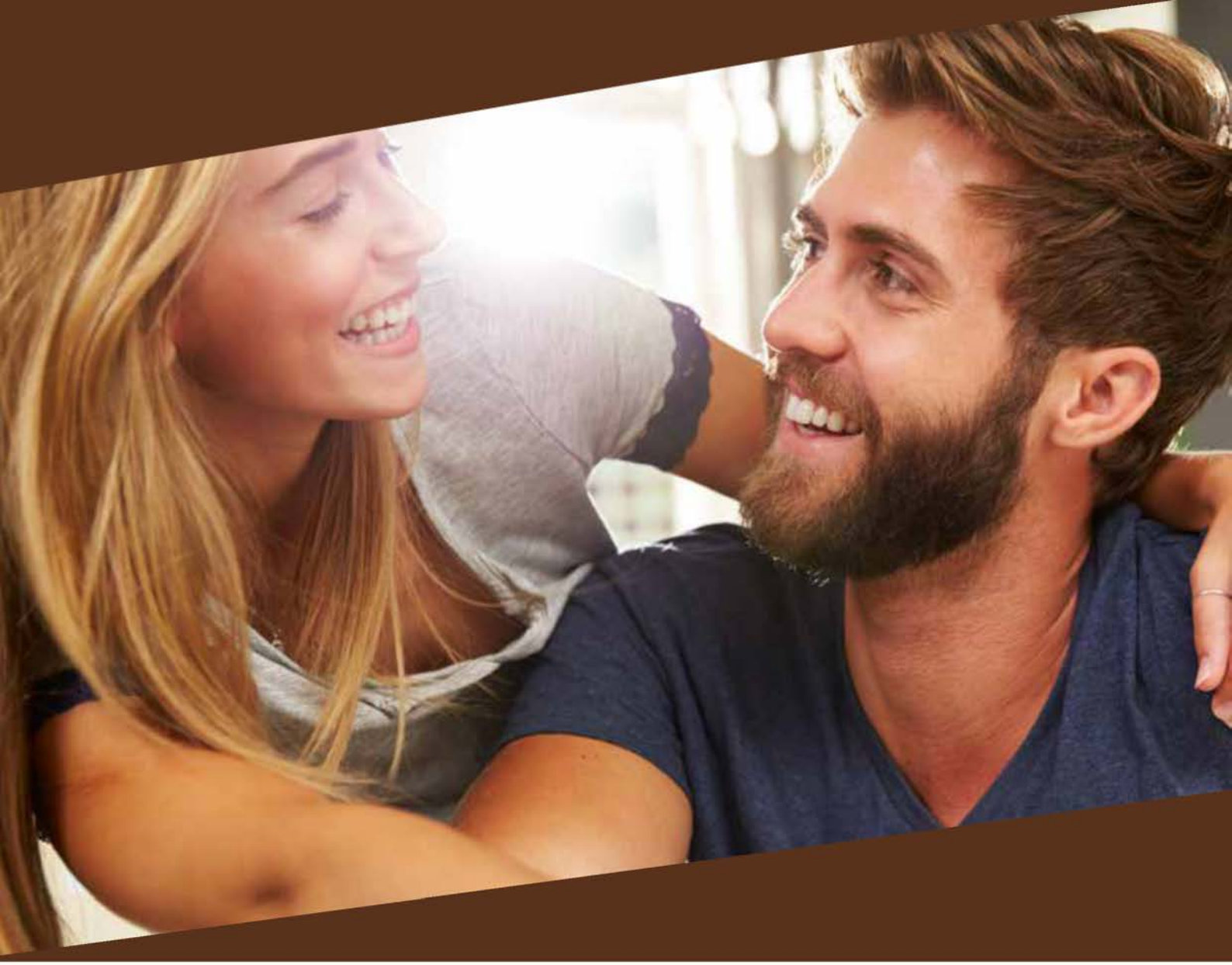


THE

FOUNDRY

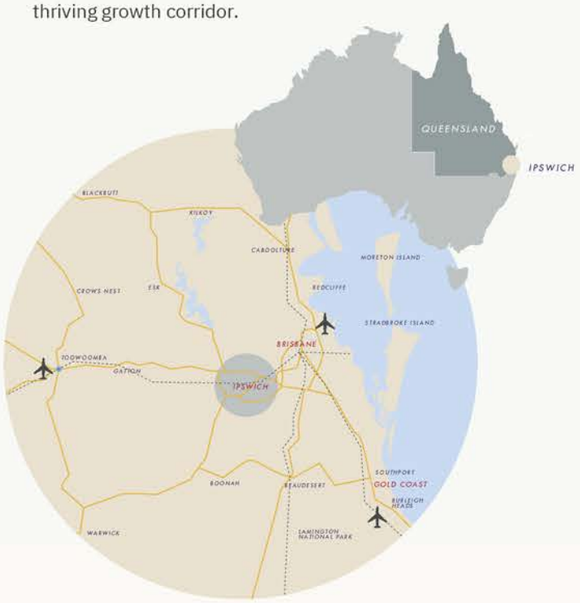
NORTH IPSWICH

5 MINUTES TO IPSWICH CBD, 40 MINUTES TO BRISBANE CBD AND GOLD COAST BEACHES JUST AN HOUR'S DRIVE AWAY

Taking proud ownership as a major player in the Queensland State Government's plan for economic growth in advanced manufacturing, transport and logistics, Ipswich with its historical and new lifestyle amenities has emerged as South East Queensland's property hotspot.

Offering affordable property for homeowners, investors and downsizers, as well as easy motorway commuting to Springfield, Brisbane and the Gold Coast, Ipswich has become a destination for many to work, live and play.

The Foundry – North Ipswich is the perfect choice for owner resident or investor looking to tap into the market in this thriving growth corridor.



THE FOUNDRY
NORTH IPSWICH

THE FOUNDRY FOR GROWTH









ALL ABOARD THE FOUNDRY, NORTH IPSWICH

A master planned community with convenient access to shopping, dining, entertainment, recreation, sporting, education and medical facilities.

This is an affordable lifestyle opportunity for an end- user or an investor in the heart of thriving Ipswich Central.
Enjoy living in the heart of vibrant and evolving Ipswich - one of Australia's fastest growing cities, with access to your own pool.

