



BALWYN 192 | URBAN FACADE

Façade is for illustration purposes only

4 2 2 2

LOT 77, SNOWY STREET, RIVERLEIGH ESTATE, LOGAN RESERVE, QLD 4133

	Land size	400 m ²
	Land price	\$620,000
	Registration	Registered
	House area	191.77 m ²

URBAN FACADE INCLUSIONS:

- ✓ Feature rendered brick pier, engaged rendered brick pier and gable
- ✓ Sheet metal roof & garage door
- ✓ 2x up down lights (Refer to working drawings, once available)
- ✓ 1x sliding window



TOTAL GOLD TURNKEY PRICE:

\$1,004,400

(Build Price \$384,400)

TOTAL DESIGNER TURNKEY PRICE:

\$1,012,399

(Build Price \$392,399)

TOTAL AURUM TURNKEY PRICE:

\$1,020,399

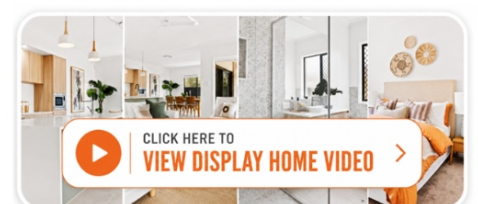
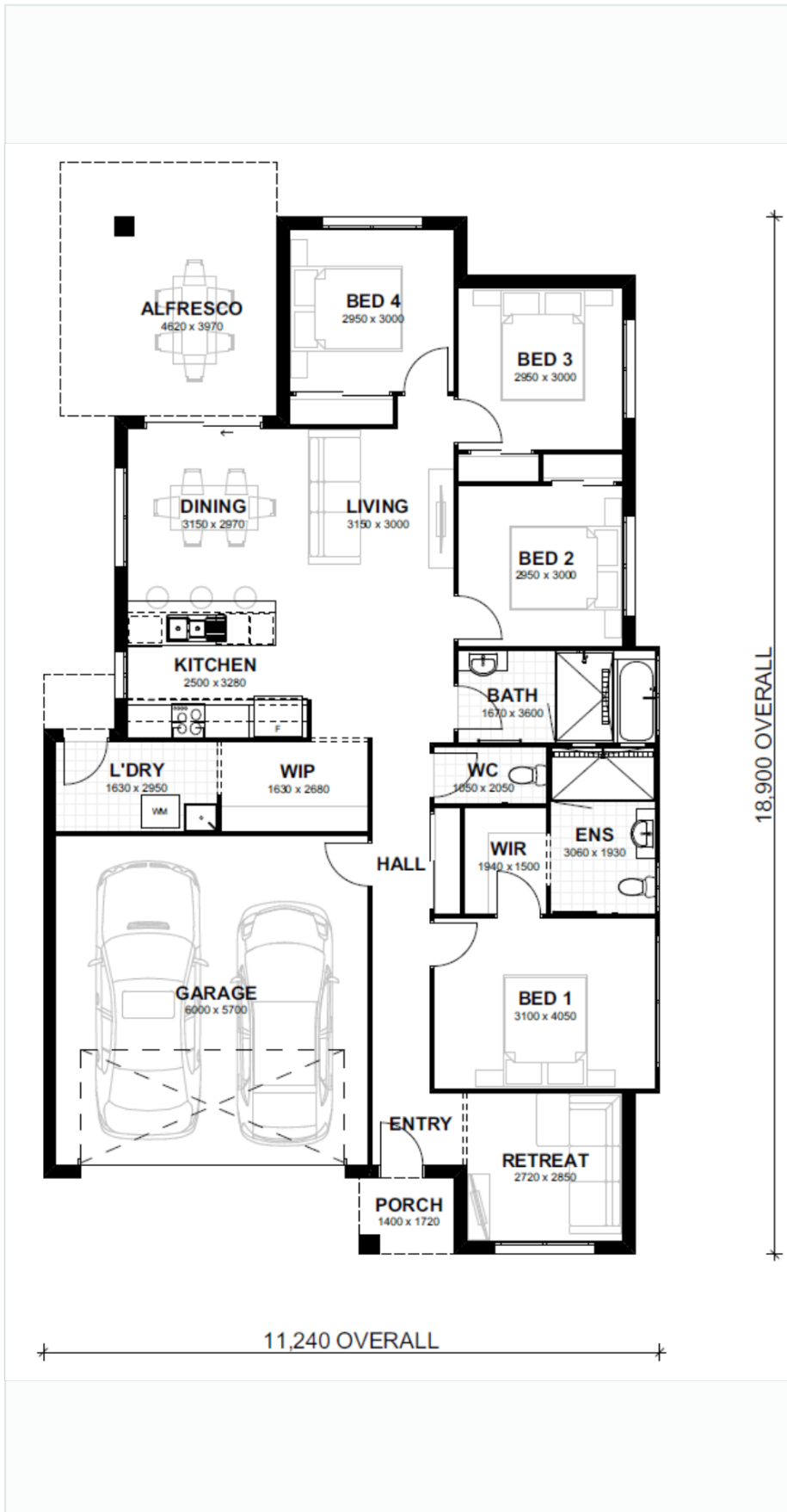
(Build Price \$400,399)

