Investment Report

Logan Reserve

Élever Property Group

Investing in Logan Reserve, Queensland, presents a compelling opportunity for property investors, given its notable capital growth, ongoing infrastructure developments, favorable demographics, efficient transport links, proximity to major shopping centers, and access to quality education.

# Capital Growth Over the Past Five Years

Logan Reserve has experienced significant capital growth in recent years. As of the latest data, the median property price for houses is approximately $730,000, with an annual capital growth rate of 12.31%. Over the past year, there have been 302 house sales, with properties typically spending an average of 20 days on the market.

Infrastructure Developments: Recent and Future

The region is benefiting from substantial infrastructure investments:

* Transport Infrastructure: Recent roadworks, such as the $4 million project at Carbrook, aim to improve connectivity in the Logan area.
* City Futures Strategy: The City of Logan is poised to become an economic and innovation powerhouse in South East Queensland, with influence extending nationally and internationally.

Demographics

Logan Reserve has a diverse and growing population. Households are primarily couples with children, and a significant portion of residents work in trades occupations. In 2011, 68.3% of homes were owner-occupied, compared to 60% in 2016, indicating a dynamic housing market.

Transport

Logan Reserve boasts excellent transport links:

* Road Access: The suburb’s strategic location provides easy access to major highways, facilitating convenient travel to Brisbane and the Gold Coast.
* Public Transport: The area is serviced by reliable public transport options, including bus services that connect residents to surrounding suburbs and key urban centers.

Major Shopping Centres

Residents have access to several shopping centers:

* Logan Hyperdome: A major retail hub offering a wide range of retail outlets, dining options, and entertainment facilities.
* Grand Plaza Shopping Centre: Provides additional retail and service options, catering to daily needs.

Education

The area is well-served by educational institutions:

* Primary and Secondary Schools: Both public and private options are available, ensuring quality education for residents.
* Tertiary Education: Proximity to TAFE Queensland’s Loganlea campus offers diverse educational opportunities.

10 Reasons to Invest in Logan Reserve

**1. Strong Capital Growth:** Consistent annual growth rates make it a lucrative investment.

**2. Major Infrastructure Projects:** Developments like the City Futures Strategy are set to boost the local economy and property values.

**3. Population Growth:** A growing population indicates increasing demand for housing.

**4. Excellent Transport Links:** Easy access to major highways and public transport enhances connectivity.

**5. Proximity to Shopping Centres:** Access to major retail hubs adds to the area’s appeal.

**6. Educational Facilities:** A range of quality educational institutions caters to families and students.

**7. Employment Opportunities:** Ongoing developments are creating jobs, attracting more residents.

**8. Community Amenities:** Parks and recreational facilities enhance the quality of life.

**9. Rental Yield:** Competitive rental yields offer attractive returns for investors.

**10. Future Growth Potential:** Planned infrastructure and community projects indicate sustained growth prospects.

In conclusion, Logan Reserve presents a promising investment landscape, characterized by strong capital growth, strategic infrastructure developments, favorable demographics, excellent transport connectivity, comprehensive shopping and educational facilities, and a host of factors that collectively enhance its appeal to property investors.