

## North Ipswich comes to life



**GETTING CLOSE:** The first 22 villas at The Junction in North Ipswich are only months away from completion.

North Ipswich's first major residential development in more than two decades is nearing competition.

The Junction Estate, just a stone's throw away from Riverlink Shopping Centre, features 118 town houses and villas.

Stage one of the project which involves 22 villas, the community pool, bbq areas and the on-site manager's residence was started earlier this year and will welcome its first residents in two months' time.

In all the Junction will be delivered in seven stages and when complete will provide housing for an estimated 400 residents in modern designed town houses and villas.

Developer, Geoff Booth, of B Global, said the project created unprecedented interest with both homeowners and buy-to-rent investors. "When we launched the project two years ago, we were swamped and we currently have a growing waiting list of people wanting to buy in," he said.

Mr Booth put down the Junction's popularity to several factors, including quality design and build, shortage of properties in the area and importantly the fact that the Junction was a rare inner-city opportunity.

"These inner-city projects within walking distance to facilities such as major shopping centres, libraries and civic centres are rare," he said. With the Junction nearly sold out and underway, Mr Booth has submitted a DA to Ipswich Council for another project utilizing another section of the vacant land surrounding the long-closed Railway Workshops.

Named Junction North it's bounded by North and Hughes Streets on the top side of the Railway Workshops Museum and will involve 91 terrace lots offering house and land packages.

Mr Booth said the council recognised the urgent need for housing in the district and had been supportive in cutting red tape to make things happen. "Council staff has been in constant contact with me, and it has helped dramatically in expediting the new project," he said.

Mr Booth said a future project involving a potential 500 units on the railway land fronting the riverbank was in the pipeline. More details on this project were expected to be released soon.