

# Blue Sky

KALLANGUR

TOWNHOMES ♦ QUEENSLAND

165 Ann Street

KALLANGUR QLD 4053

SUBURB

&

REGIONAL PROFILE

# Suburb Snapshot

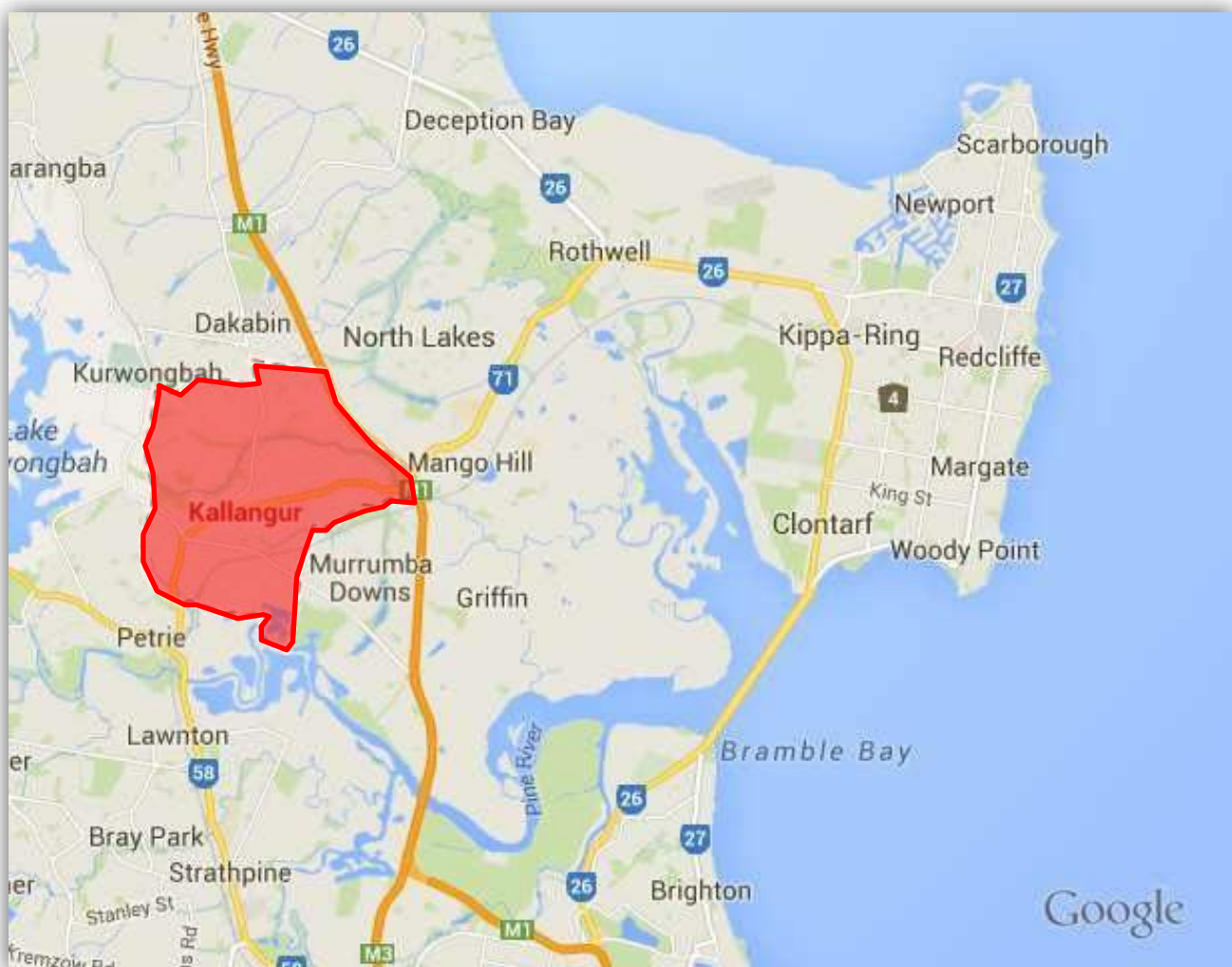
## KALLANGUR QLD 4053

The suburb of Kallangur is set within the Moreton Bay Region of Queensland and is an urban / semi-urban area 24 km north of Brisbane. Kallangur is bounded by the locality of Narangba in the north, the Bruce Highway in the east, Fresh Water Creek, Bunbury Street, Duffield Road, the suburb of Murrumba Downs and Bickle Road in the east, the North Pine River in the south and the railway line in the west.

The population in this area has continued to increase and recent development has been in response to the general housing demand in the northern growth corridor.

Locals say it is a beautiful suburb, very community minded with fetes and community events on all year round. Schools are within walking distance of the newest estates and there are many corner shops and food outlets and a small shopping centre is in the town centre. There are various health care and pet care facilities. Large shopping centres are serviced by a good public transport system with rail and buses.

They say their suburb is improving all the time and is a good, affordable suburb which is great for families.



## Transport

The Region is served by the Bruce Highway, the D'Aguilar Highway and the Brisbane-Caboolture railway line making it simple to commute to the Brisbane and the Sunshine Coast or Gold Coast. Residents of Kallangur will have even more transport options for work and recreation. The Kallangur Bypass, also referred to as the Petrie to Mango Hill transport corridor, is a proposed infrastructure project to alleviate traffic congestion in this area. The preserved transport corridor lies adjacent to the western section of the Moreton Bay Rail Link from Petrie to Kippa-Ring which is under construction and due for completion in 2016. The infrastructure project is a road between Petrie and Mango Hill, and is pending Queensland Transport decisions and funding.

## Amenities

- Caboolture CBD
- Morayfield Shopping Centre
- Watson Park Convention Centre
- Kallangur Fair Shopping Centre
- Goodfellows Shopping Centre
- Lillybrook Shopping Village
- Westfield North Lakes Shopping Centre

## Education

- Kallangur State School
- Dakabin State School
- Undurba State School
- North Lakes State College
- Brisbane North Institute of TAFE (Caboolture and Redcliffe Campuses)
- Queensland University of Technology (Caboolture Campus)

## Around and About Moreton Bay Region

As of 30 June 2008, the region of Moreton had the 3rd Largest Local Government population in Queensland and Australia. Moreton Bay region also has one of the fastest growing populations in Queensland, with a 3.4 per cent growth rate in the year to 30 June 2008 (compared to the State's overall growth rate of 2.3 per cent). The population of Moreton Bay Region is projected to increase significantly by 82% by 2031.

