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# NORTH IPSWICH REAL ESTATE HOTSPOT



**BY PETER CHAPMAN**

AFTER years of sitting dormant North Ipswich is fast becoming one of the real estate hotspots of Southeast Queensland.

The intense buyer interest has been sparked by the recently commenced Junction Villa and Townhouse development which will see

118 units built on Leda owned land between the Railway Workshops and Riverlink Shopping Centre.

Even though preliminary site work has just commenced developer, Geoff Booth, of B Global, said all 81 units put to market have been snapped up.

"I released one unit last week and it was purchased in under four hours," he said.

"The quality of the project and the central location of the Junction to the Riverlink Shopping Centre, CBD and the main transport hub has attracted enormous interest from investors across the country.

"These types of inner-city releases are extremely rare these days and astute buyers are aware of this."

**FULL STORY PAGE 4**

WORK STARTS: Developer Geoff Booth was on site in North Ipswich this week to inspect initial work to upgrade North Street which fronts his Junction project. PHOTO: PETER CHAPMAN



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# Junction units sold in just hours of going to market

DEVELOPER, Geoff Booth, has been involved in numerous major residential developments over the years but he has never experienced the buyer demand that has been generated by his Junction gated community project in North Ipswich.

The Junction will offer 118 two and three-bedroom townhouses and villas when completed early next year.

The message now is you may need to have your phone on speed dial to secure one.

Despite a limited major marketing thrust all 81 units released to the market has been grabbed, the latest, which went on sale last week, was sold within four hours.

"I have never experienced this type of buyer interest in the entire time I have been involved in residential projects," Mr Booth said.

"It gives me great confidence in the future stages we have planned for the rest of vacant land which surrounds the Old Railway Workshops. Following formal approvals from council, it will step off next with a stage two release of land along W M Hughes Street.

"That stage will offer 91 terrace houses, while stage three will provide the opportunity to build 36 terrace houses on land from the corner of W M Hughes down along the top end of North Street."

The final piece of the project is a major development consisting of three, five and seven storey unit blocks along the land fronting the Bremer River.

As part of the Junction project the Riverlink end of North Street is undergoing a million-dollar facelift



**"I have never experienced this type of buyer interest in the entire time I have been involved in residential projects."**

Geoff Booth

PHOTOS: Artist impressions of the new Junction gated community project. It has become one of the hottest real estate projects to have ever been released in the North Ipswich area. The project includes 118 two and three bedroom units with first residents expected to move in by mid 2023..

courtesy of the developers.

This work, which will involve a new road surface, cul de sac and lighting, has already started.

Council has gone on record to express its support of the Junction project citing the desperate need for affordable housing stock in Ipswich.

That need was clearly highlighted by the front-page story in last week's Local Ipswich News which told the plight of a young couple who are living in a tent in a council park because they can't find any affordable accommodation.

Corey Szdna and Tiffany Duckett have been searching for months for a home and despite being able to pay upwards of \$600 a week have been left out in the cold.

Their story is one shared by too many other families.



PHOTOS: SUPPLIED



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