

INDOOROOPILLY: BRISBANE'S BEST HOTSPOT FOR PROPERTY INVESTMENT



Market Research & Development

Homestates Market Research & Development (R&D) provides leading knowledge and real-time analysis on the Australian property market.

Established to support investors and clients with a comprehensive overview of the local market, the R&D team strives to apply its expertise in creating informed decisions and confident purchases.

R&D forms one core node of Homestates' client-centric services: As a leading Australian intermediary consultancy group, Homestates provides integrated services including property investments, property sales, property management and immigration and education services.

North Ryde (SYD)

15 km away from the modern Sydney Central Business District you'll find a quaint contrast in the North Ryde Suburbs. Being the third oldest settlement in New South Wales, it is full of history and great places of learning. You can find most of everything to live your perfect Australian Metropolitan dream. One of the most popular educational institutions in the area is Macquarie University inside which is Macquarie Hospital which features some of the most advance medical facilities in Australia. The rich history of the area and mature community offers a lot stories to tell.

In terms of transport, you will find easy access to different parts of NSW and Sydney through the North Ryde train station that connects to Chatswood.

Chatswood (SYD)

The neighbouring affluent suburb of Chatswood is one of the most diverse communities in Australia. With half the population hailing from abroad, this brings along with it the spice that makes it stand out as the cultural melting pot of Sydney. There is much to do in the bustling district as it is packed with shops, entertainment, and specialty food outlets.

There are a large number of international brand restaurants to sate your curious palate. Shopaholics galore as seasoned mall athletes can browse their heart out between Chatswood Chase and Westfield Shopping Centre.

Transportation includes buses and trains that will be centralised into the redevelopment of the Metro Chatswood Station Interchange.

Comparing North Ryde and Chatswood

An overview of the property prices in these two locations reveal that:

- The median selling price of a 2 bed property in North Ryde sells for **\$1.38m**
- The median selling price of a 2 bed property in Chatswood sells for **\$1.69m**

These two popular Sydney Suburbs highlight qualities being sought after to those who want to start families or are pursuing education and careers. High standards of living accompanied by the fast paced toil in the city make it challenging for those starting out with their career or settle down to create families. Due to the increasingly high property market prices in Sydney, property buyers have been expanding their horizons

North Ryde and Chatswood

Average Price

2 **\$1,500,000**

Indooroopilly

Average Price

2 **\$505,000**

Indooroopilly (BNE), the Best of Both Worlds

Nestled in between the scenic Mount Coot-tha and bordering the north west side of the Brisbane river lays Indooroopilly Suburbs. Only 7km away from the Brisbane Central Business District and highly renowned as a centre for high quality education and high end recreational options. This makes it one of the top ranked suburbs in Brisbane.

This is every scholar's ideal neighbourhood. Indooroopilly is the top choice of students because of the University of Queensland in the neighbouring St. Lucia that ranks as of the top 50 Universities worldwide. Only a short 10 minute drive away, this prestigious University has attracted the most brilliant academic minds both locally and internationally. There are many noteworthy institutions in the area but another that stands out is Indooroopilly State School. Public education but with a unique unconventional curriculum at International Baccaalaureate standards. You'll find courses that aren't found in other schools and feature the arts and high cultural sensitivity and integration.

North of the suburb is shopping paradise. Indooroopilly Shopping Centre is the largest shopping Centre in Brisbane's West Suburbs. This premier high end establishment has many offers. From international clothing brands, designer labels, department stores and an eclectic selection of restaurants.

Local transportation is so convenient you can cut costs and easily get around and about without a car. The Shopping Centre also doubles as a major bus interchange in the connecting you to the major stops in the area. Or if you would prefer, the nearest train station is only a 400m walk away.

Market analysis reveals that properties in Indooroopilly have a median selling price of only \$505,000.

This is why market trends in property purchases have been showing an increasingly growing number of people on the move looking to Brisbane. Where the sun is bright and optimistic for new beginnings. The perfect balance of urban living and opportunities at a more easy going pace for you and your spending.

2MIN

Walk to Bus

400M

Walk to Train

10MIN

Drive to University of Queensland

1MIN

Indooroopilly Shopping Centre

INDOOROOPILLY



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