

# MAGNIFIED

AT MORAYFIELD

To magnify is to create substantial growth,  
to accelerate or to amplify...





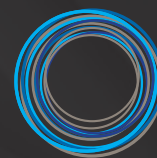
“The projected population increase, combined with the continuing trend towards smaller households, will require an estimated 575,000 new dwellings in the region by 2026.”

Source: SEQ Regional Plan 2006 – 2026.





ng trend  
new



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For the few individuals focused on getting to the place they want to be, put simply, this type of investment is the catalyst to get you there faster.

A quality and contemporary development of 33 freestanding residences, Magnified at Morayfield is perfectly positioned in the heart of Brisbane's northern corridor. This is at the epicentre of Australia's fastest growing region of South East Queensland and represents a best choice to endorse a path for a greater end result - wealth.

The springboard is Massland's revolutionary Amalgamation process, which delivers the added benefit of better quality homes for a lesser price than our competitors.

As a result there are now only a nominal number of properties remaining reflecting the quality of this investment choice. With an affordable price point, each residence is afforded generous space with blocks ranging in size from 450m<sup>2</sup> to over 640m<sup>2</sup>. This is a 'must-have' purchase as part of your Automatic Acquisition Plan.

Agents of positive change such as this rarely come along. Their ability to accelerate growth should always be embraced.

Seize the chance to magnify and extend your position of wealth.

# The Investment Checklist

Magnified at Morayfield comprehensively answers our 3 factors that determine growth in property value:

- Federal spending regime
- Private Industry
- Demographics

Over the coming years, Brisbane's northern corridor will witness extreme spending behind infrastructure projects to cater for the huge demands of population growth set upon the region. This includes the approved \$1.147 billion Moreton Bay Rail Link, planned North Caboolture Railway Station and \$4.1 billion upgrading the Bruce Hwy over the next decade.

Identified as one of South-East Queensland's key growth centres, Morayfield is a diverse business centre with significant commercial, industrial and residential opportunities. It is situated within only a few minutes of the Bruce Highway (M1) providing swift access to Brisbane, the Sunshine Coast, as well as the resources industries in Regional Queensland.

It is also on the major freight and passenger rail network. Morayfield is a well-connected, dynamic community ripe for investment.

Current Queensland Government projections show that the population of the Moreton Bay region will reach over 534,000 by 2031, an increase of 167,000 (or 45%).

# More than 'Turn Key'

As fellow investors, Massland is the first to recognise the value of your property portfolio. We know more than any other, this represents your future retirement.

So why would you entrust something of this value to individuals who treat rental investments as the poor relation to selling new properties?

Over the years we have witnessed first-hand the horror stories relating to poor tenant choices and lack of Agent care. The net result is that these all important property assets are devaluing whilst you are actually paying for the management!

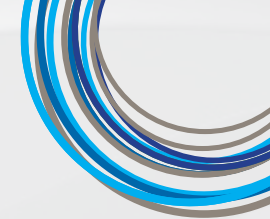
Massland works with like-minded professionals who deliver a service unlike any other property management experience. Their only purpose is to manage rental properties and to do it to a standard never witnessed before. As such Massland provides the final and essential link in your investment journey.

The commitment and expertise in the area of property management cannot be better illustrated than by our own and unique Rental Guarantee. If your property is not rented within 5 days Massland will compensate you 100% of the rental value until such time as it is leased.

## **How many real estate agents would be confident enough to make such an offer?**

We recognise that surety of income from any investment is critical to building long term wealth and this guarantee delivers on this vital measure.

