

ANNUAL POPULATION GROWTH
2.8%

IPSWICH GOODNA



Ipswich is centrally located in southeast Queensland, about 40km west of Brisbane and an hour from the Gold Coast. Connected to Brisbane by an electrified rail line, with access to domestic and international air and sea ports, Ipswich City LGA has a population of about 172,000 and an annual growth rate of 2.8%. One of Queensland's oldest provincial cities, Ipswich is renowned for its architectural, natural and cultural heritage. The University of Queensland has a campus here, and the RAAF Base Amberley is located in Ipswich.

KEY INDICATORS

INFRASTRUCTURE INVESTMENT COLD HOT

Ipswich Motorway opened in May 2012 – a positive development.

VACANCY RATES COLD HOT

With the level of new housing construction going on, the market may be slightly oversupplied with rental properties for a while.

POPULATION GROWTH

The area benefits from being between the growth areas of Brisbane and Toowoomba.

PROJECTED CAPITAL GROWTH

Strong infrastructure investment and population growth are set to support solid growth in prices.

PROJECTED RENTAL GROWTH

The improved access to Brisbane has heightened the area's appeal, promising rent increases.

ESTIMATED RENTAL YIELDS

As a large, established area, yields are approaching equilibrium. Current returns are around 4%.

DIVERSITY OF ECONOMY

The local economy is benefiting from its accessibility from Brisbane and southwest Queensland.

AFFORDABILITY

This is one of the reasons for its ongoing success. Property prices tend to be well below \$400k.

SUPPLY & DEMAND

Ipswich is a strong growth corridor but also a target for new housing construction projects, resulting in slight oversupply.

COUNCIL PLANNING

It has a progressive and proactive council.

WHY IT'S HOT

Goodna is the Brisbane region's best rental suburb in early 2013 (according to RP Data) and is benefiting from the massive transport enhancements to Ipswich City. Ipswich has been a recent standout performer for property investors, and the important drivers remain. Critically, it remains an affordable area with access to growing job markets in a strong economic region with recently improved transport links.

-NextHotSpot

There's no arguing Ipswich's potential, but perhaps there's an insurance aspect to consider. After Queensland's so-called 'once-in-a-lifetime floods' in 2011, it seemed like déjà vu earlier this year when massive flooding occurred again – and Ipswich was one of Greater Brisbane's worst-affected areas. Don't assume lightning won't strike twice, and consider purchasing a fair distance from the Bremer River banks.

-Your Investment Property

STATS & FACTS

- Strong growth region historically, adding more than 5,000 residents per year
- Population projected to reach 350,000 by 2026
- Growth estimated at 9,000 people per year requiring 4,000 new homes
- \$2.8bn Ipswich motorway upgrade opened in May 2012
- Over 95,000 cars use the facility, compared to 70,000 in 2007
- \$1.2bn Darra-to-Springfield railway line due to complete in 2013
- 90% of dwellings are houses, with more units needed
- Billions of dollars of investment in Springfield community, ICON Ipswich, Citiswiv business park and others

TO GET THE FULL REPORT GO TO:
nexthotspot.com.au/YIP