CONVENIENT TO:

- 1 min to nearest bus stop
- 4 mins to nearest dog park
- 6 mins to nearest train station
- 5 mins to the new Nicholas St precinct at Ipswich Central
- 5 mins from Riverheart Parklands
- 10 mins from Queens Park
- 8 mins to Ipswich Hospital
- 9 mins to USQ Ipswich Campus and 7 mins to University of Queensland's Ipswich Clinical School
  Be spoilt for choice with excellent childcare, private and public schools all within 10 minutes from home
  Get fit on your local Brassall Bikeway completed in 2016
  40 km from Brisbane CBD





ON YOUR DOORSTEP

Live 5 minutes from the new $250 million dollar NICHOLAS ST IPSWICH CENTRAL precinct - at the heart Ipswich Central with 3 distinct zones:

- **METRO IPSWICH CENTRAL** – world class retail and dining
- **VENUE IPSWICH CENTRAL** – exciting entertainment, recreation and leisure destination
- **EATS IPSWICH CENTRAL** – restaurant and café hub

ON TRACK FOR DISCOVERY





QUEENSLAND'S FIRST REGIONAL CITY IS ON TRACK

The Foundry is just minutes to the Bradfield bridge, gateway to the River Walk and a host of heritage and brand-new CBD facilities.

The new Nicholas Street precinct offers a state-of-the-art library, and an entertaining piazza with a water play zone for the kids.

The piazza comes alive with its vibrant monthly Handmade Markets and Future Flavours Food Fair with live entertainment and licensed bar.

On your way pop into the Riverlink Shopping Centre with over 100 specialty stores and major brands such as, Coles, Kmart, Target, Woolworths, Aldi, JB Hi fi, Best & Less and Priceline Pharmacy.

Need a rest from your retail R&R? Then sit back and relax in the Limelight Cinemas and enjoy a latest release.

Ipswich offers restaurants, laneway cafés, bars, pubs, local breweries and vineyards.

Looking for something else to do? There are over 500 parks and reserves to choose from as well as the many local art, cultural and sporting festivals.

All this and one of Australia's most impressive celebration of rail, The Workshop Rail Museum is just down the road.



A COMMUNITY DESIGNED TO GET THE BEST OUT OF QUEENSLAND LIVING

Set on over 3.9 hectares is the secure community of The Foundry at North Ipswich.

A cluster of 95 individually planned low maintenance buildings, timeless in design that are thoughtfully set into this master planned estate with plenty of greenspace.

95 TERRACE HOMES
single level dwellings
three bedroom &
two bedroom
dwellings

ON TRACK FOR SECURITY







ON TRACK FOR PLANNING



MASTER-PLANNED AND ARCHITECTURALLY DESIGNED

A fully landscaped internal road provides quiet connectivity to a tranquil retreat. residential parking with generous off-street parking provided for your guests.

Outside this living oasis, you're just a stroll or a bike ride away from the plethora of amenities in Ipswich's new CBD precinct. Linking to the planned last stage of the Brassal bike way providing direct connection to the Riverlink Shopping precinct.

A CHOICE OF TWO OR THREE BEDROOM TERRANCE HOMES

LIGHT FILLED FRESH OPEN PLAN DESIGNS

Welcome to the best in Queensland living.

Light filled open plan space, gourmet style kitchens and seamless transition from you living space and dinning.

Choose from two bedroom or three bedroom terrace home living complemented with superbly finished ensuites and bathrooms.

All terrace homes provide secure garaging with internal access.

ON TRACK FOR DESIGN AND LIVING



Interior is for illustration purposes- subject to change

QUALITY FINISHES AND FITTINGS

QUALITY FINISHES & INCLUSIONS

Engineered timber floors throughout kitchen living, dining, Tiled bathroom and powder room

Quality carpet in remaining areas

Stone bench tops

Custom made fully laminated kitchen cabinetry

Roller blinds to all windows

Reversed cycle air-conditioning to living and master-bedroom

Ceiling fans to each bedroom and main living area.

Quality stainless steel oven, ceramic cook top, range hood and dishwasher

Front door security and flyscreens

Landscaped and fenced back yard

Fully managed estate to maximise rental returns.