Moreton Bay Region & Kallangur is quickly becoming the fastest growing suburb in South East QLD due to the unprecedented influx of population heading South from Sunshine Coast and North from Brisbane.

The area is very close to outdoors and lake reserves.

The Moreton Bay Regional Council (MRBC) area is a growing residential area, with substantial rural, rural residential, commercial and industrial areas. The Council district encompasses a total land area of over 2,000 square kilometres and this includes mountain ranges, water supply catchments, coastal wetlands, national parks, state forests, rural townships and urban centres. Rural land is used mainly for dairy farming, timber, beef cattle, mixed farming and tropical fruit growing.

The MRBC area is located in south-east Queensland, between 20 and 44 kilometres north of the Brisbane GPO and is bounded by the Sunshine Coast Regional Council area in the north, the Coral Sea and Moreton Bay in the east, Brisbane City in the south and the Somerset Regional Council area in the west.

The region comprises the former Caboolture, Pine Rivers, and Redcliffe districts and as @ 30.6.2009 was estimated by the ABS as home to 371,162 people. The Council area has the third largest population of any local government in Australia, trailing Brisbane City and Gold Coast City respectively and estimates are that the population will grow to more than 500,000 by 2031.

The population of the Moreton Bay Region tends to have a more family oriented structure, with more children and less seniors proportionally compared to South East Queensland.

#### Areas of note in the region are:

- Bribie Island (the southern half) & Bribie Island National Park
- D'Aguilar National Park
- Freshwater National Park
- Glass House Mountains National Park
- The Pumicestone Channel & Pumicestone Passage Marine Park
- Sunshine Coast beaches
- Lake and coastal fishing
- Wineries and Vineyards

#### Local Government Authority (LGA) \_\_\_\_\_

Moreton Bay Regional Council - <http://www.moretonbay.qld.gov.au/>

A report by Jones Lang LaSalle concluded that Brisbane has the fastest growing population of all Australian cities. The report also concluded that the population and economy of Queensland will grow at a faster rate in the coming decades than New South Wales and Victoria, providing a further boost to the property market.

#### Housing \_\_\_\_\_

Kallangur has a population of 18,982 people and 33.96% of its occupants live in rental accommodation.

As at 2014, the median listing price for houses is \$359,000 and this has changed 5.58% over the past year and changed 1.49% over 2 years.

The median rent in Kallangur for houses is \$360 per week and the median rental yield is 5.21%. Stock on the market for houses/townhouses has changed 20.09% compared to last year and the average time to sell a house/townhouse is 170 days.

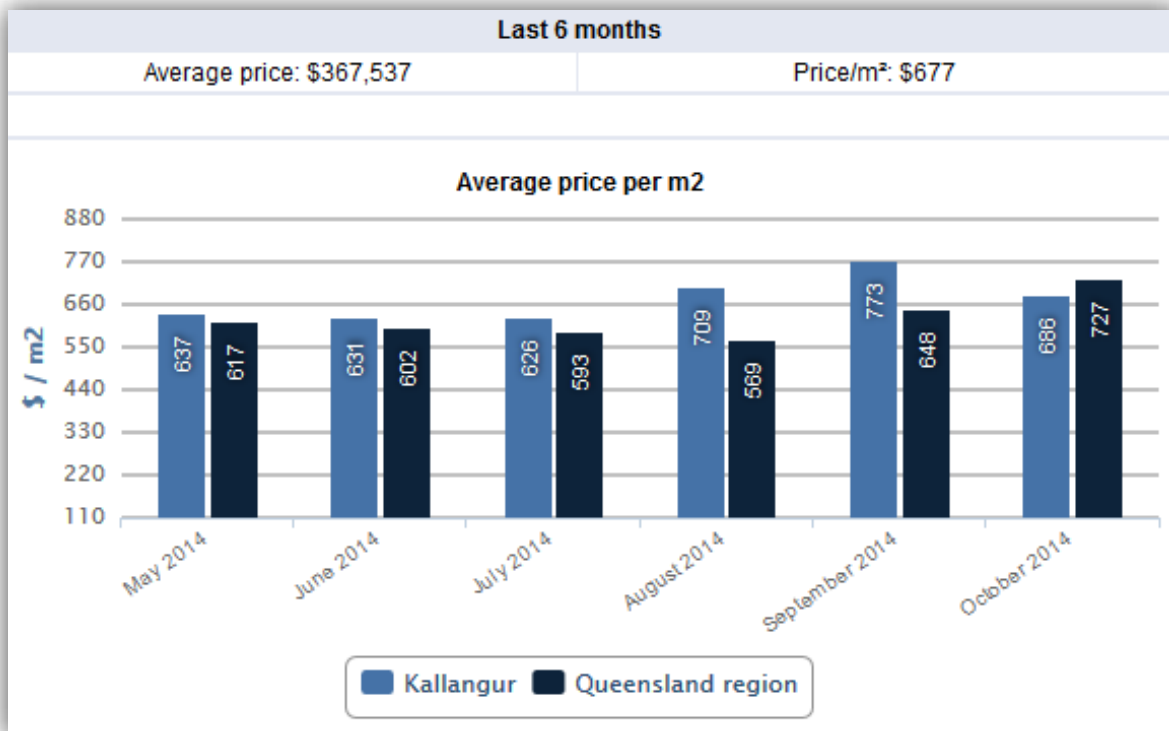
The median listing price for units is \$269,000 and this has changed 0.00% over the past year. The average unit takes 196 days to sell and the median rent for a unit in Kallangur is \$285 per week, producing a rental yield of 5.50%.