AREA BREAKDOWN

Living	134.08 m ²
Garage	36.94 m ²
Porch	2.41 m ²
Alfresco	18.34 m ²
Total area	191.77 m²

INCLUSION MODIFICATIONS

- Supply and install landscaping and fencing to meet covenant requirements.
- Provide up to BAL 12.5 bushfire rated construction to the home - as required by QDC.



DISCLOSURE PLAN
PROPOSED LOT 77

This plan is to be read in conjunction with the disclosure statement prepared for this lot.

Cancelling part of Lot 903 on SP337884
Locality of Logan Reserve

- These notes form an integral part of this plan. No part of this plan may be reproduced without these notes being included.
- All dimensions and areas shown are subject to final survey and relevant local authority approval.
- This plan has been prepared for issue to a buyer as a disclosure plan under the Land Sales Act 1984. It is not to be used for any other purpose.
- Levels and contours shown on this plan are not to be used for building design or construction; a topographical survey of the site is required.
- Any engineering detail (retaining walls, etc.) shown on this plan is indicative only and subject to construction and relevant local authority approval.
- For further detail regarding services, facilities and features which may have relevance to the proposed lot, reference should be made to the Development Application approval conditions, the approved operational works drawings and current engineering drawings.

Contour Interval – 0.25 metre

Design Contours
Retaining Wall (Due to plotting limitations the retaining walls shown are not to scale and are indicative only)

HW 1.0 Height of Highest Point of Wall (Metres)
LW 0.2 Height of Lowest Point of Wall (Metres)
AW 0.6 Average Height of Wall (Metres)

Compaction of fill will be done in accordance with Australian Standard AS 3798–2007, under Level 1 inspection and testing by the nominated Geotechnical Inspection and Testing Authority.

- × 0.1 Cut/Fill, calculated between design and existing surface contours
- Area to be Cut, as supplied by Colliers Engineers
- Area to be Filled, as supplied by Colliers Engineers