ON TRACK FOR DESIGN AND LIVING



Interior is for illustration purposes- subject to change

TERRACE HOME - CAPRICORNIAN

SINGLE LEVEL

3 | 2 | 2

Total area including patios: 155.70m^2

Total land area: 205m^2 to 245m^2





facade is for illustration purposes- subject to change

TERRACE HOME - CAPRICORNIAN

SINGLE LEVEL

3 | 2 | 2

Total area including patios: 155.70m^2

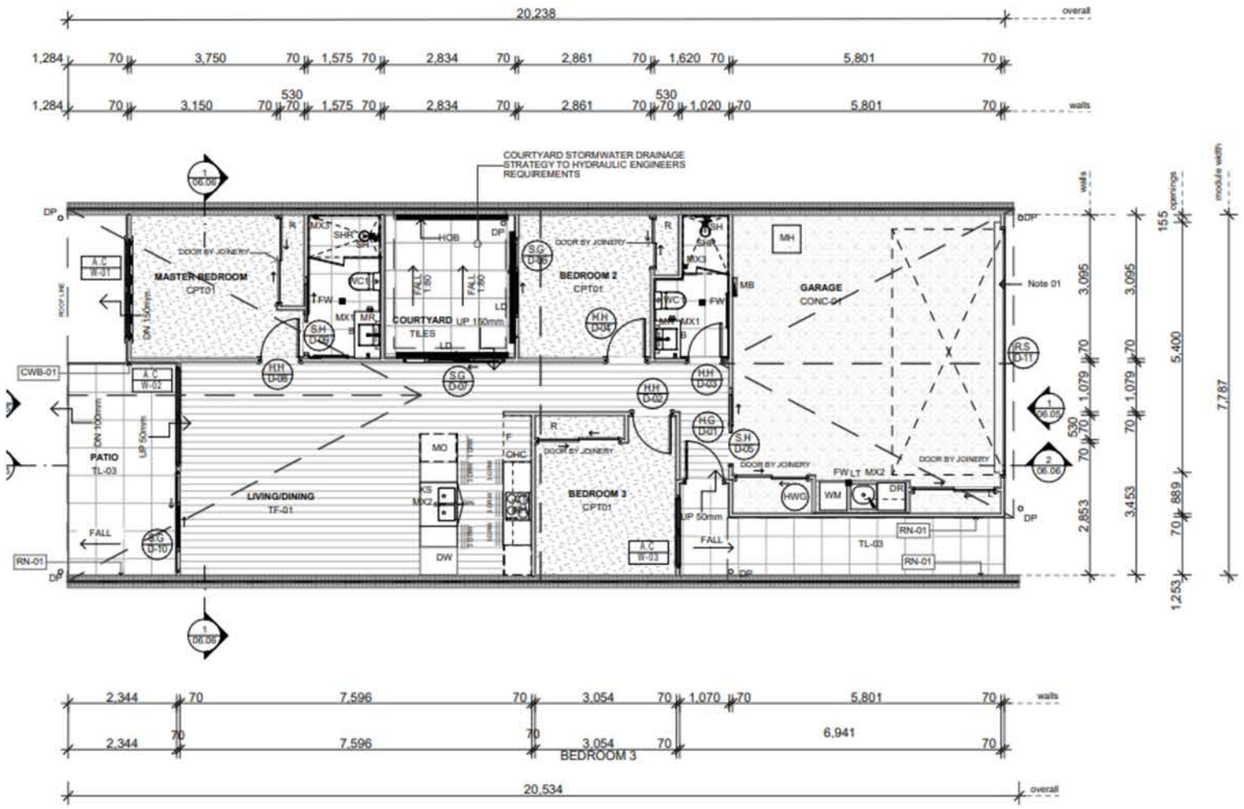
Total land area: 205m^2 to 245m^2



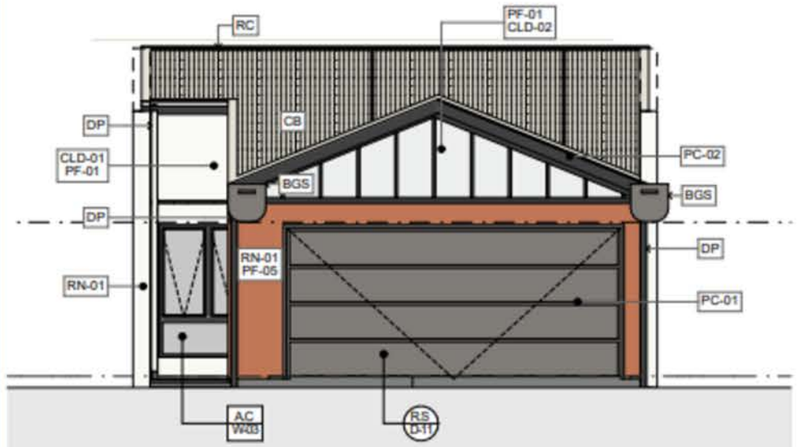


01 Porch
02 Entry
03 Kitchen
04 Living/Dining
05 Bathroom
06 Garage
07 Laundry
08 Linen
09 Storage
10 Master Bedroom
11 Ensuite
12 Bedroom 2
13 Bedroom 3
14 Patio
15 Courtyard

SINGLE GROUND LEVEL



facade is for illustration purposes- subject to change



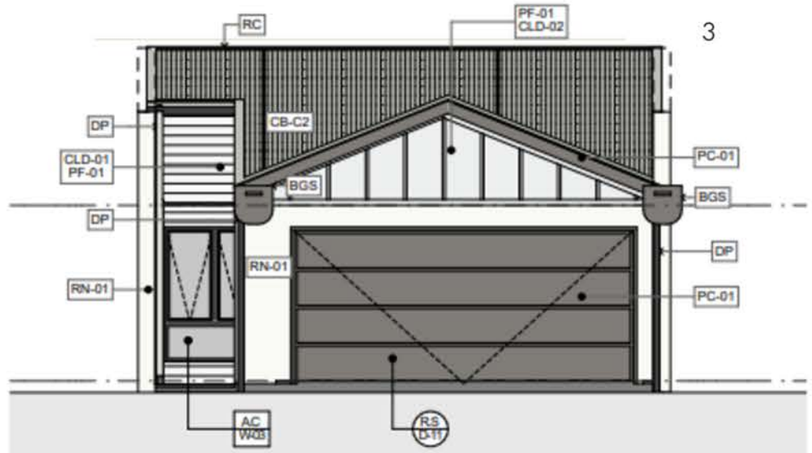
1 Rear Elevation
Scale 1:100



2 Front Elevation
Scale 1:100

COLOR SCHEME *A*

Feature Brick	*CWB-01*
Fascia, Downpipe, Flashings, Gutter, Windows and Doors Trim:	*PC-02*
Render Finish	*RN-01*



3 Rear Elevation
Scale 1:100



4 Front Elevation
Scale 1:100

COLOR SCHEME *B*

Feature Brick	*CWB-01*
Fascia, Downpipe, Flashings, Gutter, Windows and Doors Trim:	*PC-01*