	Suburb	Region	State
	Kallangur	Moreton Bay	Queensland
Current Vacancy rate	1.77%	1.56%	1.68%
Rental stock available	123	2,073	26,014
Population	18,982	378,045	4,332,739
Rental population	33.96%	29.34%	33.18%

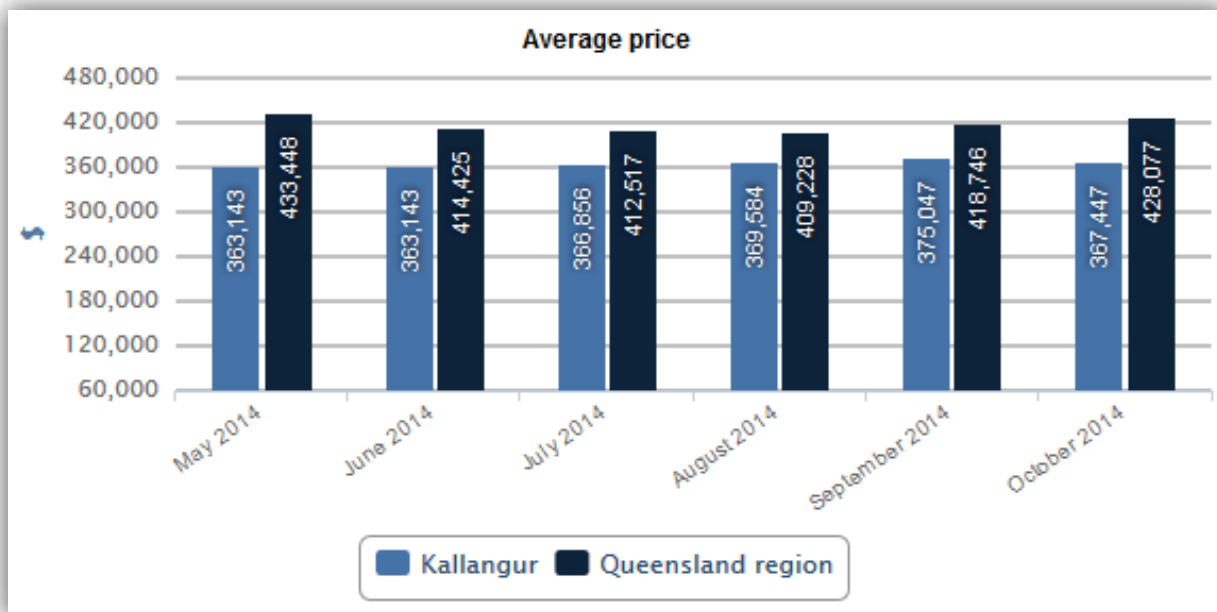
	Houses	Townhouses	Units
Median listing price	\$359,000	\$299,000	\$269,000
Median price change - last quarter	2.57%	3.46%	-3.59%
Median price change - 1 year	5.58%	4.91%	0.00%
Median price change -2 years	1.49%	-4.69%	-6.93%

# Property prices for sale in Kallangur

The prices in real estate in Kallangur, in the Queensland region have had a minor rise in the last couple of months. The real estate prices for second hand homes have risen in this city.



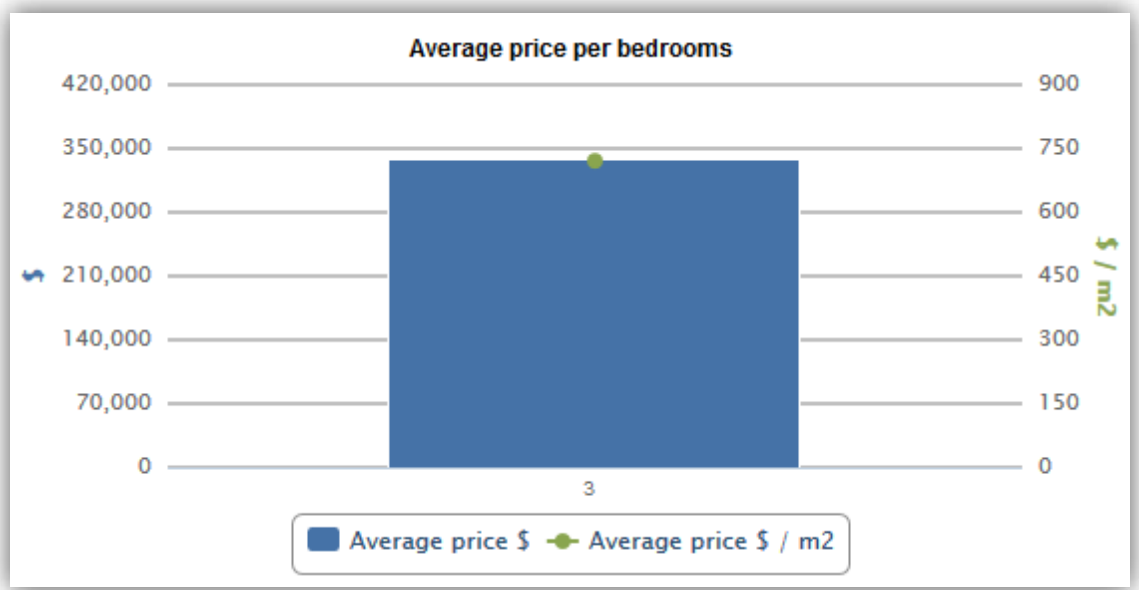
The price per m² in Kallangur has increased during the last 6 months. In May, the average price per m² was \$637. In June this price pretty much remained the same at a value of \$631 per m². In the following two months the price per m² has increased 105 %, going from \$634 to \$668 per m². The price per m² has increased 112 % in the last two months compared to the average price for the previous four months. This was obtained by comparing the first four months of the period going from a price per m² of \$651 to \$730 during September, and October.



Based upon to the price in Kallangur (suburbs), these have remained the same in the last 6 months. In our first sample month during May, the average price is \$363,143. In June, this price remains at \$363,143. In the following two months the average price has remained the same with regard to the previous two months from \$363,143 to \$368,220. During the last two months, the average price has pretty much

remained the same with regard to the previous average values going from an average value of \$365,682 and \$371,247 between September and October.

The graph showing the average price for bedrooms displays the property with the lowest price has 3 bedrooms. It is 7 % cheaper than the average price of \$339,910 in Kallangur. Based on the bedrooms values, properties with the lowest prices are those with 3 bedrooms. They are 7 % more affordable than the average aforementioned.



With regard to the average prices per m² those properties with 3 bedrooms are 5 % more costly than the average price of (\$721 / m²) in Kallangur. Properties with the most expensive price based upon to the number of bedrooms / m² are those with 3 bedrooms. They are 5 % more costly than the average value aforementioned.



According to average price per property type in Kallangur, "House" priced at \$369,607 is 1 % more costly than the average price (\$367,447) in this city.

According to the average area price by m² the most expensive property type is "House with an average cost of \$601 / m².