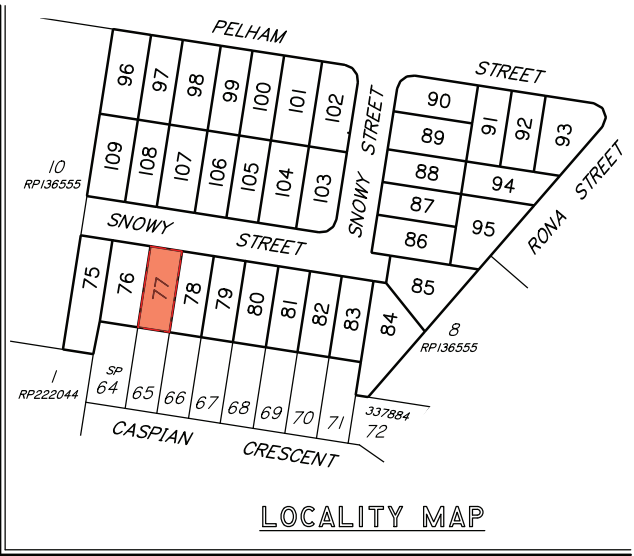
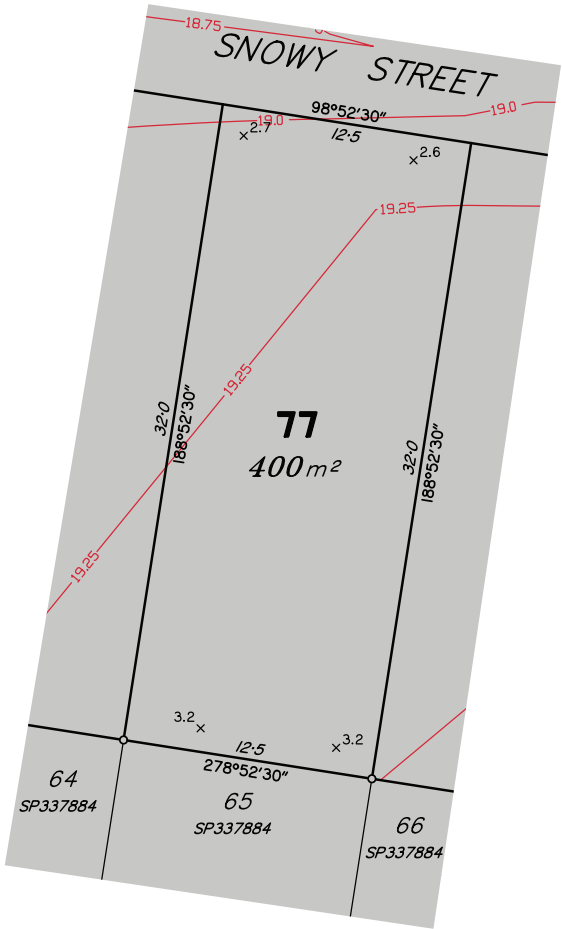
Lot levels and earthworks derived from Engineering Drawings.

Meridian: MGA Zone 56 ☒ Yes ☐ No
Contour Height Datum: AHD

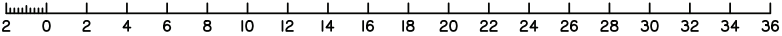
dtS urban planning, surveying & development