TERRACE HOME - WESTLANDER

SINGLE LEVEL

3 | 2 | 2

Total area including patios: 131.90m^2

Total land area: 205m^2 to 219m^2



THE FOUNDRY
NORTH IPSWICH

facade is for illustration purposes- subject to change

TERRACE HOME - WESTLANDER

SINGLE LEVEL

3 | 2 | 2

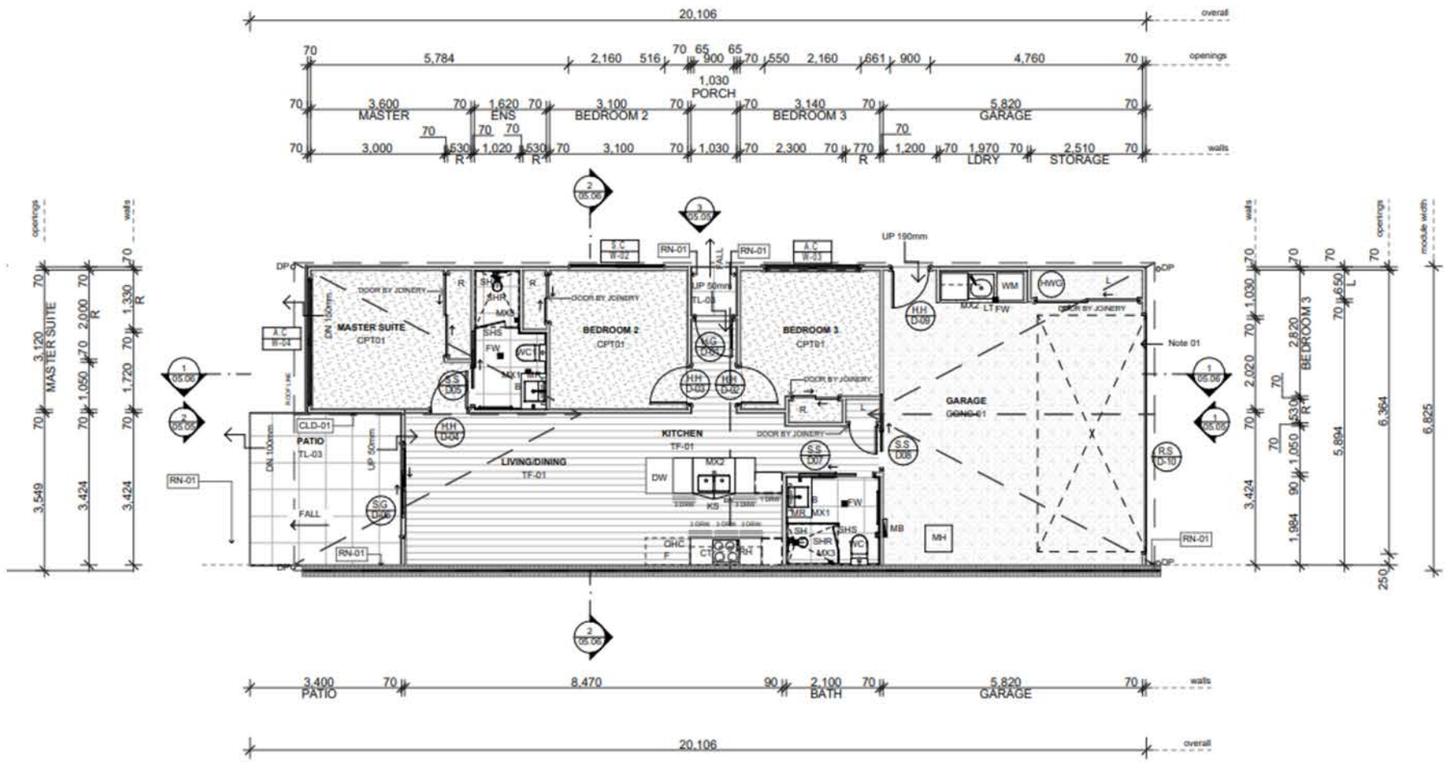
Total area including patios: 131.90m^2

Total land area: 205m^2 to 219m^2





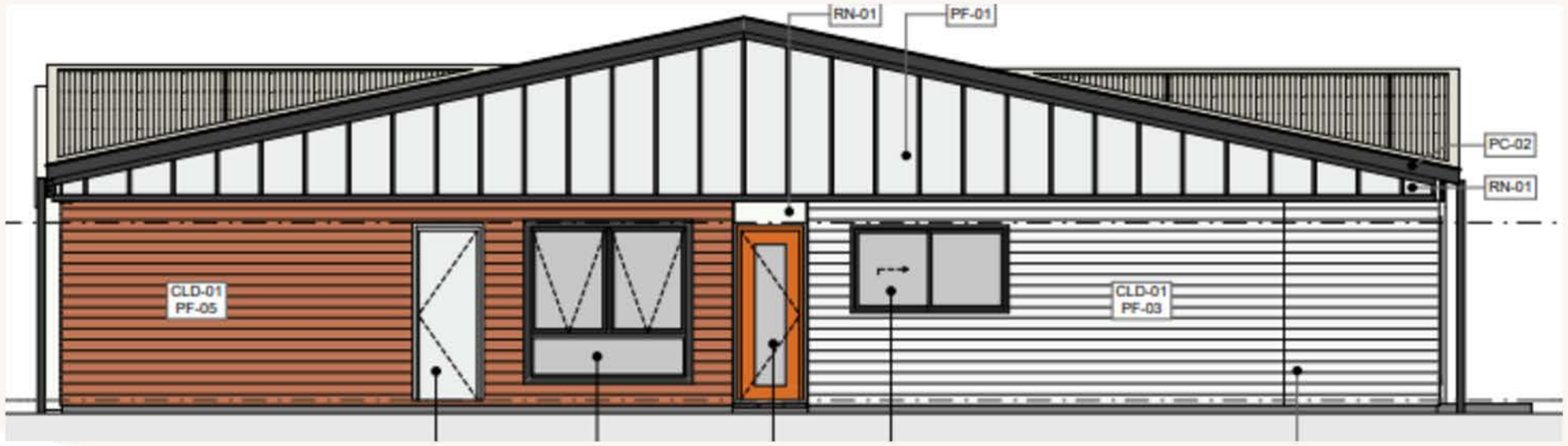
01 Porch
02 Entry
03 Kitchen
04 Living/DIning
05 Bathroom
06 Garage
07 Laundry
08 Linen
09 Storage
10 Master Bedroom
11 Ensuite
12 Bedroom 2
13 Bedroom 3
14 Patio

