Property Package

Fixed Price - Full Turnkey

Ellen Rise

2 Proposed St Ellen Grove QLD 4078



$1,132,900

LAND PRICE $590,000	LAND SIZE M² 267.0
BUILD PRICE $542,900	BUILD SIZE M² 215.0
LAND REGISTRATION Apr-27	EST. RENTAL RETURN P/W $800/$850

Positioned for Growth Ellen Grove is located approximately 25 km southwest of Brisbane CBD, between established residential communities and the expanding Springfield region. Its position within Brisbane's broader western growth corridor provides access to transport infrastructure, employment centres, schools, shopping, and surrounding residential development. Several factors may support continued buyer interest in the area: 1. Relative Affordability: Ellen Grove has historically offered a more accessible entry point than some higher-priced neighbouring suburbs. 2. Expanding Surrounding Communities: Established Forest Lake and the developing Springfield precinct contribute to the area's wider residential and employment catchment. 3. Infrastructure and Amenity: Existing transport links, nearby retail and

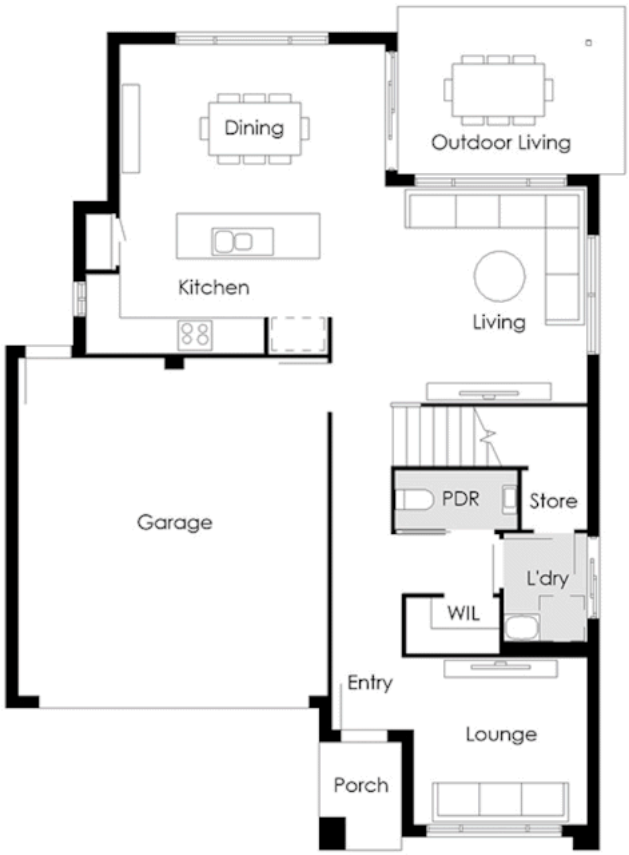
SYED JAFAR
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FLOOR PLAN

SINGLE DWELLING

Total Area	215.0 m²

4	2	2





Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.