

# SPRINGWOOD

SUBURBAN  
APPEAL  
**9%**  
PARKLAND

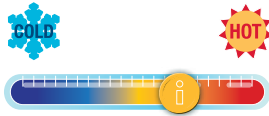


Springwood is a suburb of, and is governed by, Logan City. It is located only 21km south of Brisbane and has a population of 9,300. Originally planned as a satellite development located at the end of the Pacific Motorway, Springwood is now an established residential area with several schools and two major shopping centres.

## KEY INDICATORS



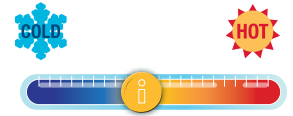
### INFRASTRUCTURE INVESTMENT



Investments in transport developments are ongoing and consistent with the rest of Brisbane.



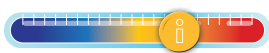
### VACANCY RATES



Vacancy rates are currently sitting at 0.83% for units, indicating a massively undersupplied market.



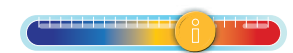
### POPULATION GROWTH



More people are expected to make Springwood their home in the near future, lured by the strong economic activity in the area.



### PROJECTED CAPITAL GROWTH



The suburb is perceived as a step up from Logan. This will spur buyer activity, applying pressure on capital growth.



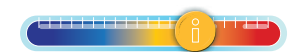
### PROJECTED RENTAL GROWTH



This won't be as strong as many similar suburbs across Brisbane but will be much better than the rest of Australia.



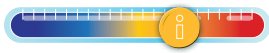
### ESTIMATED RENTAL YIELDS



Lower prices and strong appeal to tenants ensure solid yields of 6% will continue and are likely to rise.



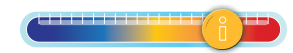
### DIVERSITY OF ECONOMY



Springwood's proximity to Brisbane, which is considered one of the fastest-growing CBDs in the country, means it's poised to benefit economically.



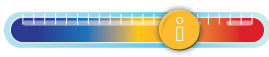
### AFFORDABILITY



Among Brisbane suburbs with good potential, Springwood has about the best entry point possible.



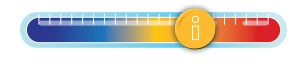
### SUPPLY & DEMAND



This is a desirable part of the Logan area and will remain in high demand.



### COUNCIL PLANNING



Council is providing stimulus to a strong growth corridor.

## WHY IT'S HOT

The suburb of Springwood itself, alongside neighbours Daisy Hill and Rochedale South, offers many of the same benefits as Mount Gravatt. With more expensive surrounding suburbs feeding off the same infrastructure hub at Springwood, the suburb is showing the strong growth signs that have historically seen Brisbane suburbs on train lines grow at around 2% more per year than those that aren't.

-NextHotSpot

Grow it might, but Springwood's amenities are already top-notch. The suburb is abundant with cafes, restaurants and shopping options, and the public transport connections are good for an area so far away from the centre of Brisbane. The parks and outdoor areas in the suburb also boost the suburb's appeal, suggesting strong demand for property is going to last.

-Your Investment Property

## STATS & FACTS

- Growth suburb of Logan City in the southeast Qld growth corridor without Logan's social issues
- Located between growth centres of Logan City and Mount Gravatt
- Well serviced by Pacific, Logan and Gateway motorways
- 17 parks in the suburb, comprising around 9% of the total area
- Wide range of property is available, with median house price currently at \$410k
- Predominant age group is in the 20-29 bracket
- Typical residents are couples with small children, and they tend to work in clerical occupations
- Town centre is a main activity hub of Logan with a major bus station, three shopping malls and abundant services

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