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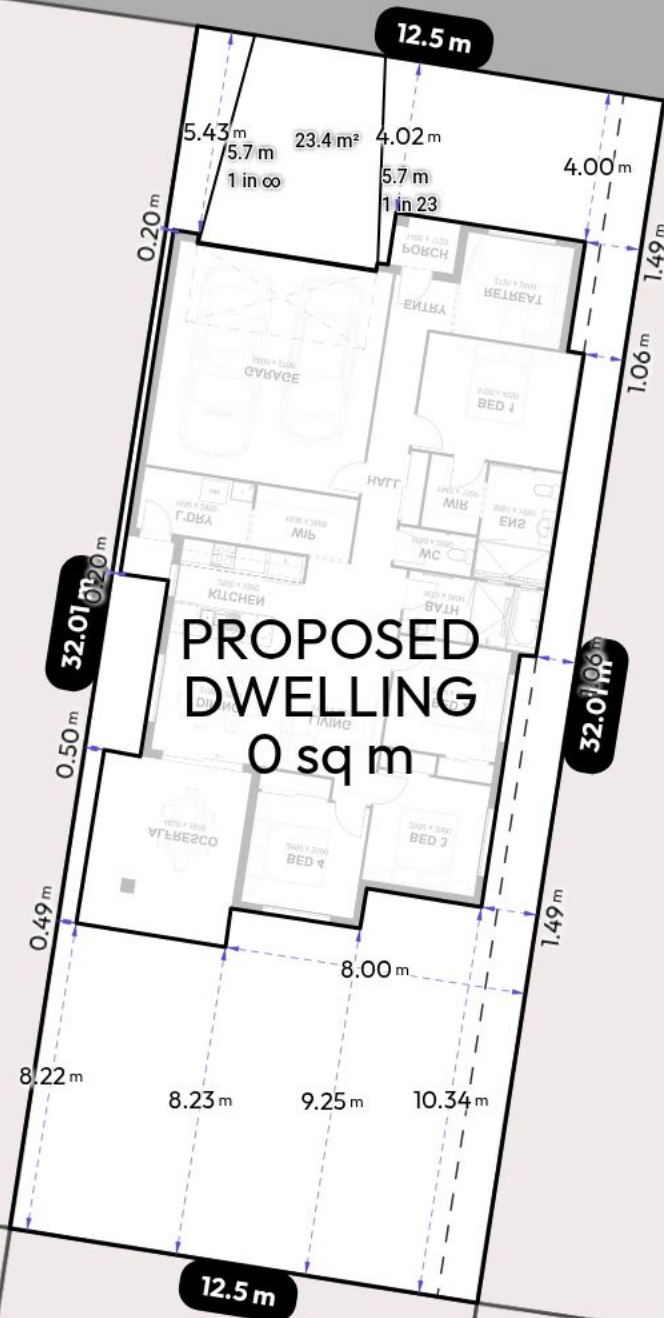
Scale 1:250 – Lengths are in Metres.



A	ORIGINAL ISSUE			07/04/25	RM	AV	DISCLOSURE PLAN WINDLE ROAD DEVELOPMENTS PTY LTD STAGE 3 GLEN ROAD, LOGAN RESERVE	Dwg No: A3—6917 / 77	Issue: A
	Details			Date	Drawn	Checked		Project: BNE220367	
								File: B220367Dis4.dwg	

Site Calculations	
SITE AREA	400.32m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED AREA	0.00m ²

SITE AREA	400.32m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED AREA	0.00m ²



Client Name

Client Email

Client Phone

Signature _____

Copyright Statement

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Disclaimer

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ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.

Generated by Oskar Duce
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Property Details

Lot 77, Riverleigh, QLD 4133, Australia

Sheet Name
Site Plan

Sheet no.
1

Lic no.

Job no.

Design
BALWYN METRO 192 V1

scale
L:200@A3

1st version date:
08/09/2026

Current version date:
08/09/2026

Version #
2

Disrupted by Canibuild.



Insert Plan Number	SP347001
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LOGAN

FAST FACTS

2026



Highlights

- One of Queensland's fastest-growing cities
- Around 70 suburbs and localities
- Strategically located between Brisbane and the Gold Coast

Location

- 30km south of Brisbane CBD
 - 50km north of the Gold Coast
 - Adjacent to Ipswich City
- *Based on CBD

Population

- Estimated population of Logan is 392,339 (2024)
- Population growth: 660,000 by 2026

Housing

- Median house price: \$770,000 to over \$1.1 million
- Median 4 bedroom house rent \$550-\$750pw+

Employment

- Employment rate 93.6% (October 2024)
- 120,000 local jobs
- Strong areas of employment consist of: Management, Technicians & Trades, Community and Personal Service Workers, Sales Workers and Machinery Operators & Drivers

Transport

- TransLink Rail & Bus services
- M1 & Logan Motorway

Parks & Recreation

- Hundreds of parks & reserves
- 1260Km's of bike and pathways
- Active & Healthy Program
- Live Well Logan Fitness Clubs
- Logan Metro Sports & Events Centre

Education

- Over 50 Primary and High Schools
- Griffith University
- TAFE Queensland - Loganlea Campus
- Logan Little Legends sports programs
- 9 libraries