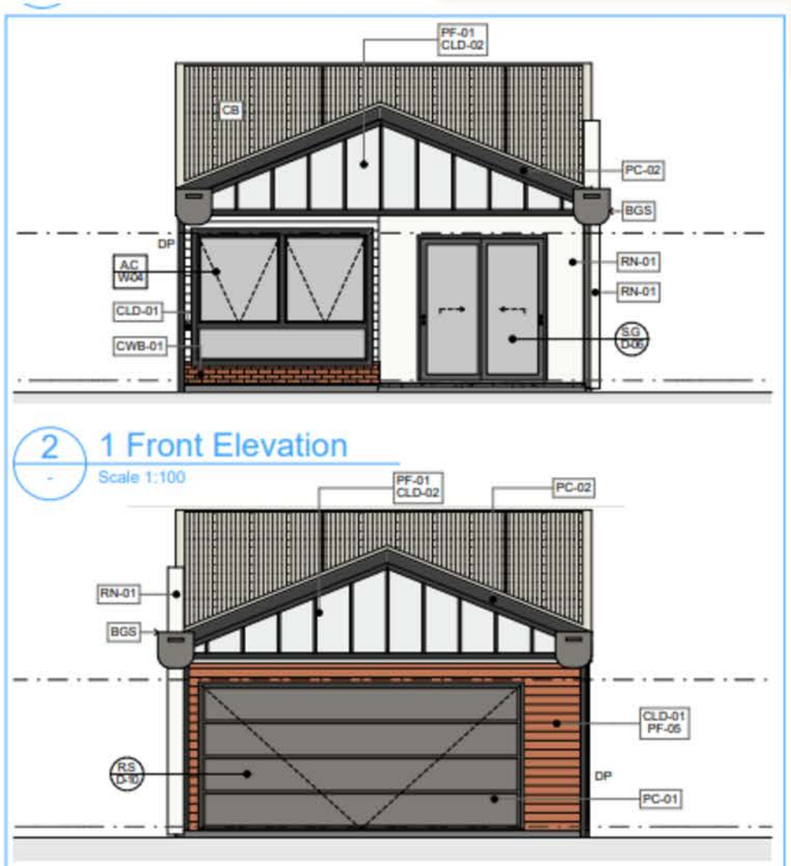


SINGLE GROUND LEVEL

THE FOUNDRY
NORTH IPSWICH

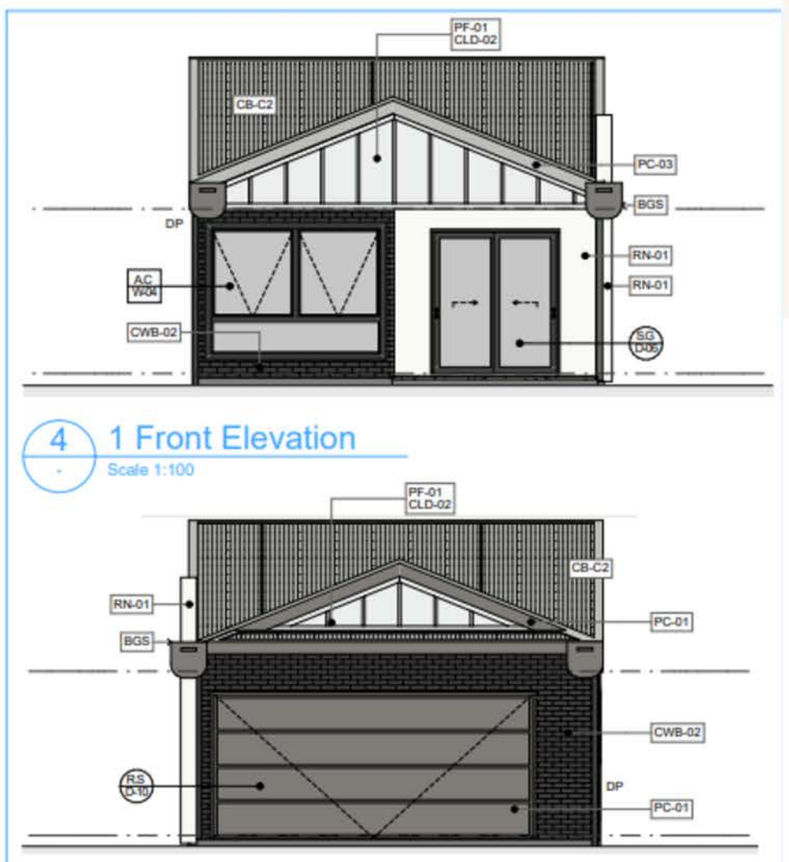
facade is for illustration purposes- subject to change





COLOR SCHEME *A*

Feature Brick	*CWB-03*
Fascia, Downpipe, Flashings, Gutter, Windows and Doors Trim:	*PC-02*
Weatherboard cladding CLD 01	*PF 03,PF 05*



COLOR SCHEME *B*

Feature Brick	*CWB-01*
Fascia, Downpipe, Flashings, Gutter, Windows and Doors Trim:	*PC-01*
Weatherboard cladding CLD-01	*PF-03.PF-05*