## KALLANGUR House Report



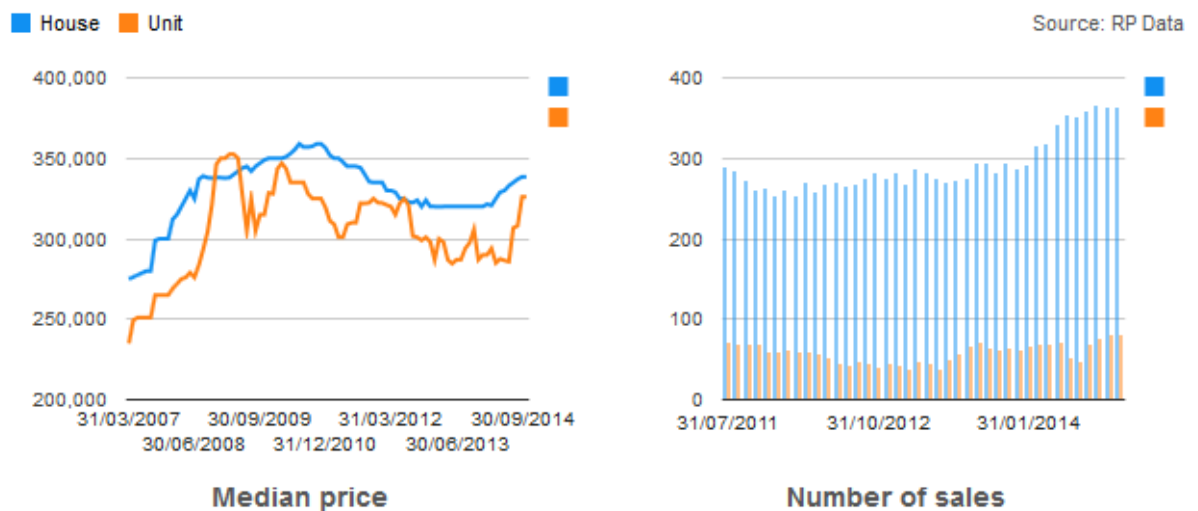
**Kallangur House:** Median price \$338,500, Annual capital growth 3.69 %, Number of sales 363,  
Weekly median advertised rent \$360

Property investors who have had real estate in Kallangur, 4503 should be ok with this QLD suburb's performance compared to the rest of the country. Over the last year it has seen median house prices increase in value by 5.78%

Taking the average capital gain, or increase in median house value, Kallangur, 4503 has racked up an average of 5.78% over the period. This ranks it number 2917th in the whole country for real estate investors looking at median house price increases.

At number 964 in a list of fastest selling suburbs, Kallangur is in the TOP 30% of suburbs in Australia with an average of days on market 58.9 for properties listed there.

Advertised rents are around the \$360 mark per week – giving a return of 5.53% based on the median price in Suburb.



## KALLANGUR Unit Report

Investment property in Kallangur has done around average for investors when compared to the country as a whole over the last 12 months, with an increase in the median house price of 5.84%

Taking the average capital gain, or increase in median house value, Kallangur, 4503 has racked up an average of 5.84% over the period.

Using the current median advertised rental of \$325 and the average annual increase in value of a median property of 5.48%, investors should hope to achieve an overall return of 5.18%.



**Kallangur Unit:** \$326,000, Annual capital growth 5.48 %, Number of sales 82, Weekly median advertised rent \$325

	HOUSE	UNIT
Median price	\$338,500	\$326,000
Quarterly growth	1.20 %	3.49 %
12-month growth	5.78 %	5.84 %
3-year growth	-1.60 %	1.18 %
5-year growth	-1.88 %	3.49 %
Average Annual Growth	3.69 %	5.48 %
Weekly median advertised rent	\$360	\$325
Number of sales	363	82
Gross rental yield	5.53 %	5.18 %
Days on market	58.9	133.7

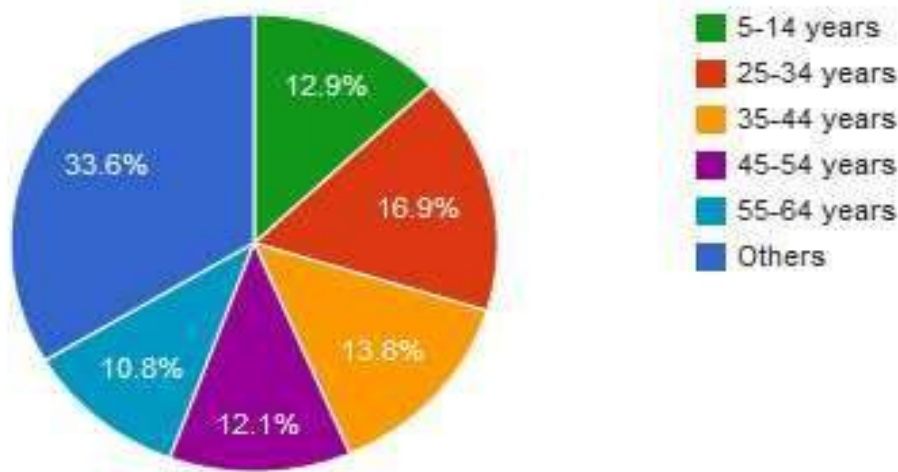
Charts data	
Average price October	\$367,447
Average price per m² October	\$686
Number of properties used in Kallangur	777
Number of properties used in region Queensland	186,664

*\*\* Graph's data with null or zero value are due to there isn't enough data available to get a reliable value*

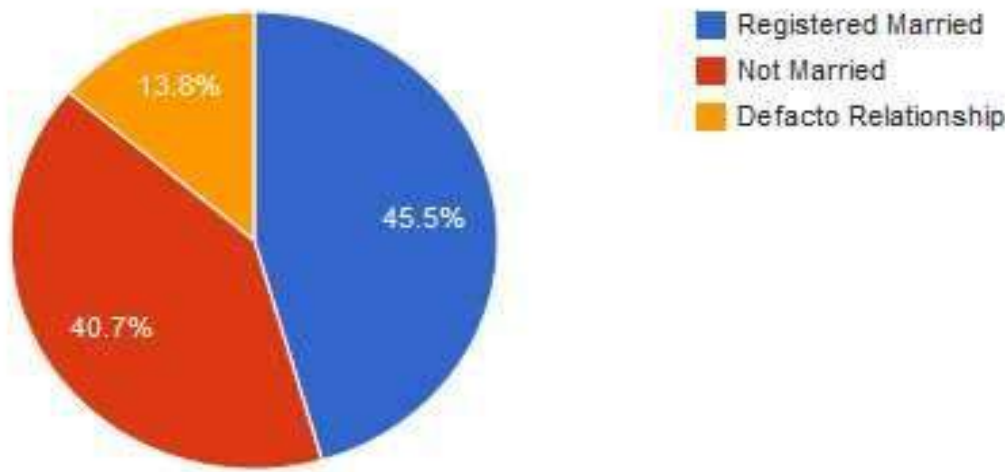


# DEMOGRAPHICS

Total population	18,982
Median household income (\$/weekly)	1,191
Median age of persons	33
Median housing loan repayment (\$/monthly)	1,810
Average household size	2.6



