secondary school. Languages include Chinese Mandarin, with special study streams in media studies, drama, computer studies, graphics, health & physical education, logic, film & television.

Saint Stephen's College is an Independent Anglican-Catholic school established in 1996. Co-educational, it caters for children from pre-school to Year 12. Established in 2005, Assisi Catholic College caters for children from pre-school to Year 12.



Dubbed the super school, the Upper Coomera State School opened its doors in 2003 and has already established a reputation for being at the forefront of robotics, media and technology-oriented studies. Coomera State School is a co-educational primary and preschool with special programs for gifted and talented children.

Also close by is Pimpama State School, Helensvale State High School and Coombabah State High School.

There are two GCIT campuses in Coomera, the architecturally designed Coomera Creative campus and the Coomera Marine campus.

Both campuses are a short drive east off the Pacific Motorway, in close proximity to Coomera train station and local bus routes.



# Coomera Marina (Gold Coast City Marina & Shipyard)

The Marina is in close proximity to Foxwell Rise Estate. The Gold Coast City Marina & Shipyard offers facilities for berthing, building, maintaining and refitting boats of all sizes. Since its development in 2000, the purpose-designed marina, factories, showrooms and offices at the expansive facility are ideally located to service the needs of all types of boat owners, ranging from jet skis to super yachts. The marina can service boats up to 150t and incorporates sixty-four purpose designed marine factories that provide five star facilities for boat building, boat maintenance and service plus ancillary marine industries. Specializing in underwater engineering, sandblasting, complete refits, antifouls and internal and external paintwork for commercial and pleasure craft, the Gold Coast City Marina is the largest shipyard of its kind in the Southern Hemisphere. The Gold Coast City Marina and Shipyard and marine precinct is seen as an industry-leading business model and now sets the benchmark for similar developments around the world. The boat building and maintenance facilities at this world-class marina have also been designed and built to set the benchmark in marina environmental standards.



***Australia Boatyard of the Year 2013/14*** - Andrew Chapman (Chairman of the Maritime Industries Association) has stated that judging panel was impressed by the service and resources provided by the Coomera-based Marina, the benefits of a strict environmental compliance program, occupational health and safety standards, staff training and development, as well as strong industry development.



*It is the most comprehensive marine facility in the Southern Hemisphere!!*

15 hectares in size with over 50 onsite individual marine businesses covering every facet of the marine industry participation and a strong commitment to community programs.



**MARINA** - Competitively priced marina berths, ideally located close to Brisbane & the Gold Coast.

**SUPERYACHT FACILITIES** - 8 purpose designed & built superyacht sheds, 50m in length & 18m wide.



**DRY STORAGE** - Fully enclosed undercover secure facility for boats up to 9m. Outside facility also available.



**REFIT/REPAIR** - 10 refit & repair bays, and state of the art painting facility, equipped with the works.



**SHIPYARD** - Over 5 hectares of hardstand area adjacent to over 50 businesses, with 150T and 50T shiplifts.



**BOAT SALES** - A wide range of over 100 quality 2nd hand boats and the latest Alaska, Hampton & Endurance.



# Green light for stage one of long-awaited Coomera Town Centre

Posted Thu 20 Mar 2014, 1:57pm AEDT

The Gold Coast City Council planning committee has given the go-ahead for the first stage of a major retail development that was first mooted 18 years ago.

The committee has recommended a development permit and preliminary approval be granted for the \$500 million Coomera Town Centre development.

However, the Queensland Government has put a 20,000 square metre size limit on the development until an upgrade of the Foxwell Road interchange on the M1, to prevent traffic congestion.

The recommendation will be put to the next council meeting on March 25 for a final decision.

Acting Mayor Donna Gates says the project will include a shopping centre development, cinema, fast food premises, tavern and nightclub.

Local state MP Michael Crandon says council approval should be the catalyst for everyone involved in negotiations to find innovative ways to fund the duplication of exit 54.

He says he does not expect the developers to move ahead with a small project.

"I don't want to see a 20,000 square metre shopping centre because that's basically what we are talking about here," he said.

"We are talking about a much bigger need for the local community and that is a town centre."

<http://www.abc.net.au/news/2014-03-20/green-light-for-stage-one-of-long-awaited-coomera/5333798>

Tue, Apr 3rd, 2012

Coomera Town Centre / Feature | By Glenn Batten



# Coomera Town Centre Sweetheart Deal With Council

Developers for the [Coomera Town Centre](#) have no excuses now according to the [Gold Coast Bulletin](#) after Gold Coast City Councillors announced that the infrastructure charges have been slashed from \$165 million to just \$6 million.

Here are some extracts from the article in yesterdays [Gold Coast Bulletin](#)

*THERE is no excuse for Westfield to hold off building the much-delayed [Coomera](#) Town Centre after infrastructure charges were slashed from \$165 million to just \$6 million, according to Gold Coast City Councillors.*

*But it is understood the trigger point in the number of homes approved in the area for Westfield to start work has not been reached, with the finger pointed at the council for stifling development.*

*Time is running out though, with the council expected to pull the multimillion-dollar discount from the table if Westfield does not accept the deal by the end of the year.*

*The Bulletin understands the former State Government slashed the charges to help push the long-awaited project off the ground.*

*Sources said the charges would have been spent on overpasses and other roads in and out of the precinct.*

News of the \$159 million dollar sweetheart deal has upset other long term developers including Norm Rix, Bob Ell and Eliezer Kornhause which featured in today's [Gold Coast Bulletin article](#) where the spokesperson Norm Rix called for Administrators to be called in to run the council.