TERRACE HOME - GULFLANDER

3 | 2 | 2

Total area including patios: 129.30m^2

Total land area: 205m^2 to 219m^2





facade is for illustration purposes- subject to change

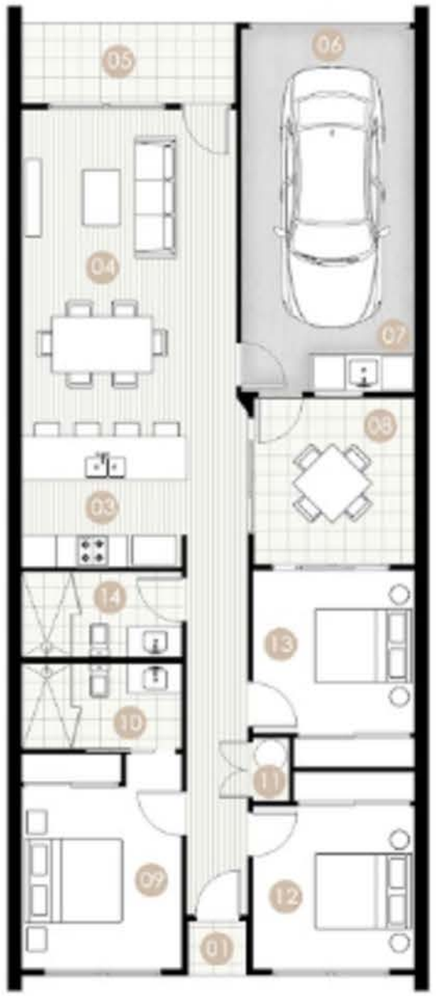
TERRACE HOME - GULFLANDER

3 | 2 | 2

Total area including patios: 129.30m^2

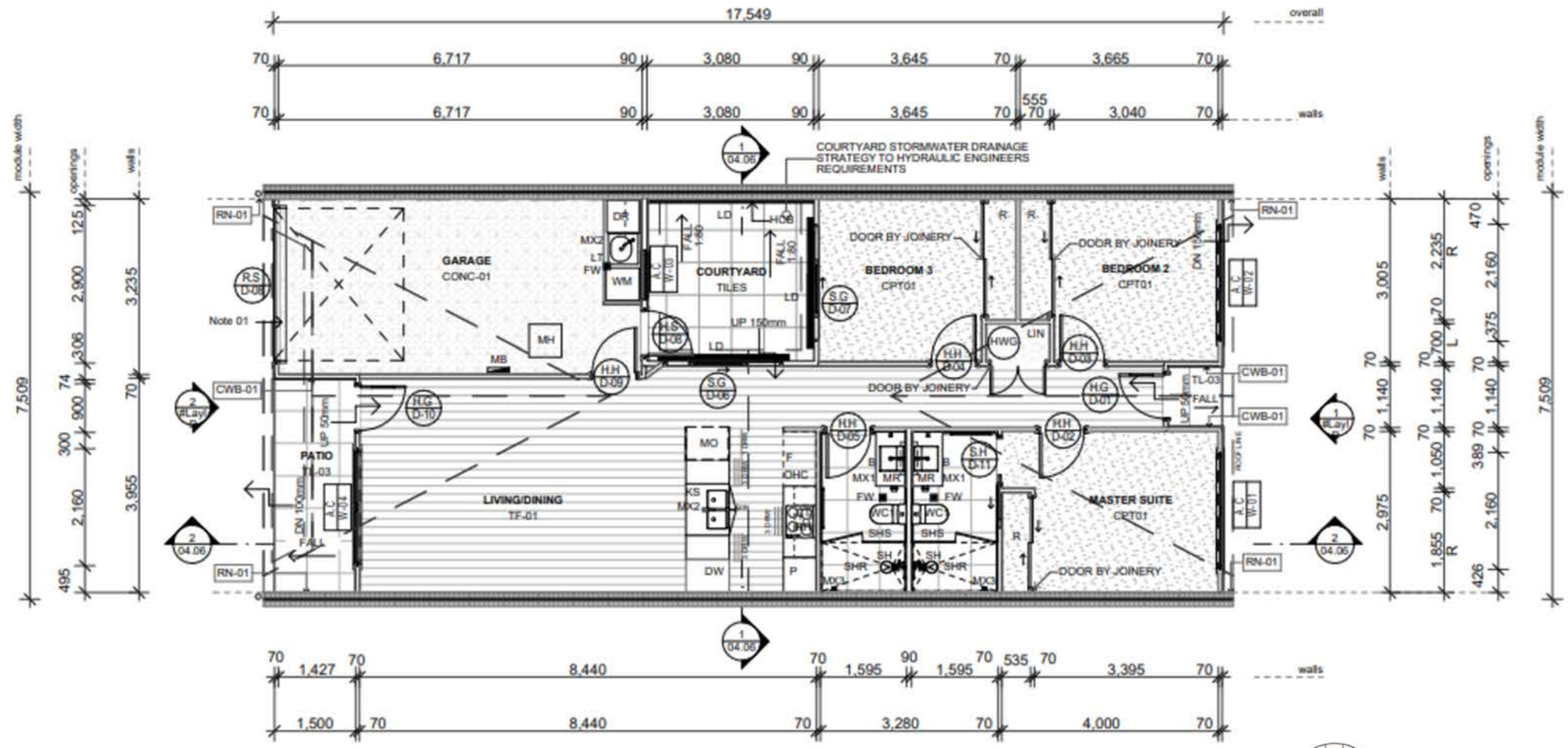
Total land area: 205m^2 to 219m^2

SINGLE LEVEL



01 Porch
02 Entry
03 Kitchen
04 Living/Dining
05 Patio
06 Garage
07 Laundry
08 Courtyard
09 Master Bedroor
10 Ensuite
11 Linen
12 Bedroom 2
13 Bedroom 3
14 Bathroom

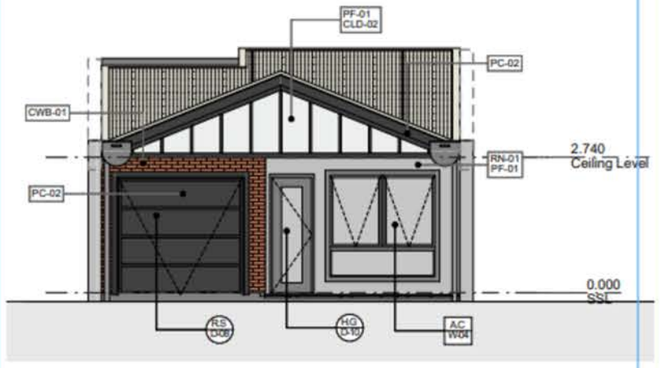
SINGLE GROUND LEVEL



THE FOUNDRY
NORTH IPSWICH

facade is for illustration purposes- subject to change

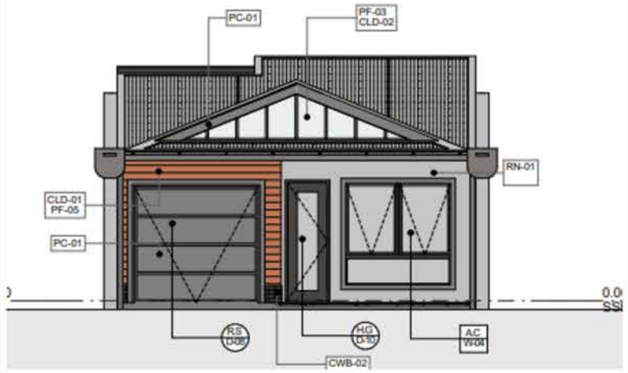
TERRACE HOMES - GULFLANDER



1 Front Elevation
Scale 1:100



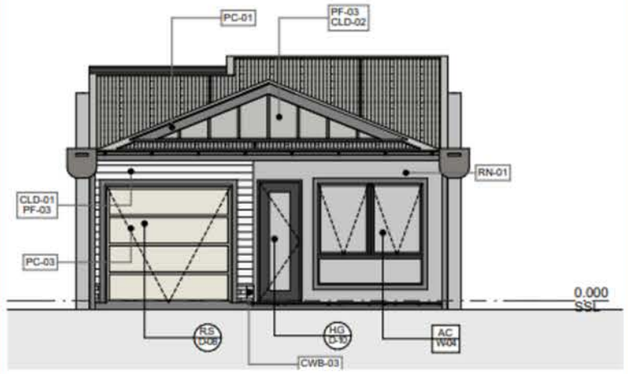
2 Rear Elevation
Scale 1:100



3 Front Elevation
Scale 1:100



4 Rear Elevation
Scale 1:100



5 Front Elevation
Scale 1:100



6 Rear Elevation
Scale 1:100

COLOR SCHEME *A*

Feature Brick	*CWB-01*
Fascia, Downpipe, Flashings, Gutter, Windows and Doors Trim:	*PC-01*
Weatherboard cladding CLD-01	*PF-03*