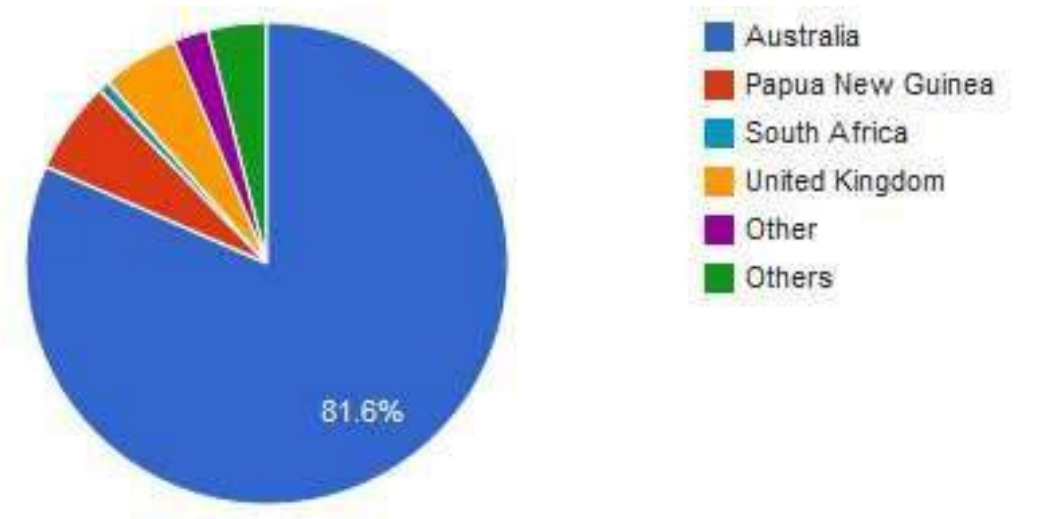
Age Group



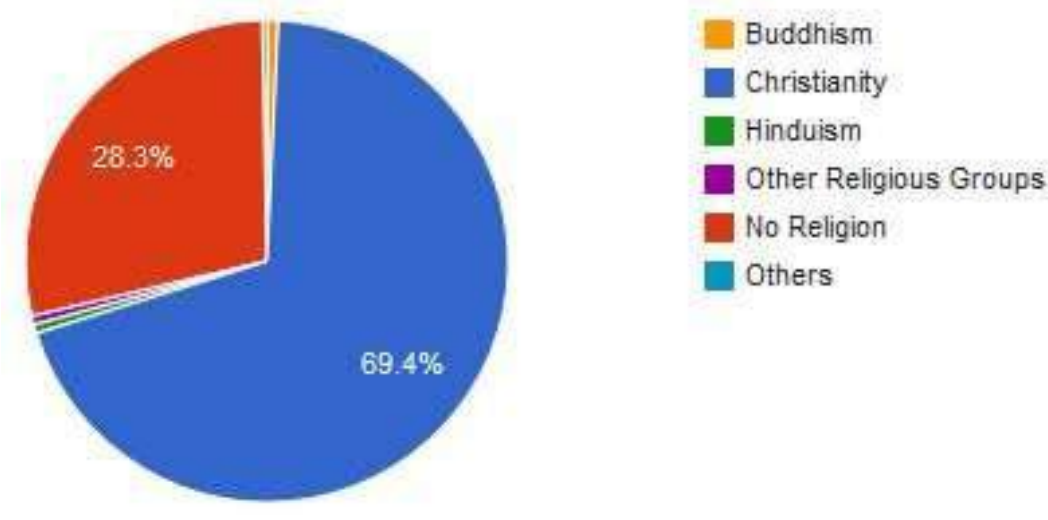
Social Marital Status

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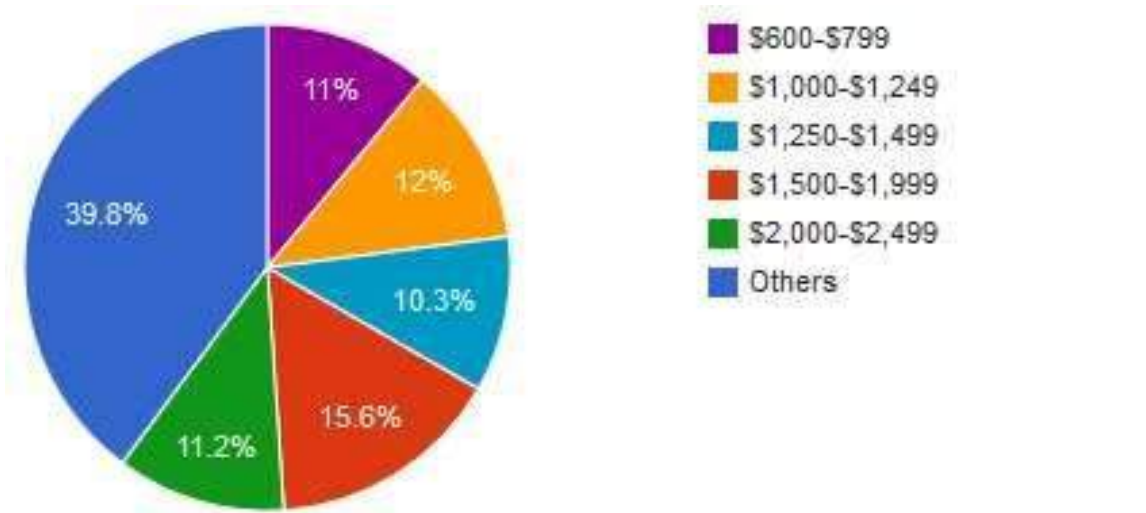
Country of Birth



