



## Ingles launches Saltwater second stage

**T**HE Ingles Group has launched the second stage of the 100-home Saltwater residential community at Oxenford.

The Surfers Paradise-based developer made the move after it gained council registration for the final 65 lots in the boutique community being developed at Kopps Road.

Managing director Graeme Ingles said he believed buyers would quickly snap up the home sites and the associated house and land packages.

"If recent history is anything to go by, then buyers will be quite keen to grab a slice of Saltwater," he said.

"In December last year we sold the last of 34 home sites in the first stage of the estate less than six months after we had acquired the properties.

"The demand for good quality new house and land in the Gold Coast's northern corridor is still running very high."

Housing sites at Saltwater range in size from 600sqm to 1163sqm.

The Ingles Group paid interests associated with prominent Gold Coast financial services player Mark McIvor more than \$19 million to buy the Saltwater estate to provide a fill-in project.

One of Australia's largest privately owned residential developers owns more than

100ha in the Coomera/Oxenford region.

The group intends to launch its flagship \$500 million, 900-home Big Sky project in mid-2008.

Construction started on the masterplanned residential community at Coomera last year.

The smaller, neighbouring Coomera Parklands Stage Two project was released to the market in January.

The Ingles Group has major residential projects under way at Gladstone, Sunshine Coast and Ipswich.

The company is also preparing for a 600-home masterplanned community in Victoria and has plans for two high-rise projects on the Gold Coast.



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## Ingles Group kicks off second stage of Maudsland Village

QUEENSLAND developer Ingles Group has started work on the second stage of its commercial development at Upper Coomera on the Gold Coast.

The project, Maudsland Village, occupies a 4925sq m site at 148 Maudsland Rd and the construction of the first stage, comprising two adjoining

childcare centres, was recently completed.

The second stage is a 605sq m two-level shopping centre, which on completion will have nine shops and 214sq m of office.

Ingles Group purchased the development approved site for \$2.55 million from Roseburn Pty Ltd in December 2006.

The company's managing director Graeme Ingles said the site was an ideal location for a shopping centre and child-care facility because of the region's growing population and the level of development in the suburb.

Vanessa De Groot



## Maudsland Village a work in progress

GOLD Coast-based developer the Ingles Group has started work on the second stage of its 4925sqm Maudsland Village project at Upper Coomera.

Construction of the first stage of the project, two adjoining childcare centres catering for 99 students, was completed recently.

The second stage will comprise a 605sqm commercial centre, which is now the subject of a leasing campaign by the Ingles Group.

When complete, the two-level centre will have nine retail tenancies at ground level with 214sqm of office space above.

There will be 64 car spaces on site and 32 car spaces on Charlies Crossing Road, to which the centre will have frontage.

The Ingles Group acquired the 4925sqm Maudsland Village site with development approvals in place.

The site, at 148 Maudsland Road near the Coomera Lodge Hotel, was bought for \$2.55 million in December, 2006. It is opposite The Reserve, a VillaWorld residential subdivision, and close to Stockland's Riverstone Crossing estate.