COLOR SCHEME *B*

Feature Brick	*CWB-02*
Fascia, Downpipe, Flashings, Gutter, Windows and Doors Trim:	*PC-02*
Weatherboard cladding CLD-01	*PF-05*

COLOR SCHEME *C*

Feature Brick	*CWB-03*
Fascia, Downpipe, Flashings, Gutter, Windows and Doors Trim:	*PC-02*
Weatherboard cladding CLD-01	*PF-03*

TERRACE HOME INLANDER

2 2 2

Total area including patios: 108.00m^2

Total land area: 264m^2 to 208m^2





facade is for illustration purposes- subject to change

TERRACE HOME INLANDER

2 | 2 | 2

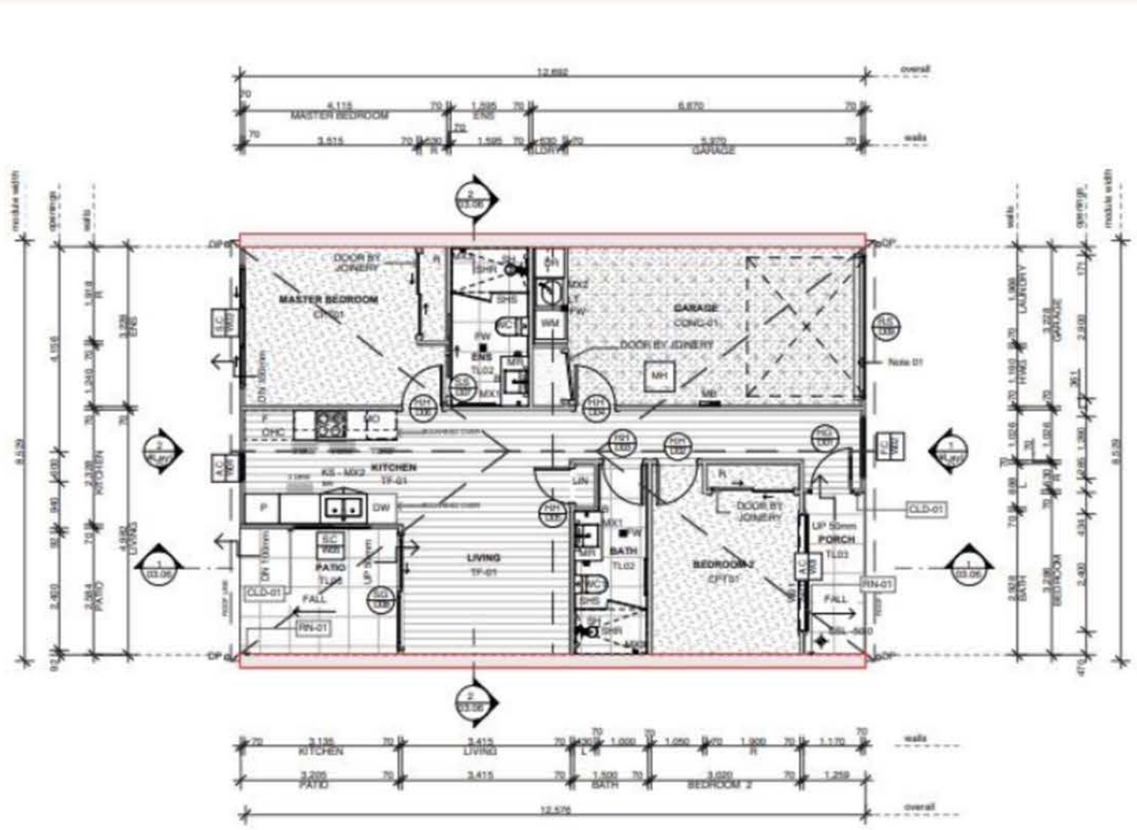
Total area including patios: 108.00m^2

Total land area: 264m^2 to 208m^2





01 Porch
02 Entry
03 Kitchen
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05 Patio
06 Master Bedroom
07 Ensuite
08 Laundry
09 Garage
10 Bedroom 2
11 Bathroom
12 Linen

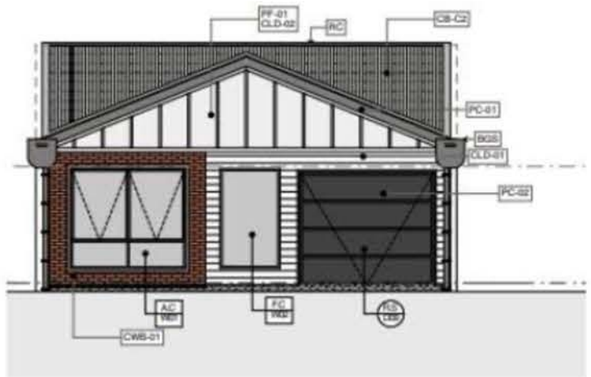


THE FOUNDRY
NORTH IPSWICH

facade is for illustration purposes- subject to change

Inlander

THE FOUNDRY
NORTH IPSWICH



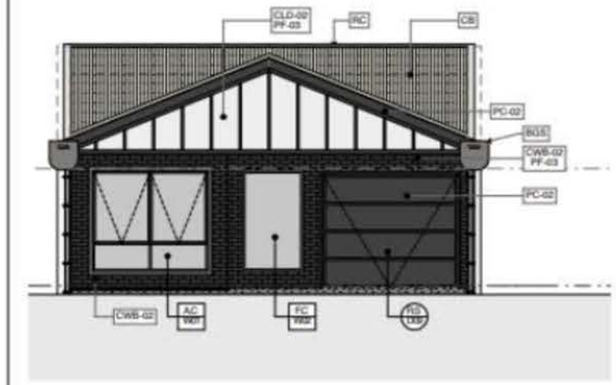
3 Front Elevation
Scale 1:100



4 Rear Elevation
Scale 1:100

COLOR SCHEME *B*

Feature Brick	*CWB-01*
Fascia, Downpipe, Flashings, Gutter, Windows and Doors Trim:	*PC-01*
Weatherboard cladding CLD-01	*PF-03*