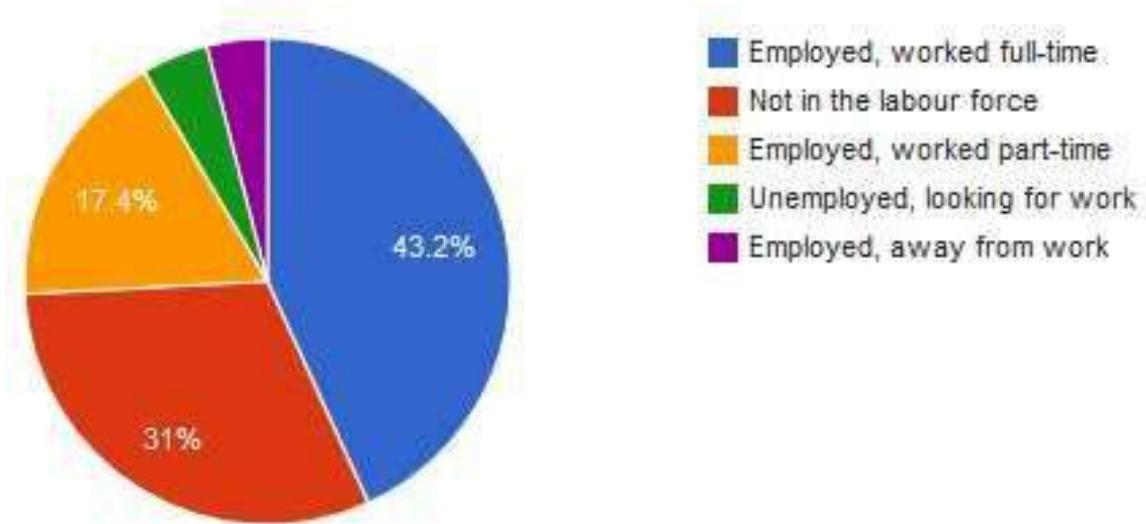
Religious Affiliation

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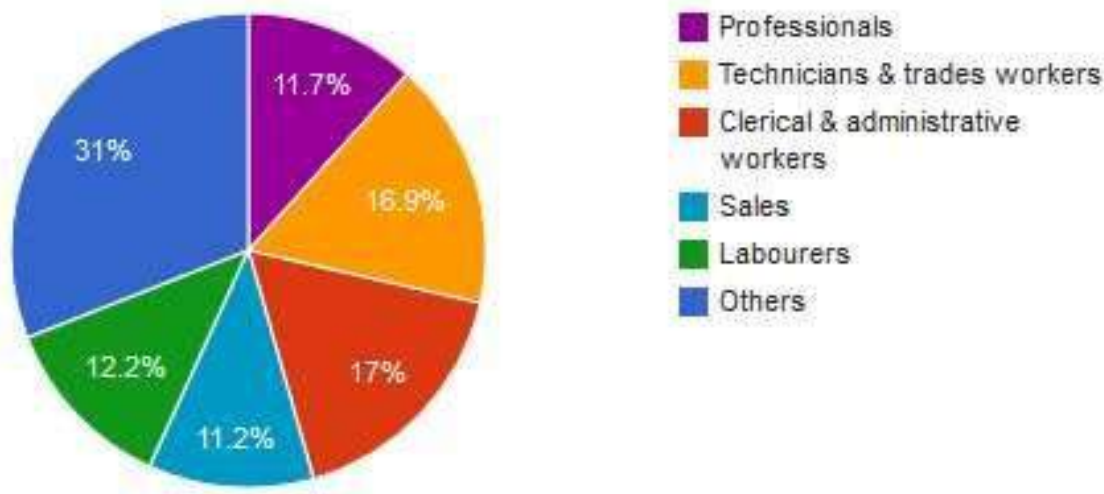
Gross Household Income (Weekly)



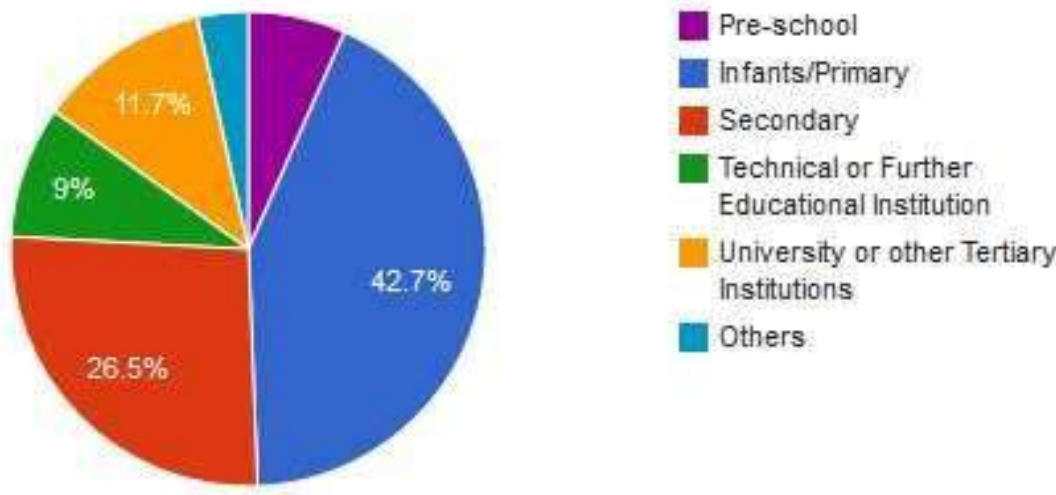
Person Characteristics

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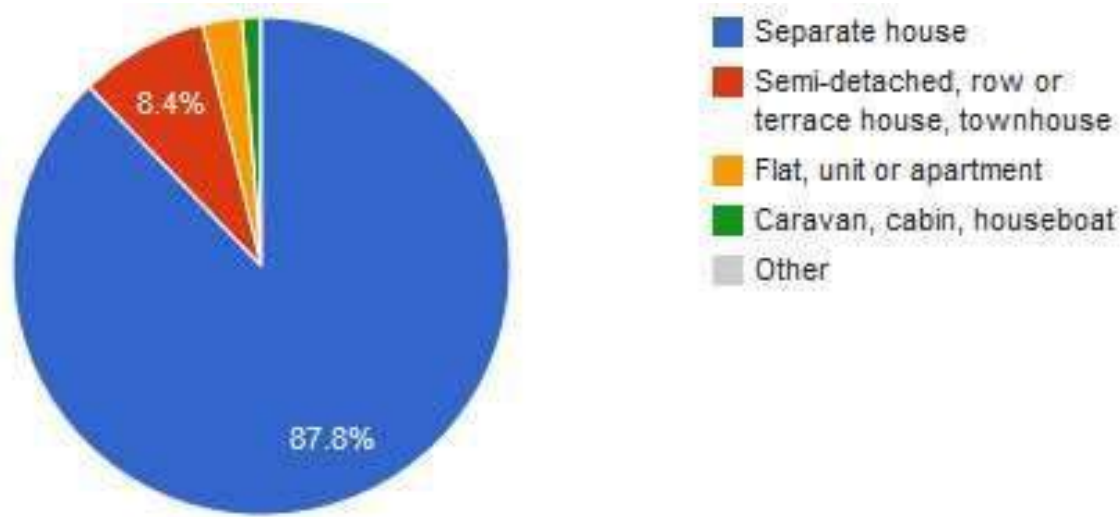
Occupation



