

# CREEKS EDGE

MORAYFIELD

*The perfect community to call home*

*Creek's Edge Morayfield is a boutique parkland development in the heart of Brisbane's northern growth corridor. Conveniently located on the Cundoot Creek in Morayfield and with easy access to the Bruce Highway providing a simple commute to Brisbane, the airport and Sunshine Coast, Creek's Edge has been designed with both locals and interstate buyers in mind. With only 130 lots to be sold across 7 stages, there are a limited number of opportunities. Upon completion, the development will have an end value of over \$50 million.*



## LOCATION

Morayfield is located 44km north of Brisbane in the Moreton Bay Region and just 3km south of the region's largest city, Caboolture. Morayfield's affordability and proximity to major transportation networks, shopping and education facilities make it attractive to young families.

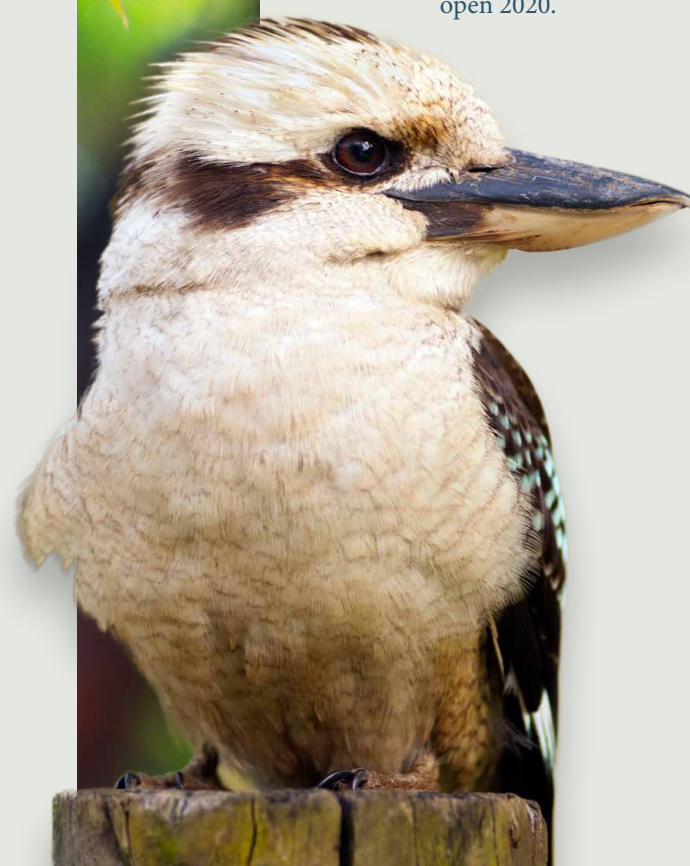
Creek's Edge is surrounded by established amenities, and parkland facilities such as playgrounds and barbeque areas. Schools, childcare, shopping centres, specialty retailers and public transport are all close by. Creek's Edge offers a lifestyle opportunity unmatched in the Morayfield area.

With direct access to the Bruce Highway, Creek's Edge residents are able to reach Brisbane, the airport or the Sunshine Coast in less than 40 minutes and Queensland Rail services run from Morayfield Train Station every 10 minutes during weekday peak hour periods.

As a boost to the region, the Moreton Bay Regional Council has purchased a site at Petrie for a new university campus, expected to open 2020.

## LOCATION SNAPSHOT

1. Morayfield Shopping Centre (including Woolworths, Coles, Target, K Mart and Big W) – 3.0km
2. Birch Carroll & Coyle Cinemas – 3.0km
3. Westfield North Lakes (including Myer and casual dining precinct – 19km
4. Good Start Early Learning Morayfield – 100m
5. Morayfield East State School – 700m
6. Morayfield State High School – 2.3km
7. Morayfield Train Station – 2.2km
8. Caboolture Hospital (Public and Private including emergency medicine) – 6.4km
9. University of the Sunshine Coast Petrie Campus - 21km





# NEW RELEASE LAND

Creek's Edge offers a limited release of premium quality flat lots ranging in size from 300m2 to 687m2 close to the Cundoot Creek, parks and amenities that are central to Morayfield. Creek's Edge presents a unique opportunity for people seeking the perfect block of land to build their dream home.

Carefully landscaped streets and quality homes will ensure a striking locale and position your home for the best possible capital growth. Come and build your new home at Creek's Edge.



*Analysts have predicted annual price growth within the region of up to 10% over the next 5-8 years. This is fuelled in part by an expected growth in population from 15,000 in 2015 to 31,500 in 2036.*

# YOUR HOME, YOUR INVESTMENT

Morayfield offers extensive choices in education, retail and leisure activities. It is home to one of the region's largest shopping complexes and a number of local retail precincts provides locals with substantial choice for all their shopping needs. The rural history and suburban layout of the region allows it to host a number of large parks and sporting complexes. Additionally, there are five primary and secondary

schools within 4km of the centre of the suburb. The Morayfield property market is dominated by stand-alone dwellings, which account for 93% of the local market and property price growth has been driven by demand for affordability. Young families seeking affordable accommodation and suitable family amenities are likely to continue to drive a high level of demand for owners and tenants well into the future.





## FAST FACTS

1. Over the past 12 months, the median value of houses in the suburb has increased by approximately 8%, according to the most recent data from Residex.
2. Over the past decade Moreton Bay Regional Council area has consistently been one of Australia's fastest growing Local Government areas. The region's growth of 2.8% over the past five years is significantly higher than the state average of 1.9%.
3. Since 2009 Morayfield has experienced an average of 2.5% population growth, eclipsing the state average of 1.8%.
4. Between 2015 – 2036 it is projected that Morayfield's population will grow from 15,000 to 31,500, representing a growth rate of 3.2% per annum; double that of the projected Queensland average of 1.6%.
5. Crime rates within the region are 1% lower than the state average.
6. Schools of note within the region include Minimbah State School, which was recognised as the region's best state school by the Queensland Government in 2014, Saint Peter's Catholic Primary School, whose students achieved significantly higher than national average scores in the 2014 NAPLAN tests and Grace Lutheran College boasting a record of sending over 50% of all graduates to university and ensuring that 99% of students achieve a final qualification.
7. Moreton Bay Regional Council announced in November 2015 that the University of the Sunshine Coast was selected to pioneer the Moreton Bay University Precinct in Petrie.
8. Morayfield Shopping Centre boasts nine major retailers, a total of over 160 stores and 3,000 parking spaces.
9. Westfield North Lakes Shopping Centre is only 15 minute away. It contains over 215 major and specialty retailers, with over 3,700 car parks and has recently completed an \$80 million expansion which included a new cinema and restaurant precinct.
10. The region is slated to benefit from approximately \$5 billion in commercial, infrastructure, residential, retail and education investment. Collectively these projects will increase employment opportunities within the Morayfield region by 5,000 by 2036.
11. The Caboolture Public and Private hospitals provide over 250 beds for the surrounding regions. Together, they employ approximately 300 healthcare professionals and service over 20,000 patients per year.

## ABOUT THE DEVELOPER

The Mavid Group is a Newcastle based property investment, development and construction company investing in communities throughout Queensland and New South Wales. Founded in July 2011, the Mavid Group is managed and owned by father/son team David Sharpe and Matt Sharpe.

The Mavid Group is committed to undertaking projects that have a positive impact on the social, environmental and economic fabric of growing communities.







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