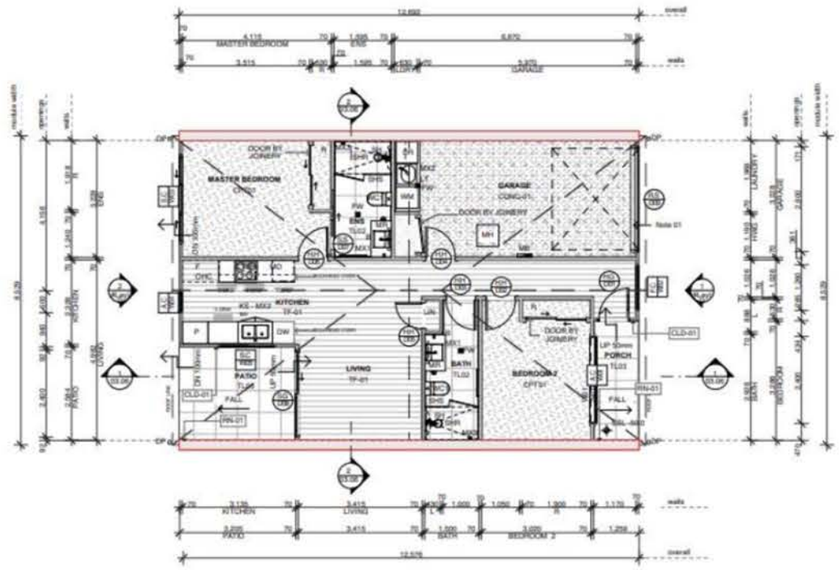
1 Front Elevation
Scale 1:100



2 Rear Elevation
Scale 1:100

COLOR SCHEME *A*

Feature Brick	*CWB-02*
Fascia, Downpipe, Flashings, Gutter, Windows and Doors Trim:	*PC-01*
Weatherboard cladding CLD-01	*PF-03*



Stage 1 - The Foundry





THE FOUNDRY
NORTH IPSWICH













FAST FACTS

POPULATION GROWTH

- Ranked one of Australia's fastest emerging cities
- Population growth rates 3.5% per year for past 10 years
- Population over 272,500 (as at June 2025) •

Estimated population of 480,000 by 2041

NICHOLAS ST. AMENITIES

- New Council Administration Building
- 9000 CBD workers
- 1083 underground carparks over 6 levels
- 53 on-street bike parks
- 14,500sqm public realm
- 150 metres of activated retail frontage
- 3,000-capacity Civic Piazza
- Immersive projection experience
- Direct connection to Bradfield bridge
- Water-play zone
- New Library

EDUCATION

Over 1700 students attend one of two university Campuses in the Ipswich CBD

- University of Queensland Clinical School
- University of Southern Queensland Ipswich Campus

EMPLOYMENT

Over 99,323 local jobs in key sectors including:

- Manufacturing
- Health Care
- Retail
- Education and training
- Construction
- Transport and logistics
- Manufacturing employs over 16,000 locals
- Defence workers 10,000.
- Planning place to generate an additional 60,873 new jobs to supply the growing population's demands

TRANSPORT

The city enjoys direct links to the national road network and is situated only a 40-minute drive from Brisbane, and just over one hour's drive from the Gold Coast.

Trains depart regularly from Ipswich Station (on Bell Street, directly opposite Metro Ipswich Central) and access Brisbane in just over 50 minutes, while a number of major bus routes also depart from the Bell Street Interchange, both across the road from Nicholas St.

Air travel is also easily accessible, with Brisbane Airport only a 60-minute drive away.





SIX REASONS WHY IPSWICH IS
AN OUTSTANDING PLACE TO LIVE

1. HEALTH

The Ipswich Hospital is undergoing a major expansion. Stage 1 was a $146.3 Million upgrade and was completed in 2024. Stage 2 is underway delivering 200 new beds, new acute clinical services, emergency department and additional operating theatres via a $1.066 billion upgrade. This expansion strengthens Ipswich's role as a significant medical hub.

2. NATURE

Discover Queens Park, the beautiful Nerima Japanese Gardens, The Ipswich Nature Centre enjoyed by locals for over 80 years, White Rock Conservation Park, Flinders Goodman Conservation Estate, local hobby farms and camping.





3. SPORTS & GETTING ACTIVE

Ipswich Council's Active Ipswich offers free and low-cost yoga, fitness, sporting, recreation and wellness programs. Enjoy a round of golf at Brookwater Golf Club, hit the cross-country bike trails at Castle Hill Blackstone Reserve and the Hiddenvale Adventure Park at Grandchester. Cycle or walk in nature at the Purga and Haigh Street Nature Reserves.

Join one or a few of over 150 sporting clubs and organisations with excellent facilities and sports fields hosting events such as netball, basketball, football, hockey, rugby and swimming. The Ipswich Turf Club has been welcoming crowds since 1848. Qld Raceway and Willowbank offers V8 experiences, drag racing, drifting, car events, and the 400 V8 Supercar event.



4. ECONOMY

Over the next 2 decades Ipswich is set to become one of Australia's most compelling growth corridors, supported by rapid population growth, major employment anchors and a thriving regional economy.

The City of Ipswich now has a Gross Regional Product of $16.81 Billion, with almost 100,000 local jobs, more than 130,000 employed residents and some 13,800 local businesses.

Ipswich is the major industrial, warehousing and logistics hub for South East Qld.

The city's international exports are estimated at $1.96 billion in 2024/25.

5. SMART CITY

Ipswich has been internationally recognised for its forward thinking approach to digital innovation, having previously been named among the world's Top 7 Intelligent Communities by the Intelligent Community Forum.

The city has invested in smart city initiatives including open data, intelligent transport systems, public WiFi, smart lighting, digital skilling and innovation programs.

6. DEFENCE

The RAAF Base at Amberley is Australia's largest operational air base and a major employment anchor for the region. The broader defence sector supports 10,000 jobs across aviation, logistics and advanced manufacturing.