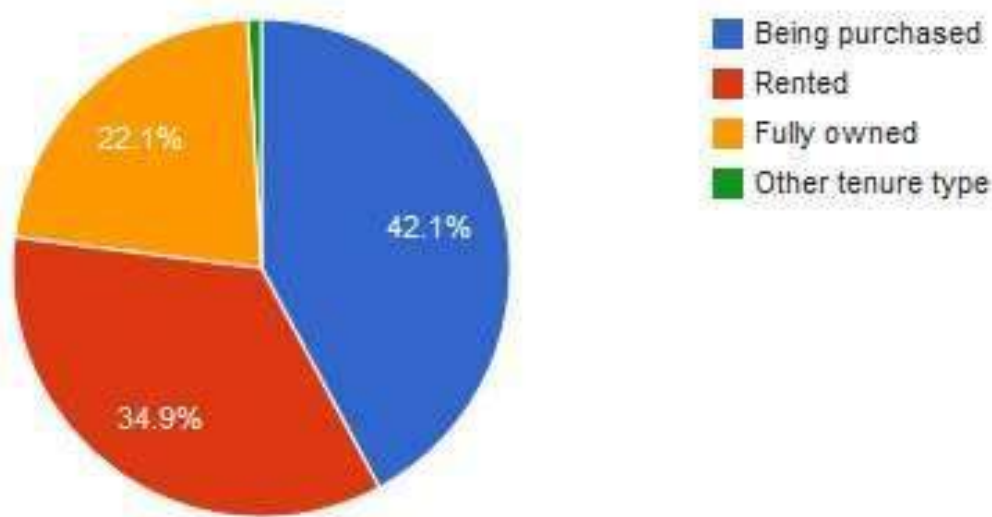
Type of Educational Institution Attending

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Dwelling Structure



Tenure Type

# Education within Kallangur and surrounding Suburbs (within 10 km)

\*This list is not comprehensive – only to be used as a guide

## Non-State Schools

1. Our Lady of the Way School
2. Mt Maria College
3. Living Faith Lutheran Primary School
4. Northpine Christian College
5. The Lakes College
6. St Benedict's College
7. St Benedict's School
8. Holy Spirit School
9. Genesis Christian College
10. St Paul's School
11. Arethusa College
12. St Kieran's School
13. Mueller College
14. Christ the King Catholic Primary School
15. St John Fisher College
16. St Joseph's Catholic Primary School
17. Grace Lutheran Primary School
18. Sacred Heart School



## State Schools

1. Kallangur State School
2. Dakabin State School
3. Murrumba State Secondary College
4. Undurba State School
5. Kurwongbah State School
6. Dakabin State High School
7. Petrie State School
8. North Lakes State College
9. Lawnton State School
10. Bounty Boulevard State School
11. Mango Hill State School
12. Strathpine State School
13. Bray Park State School
14. Narangba State School
15. Moreton Downs State School
16. Bray Park State High School
17. Strathpine West State School
18. Deception Bay SHS Special Education Program
19. Brighton State School
20. Deception Bay State School
21. Bald Hills State School
22. Norris Road State School
23. Deception Bay North State School
24. Bracken Ridge State High School
25. Nashville State School
26. Clontarf Beach State School
27. Jinibara State School
28. Hercules Road State School
29. Clontarf Beach State High School
30. Kippa-Ring State School
31. Bracken Ridge State School
32. Narangba Valley State High School
33. Eatons Hill State School
34. Narangba Valley State School
35. Sandgate State School
36. Sandgate State High School
37. Shorncliffe State School
38. Undurba SS Special Education Program
39. Bray Park SS Special Education Program
40. Pine Rivers SHS Special Education Program
41. Moreton Downs SS Special Education Program
42. Deception Bay North SS Special Education Program
43. Jinibara SS Special Education Program
44. Jabiru Community Youth and Children's Services
45. Hercules Road SS Special Education Program
46. Bracken Ridge SS Special Education Program
47. Sandgate SHS



# Universities and Higher Education

\*This list is not comprehensive – only to be used as a guide



## Queensland University of Technology (QUT)



QUT Caboolture Campus | 21-25 minutes – map shown  
QUT Kelvin Grove Campus, Brisbane | 27 minutes  
QUT Gardens Point Campus, Brisbane | 39 minutes



## TAFE Queensland



Bracken Ridge Campus | 17-25 minutes map shown  
Caboolture Campus | 21-25 minutes  
Redcliffe Campus | 20-27 minutes  
Grovely Campus | 29-31 minutes  
South Brisbane Campus | 38-46 minutes



## Australian Catholic University



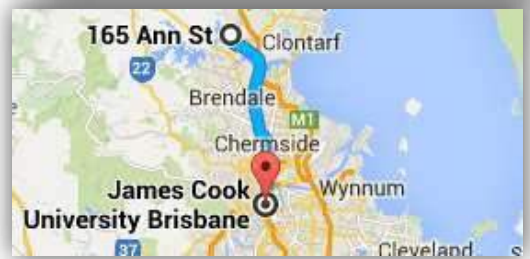
Banyo Lucia Campus | 22-32 minutes



## James Cook University



Brisbane Campus | 39-42 mins



## The University of Queensland



St Lucia Campus | 43-49 minutes



### Other colleges, training facilities and institutes accessible by car or public transport:

- Medical Administration Training Strathpine | 11 minutes
- Go Fly Aviation – Caboolture | 20 minutes
- Griffith University South Brisbane Campus | 46 minutes
- Sunshine Coast Theological College, Buderim 47 minutes
- University of the Sunshine Coast | 47 minutes
- Sunshine Coast University, Birtinya | 50 minutes
- National First Aid Training Institute, Maroochydore | 55 minutes
- CQ University Noosa | 1 hr 14 mins