## **The path to future financial security is made more certain.**





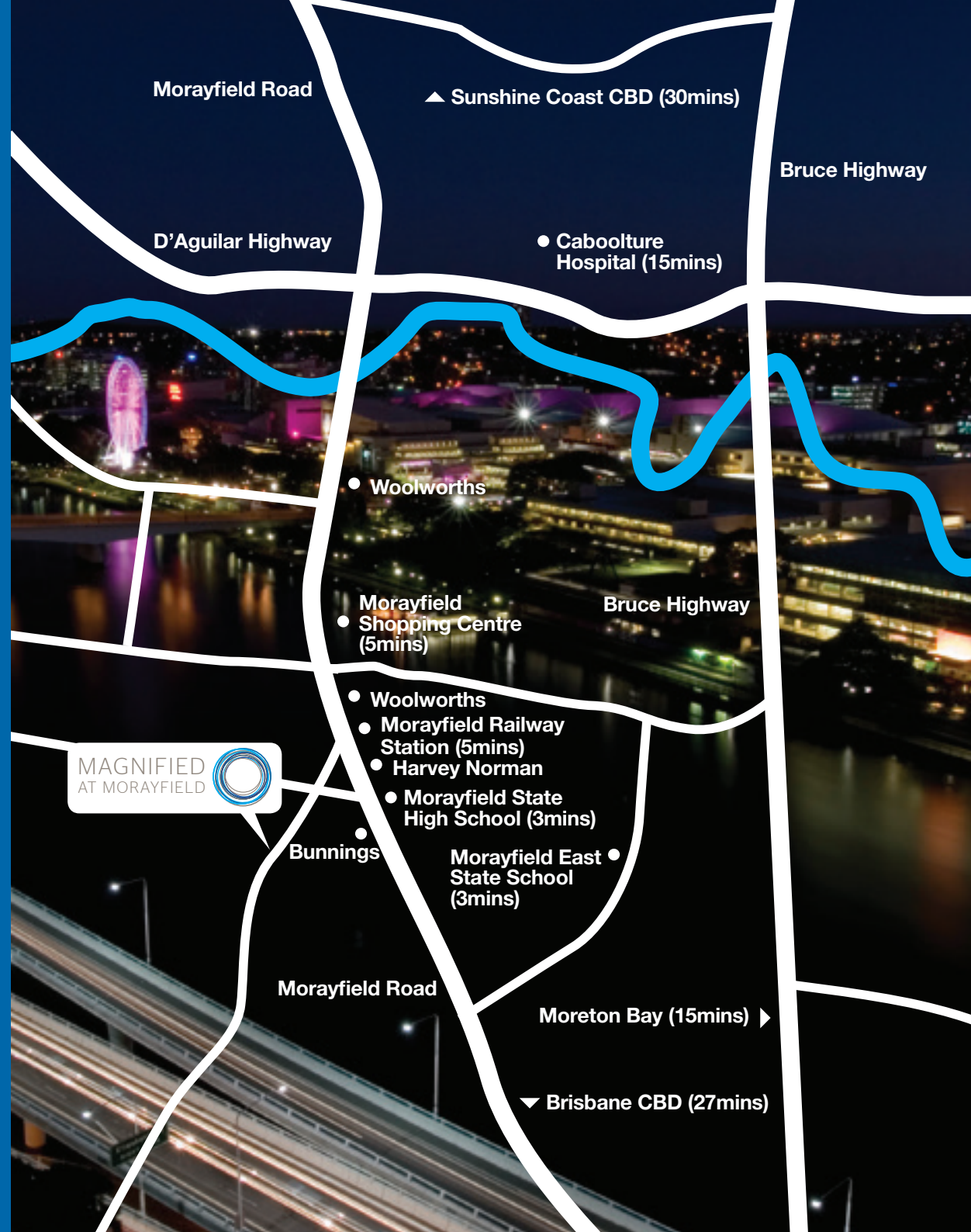
# Best location makes for greater future prosperity

Morayfield is a short and easy drive north of Brisbane and conveniently situated to the Sunshine Coast Beaches. It is under 30 minutes' drive from Brisbane's city centre and 20 minutes from the Brisbane International Airport.

With the rapid growth in population in and around Brisbane, it is at the heart of the most desired regions for population migration, fuelled by the continued arrival of over 84,000 families per annum in South East Queensland. All the major players have significant interests throughout this northern corridor and Massland has secured a piece of highly valued land at a most advantageous price point. This benefit is of course passed onto our future investors.

Magnified at Morayfield is located within 900m to an array of local amenities including Morayfield Shopping Centre, Railway station, Schools and familiar household names such as Bunnings, Woolworths and Harvey Norman.

With direct access to the major arterial roads including the Bruce Highway, without equal it represents a location that will continue to grow.



# Demand looks like this...

Our recent projects have been oversubscribed. Based on previous rates of sale it will be a matter of days not months that you have the opportunity to secure a property in Magnified at Morayfield.