Retail

- Hyperdome Shopping Centre (one of the largest shopping centres in Australia)
- Logan Hyperdome (Shailer Park)
- Logan Central Plaza
- Grand Plaza (Browns Plains)
- Home Co Logan & IKEA

Economy

- GRP exceeds \$18.24B
- 27,816 businesses (2024)
- 132,383 local jobs

Medical

- Logan Hospital
- 10 public health / community facilities

Government Spending

- \$875M Logan Hospital Stage 2 expansion, due to complete in 2027
- \$1.22B essential infrastructure and services
- \$138.5M water and wastewater infrastructure

Recent Government Spending

- \$135.98M funding (part of a \$334.53M project)
Project: Chambers Flat Wastewater Treatment Plant
Impact: Enables development of 20,000+ new homes
Key areas: Yarrabilba, Park Ridge, Logan Village
- \$52.1M social and community housing - delivering 172 social homes either under construction or under contract



► RENTAL APPRAISAL

08/09/2026

Riverleigh Estate

Logan Reserve

TOTAL RENTAL ESTIMATE: \$720 - \$760 per week

4 2 2

Thank you for the opportunity to appraise the above property for the purpose of ascertaining the likely rent achievable in the current market.

We consider several key factors to determine a realistic weekly rent for your property, including recent comparable leases, current vacancy levels and enquiry activity.

We regard a balance between obtaining maximum rents whilst minimising vacancy as paramount in achieving the best possible result. A range of rental amounts are provided so that you can make a sound decision based on your personal situation and also the current market, which is often subject to the fluctuations typical of a supply and demand marketplace.

Our team would be delighted to manage your investment with your individual needs in mind, if we can answer any further questions, please do not hesitate to contact us.

Ben Jorgensen L.R.E.A

DIRECTOR

0406 507 363
ben@growandco.net

Matthew Crown

New Business Development

0410 588 180
matthew@growandco.net



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📍 9/12 Babilla Close, Beresfield NSW
2322

*****Please ensure the name stated below is the legal name stated on your birth certificate*****

****Copies of ID (Passport or Drivers License) is required with this EOI****

Purchasing as:

Individual

Company

Company/. SMSF:			
ABN/ACN:			
	Buyer/Director 1	Buyer/Director 2	
Legal name: (Including middle)			
Address:			
Email:			
Mobile:			
Are you buying as (Tick One):	Investor	Owner Occupier	
Property Information (Your Sales Pack Number can be found on the house and land sales package provided to you eg. PR2486)			
Site Address:			
Land Price: \$		House Price: \$	
Total Price: \$		Sales Pack No:	
Design:	Facade:	House Size:	Inclusions:
Solicitor Details			
Firm:		Contact Name:	
Address:			
Email:			
Phone:			
Finance Broker / Lender			
Company:			
Address:			
Email:			
Phone:			
Lender:			
Relationship Manager/ Referral Channel:			
Company:		Contact:	
Email:		Phone:	

Please use the PR number listed above along with your surname for anypayments made to direct to Silkwood Homes for this EOI.

Buyer 1

Date:

Buyer 2

Date:

Silkwood Homes Pty Ltd (Payment contributes towards 5% Build Deposit)

Please email copy of receipt & EOI to
contracts@silkwoodhomes.com.au

Please ensure PR number listed above along with your surname is used as the payment reference

Account Name: Silkwood Homes Pty Ltd
Bank: National Australia Bank
BSB: 084-572
Account: 12-474-7237
Amount:
Reference: PRXXXX SURNAME

This request for contracts is not binding on the buyer or the seller of the development. Should completed Contracts of Sale not be received by the Land holder/agent within a reasonable time of the buyer receiving such contracts, then the property will be placed back on the open market and any deposit monies refunded. For further information phone Silkwood Homes 07 5644 8600. V07.11.2023

QLD ABN: 65 149 767 966 QBCC : Licence No: 1218048 | NSW ABN: 14 156 406 352 NSW Licence No: 248052c