# Kindergartens and Pre schools

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**324 facilities are available in the region**

# Health Care

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## REDCLIFFE

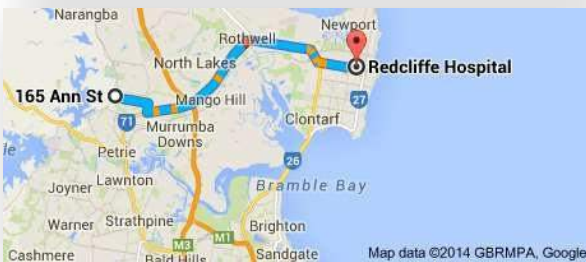


### REDCLIFFE HOSPITAL | Metro North Hospital and Health Service



25-27 minutes from Kallangur

Services provided to the community include general medical, general surgical including day procedures, emergency, oncology, urology, orthopaedics, obstetrics, paediatrics, rehabilitation, coronary care, intensive care and specialist outpatient clinics. Supporting allied health services include physiotherapy, dietetics, speech pathology, social work, occupational therapy, medical imaging, pharmacy and clinical measurement.



### Caboolture Public Hospital | Metro North Hospital and Health Service



21-29 minutes from Kallangur

Caboolture Hospital is a 206-bed hospital providing services in obstetrics and gynaecology, general surgery, general medicine, day surgery, critical care including coronary care, emergency medicine, gastroenterology, paediatrics, and mental health.

The hospital also provides a range of allied health services including physiotherapy, dietetics, speech pathology, social work, and occupational therapy.



**Prince Charles Hospital** | The Prince Charles Hospital is a 630-bed major tertiary referral hospital located at Chermside within Metro North Hospital and Health Service. The Prince Charles Hospital provides care over a broad range of specialties including: Cardiac and thoracic medicine and surgery; Emergency medicine – adults and children; General medical and general surgical services, Orthopaedic joint surgery (elective), acute geriatrics and Rehabilitative medicine, Children's inpatient and outpatient services, Comprehensive and integrated mental health service, palliative care.



24-31 minutes from Kallangur

## **PRIVATE HOSPITALS within the Moreton Bay Region**

- Pine Rivers Private Hospital Strathpine
- Peninsula Private Hospital Kippa-Ring
- North West Private Hospital Everton Park
- Chermside Day Hospital
- Holy Spirit Northside Chermside
- Caboolture Private Hospital
- Holy Spirit Northside Private Hospital Chermside
- Brisbane Northside Emergency Centre, Chermside
- HOCA Chermside
- Chermside Dialysis Clinic
- Montserrat Day Hospitals
- St Andrew's War Memorial Hospital, Spring Hill

# Shopping Areas within Kallangur

## and surrounding Suburbs (within 15 minutes' drive)

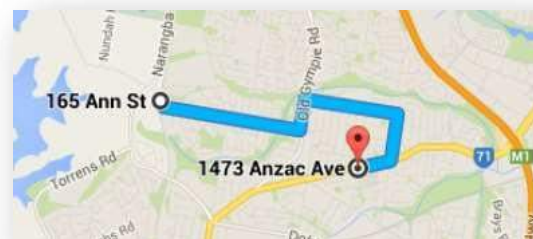
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### KALLANGUR

**Kallangur Fair | Shopping Mall**



6-8 minutes



**Some local shops and services within Kallangur:**

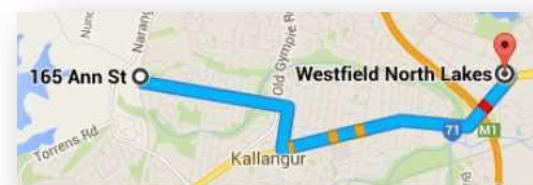
- Supermarkets, Discount Stores, DVD Rental, Bakeries, Butchers and Greengrocers
- Doctors, Medical Centre, Chiropractors, Chemists, Aged Care services
- Cafés, Restaurants, burgers, chickens, sandwich shops, pizza and delivery services, Bottle Shop, Beer, Wine and Spirits
- Carpenters, Plumbers, Painters and Decorators, Property Maintenance, Hardware stores
- Car Mechanics, Tyre & Auto Services, Car Parts & Accessories
- Newsagencies, Bank,; Travel Agency and Tax Agents
- Gymnasiums, Hairdressing salons, Ironing Services
- Computer Printer Ink Cartridges & Toner Store

### NORTH LAKES

**Westfield North Lakes | Shopping Mall**



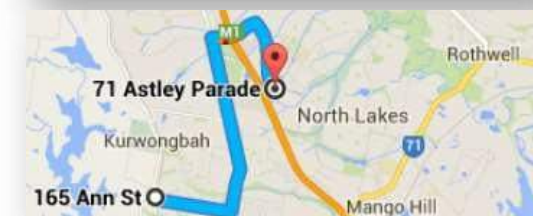
8-11 minutes



**Hilltop North Lakes | Shopping Centre**



13-15 minutes



### BRAY PARK

**Kensington Village | Shopping Mall**



11-15 minutes



### STRATHPINE

**Westfield Strathpine | Shopping Mall**



12-15 minutes



**Other Shopping within 15-26 mins of Kallangur**

- Burpengary Plaza | Stores & Shopping | 15-17 mins
- Peninsula Fair Shopping Centre | Shopping Mall | 21 mins
- Aspley Hypermarket Shopping Centre | Shopping Mall | Restaurant | 20-26 mins

# Entertainment

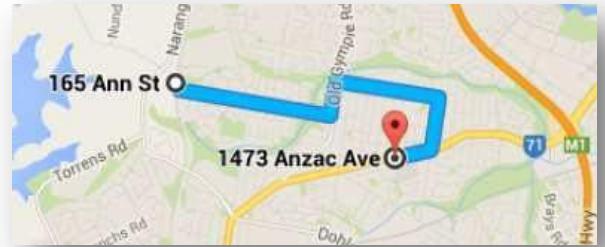
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## KALLANGUR

**Norths Leagues & Services Club** | Restaurants Bars and Entertainment



4-7 minutes



**Kallangur Tavern** | Restaurants, Bars and Entertainment



4-7 minutes