1. Bellbird Park Estate (Brisbane) : 20 blocks sold in 21 days

2. Liberty (Loganlea) : 44 Townhouses sold in 37 days

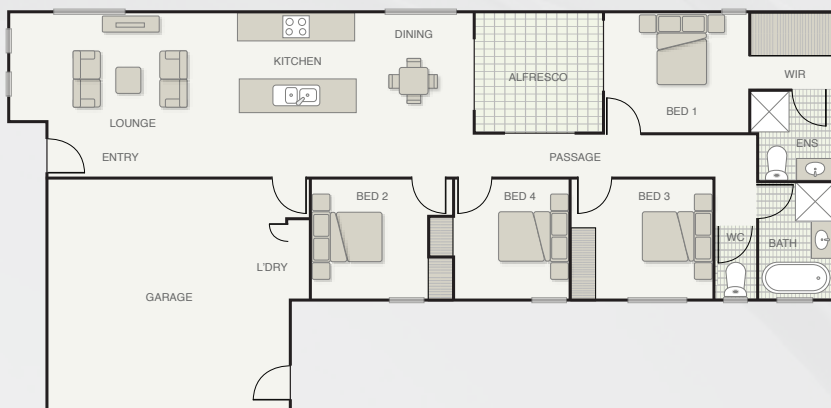
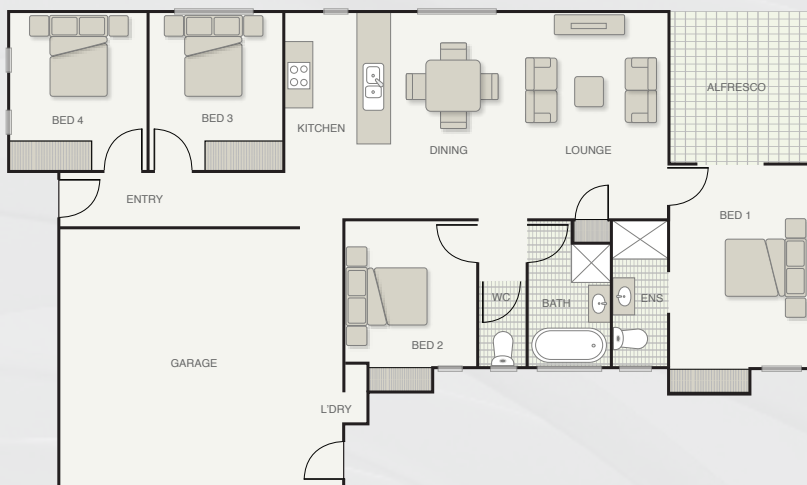
3. Riverhills (Eagleby) : 12 Boutique Townhouses sold in 4 days

Given the above rates of sale, if you read this again tomorrow several further properties would have been sold.

That is of course if any are left.

“We bought 2 townhouses at Richlands and both form part of our larger portfolio that deliver exceptional growth and consistent returns.”

Henry N - Perth



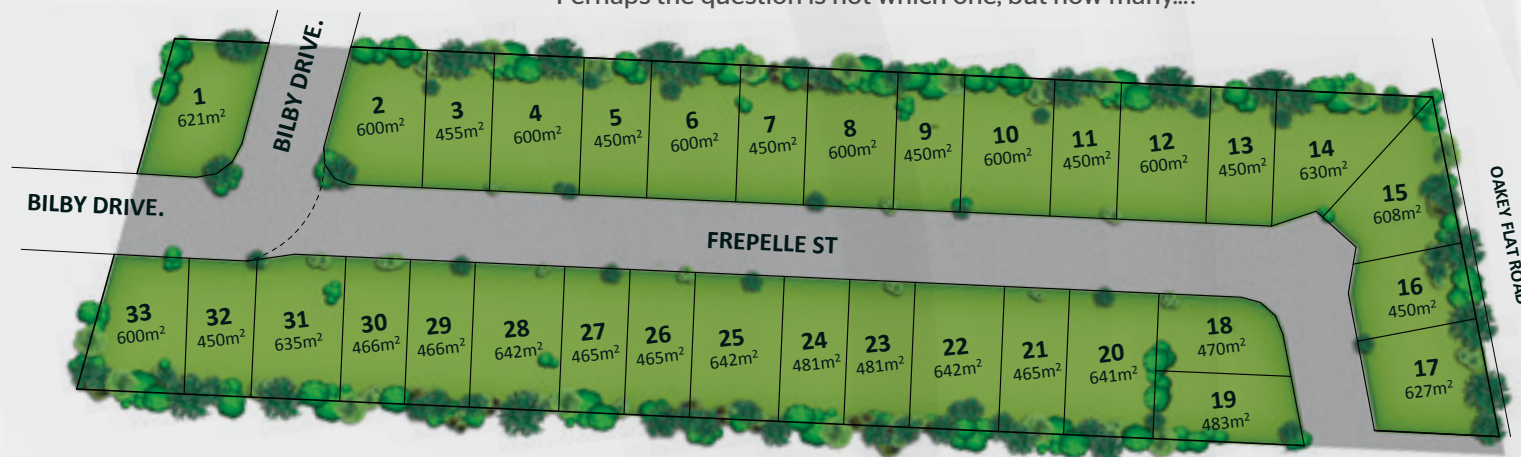
## How do I progress?

Massland has already been accepting deposits for Magnified at Morayfield – such has been the demand that only a nominal number of properties now remain and it is only a matter of time before they will be sold.

As a reminder of their potential to accelerate performance, our recent developments have sold out in a matter of days or weeks.

Contact Leon Geoghegan on +61 7 5531 7822 and a \$1,000 deposit will secure another key piece in the portfolio that builds your wealth over time.

Perhaps the question is not which one, but how many...?







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