



# ELLEN GROVE

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## SUBURB PROFILE

Ellen Grove is undergoing large scale gentrification with development underway across the suburb. Nestled in the heart of popular neighbouring suburb Forest Lake, Ellen Grove remains Brisbane's most affordable suburb.

# Ellen Grove

**“Ellen Grove is a lovely suburb to live in. It has the advantage of being quiet...but at the same time being close to all the things I need. Overall it’s a great location.”**

Will - Arbor (Stage 1) Resident

Ellen Grove is nestled in the heart of popular neighbouring suburb Forest Lake. With a combined population of 25,000 people<sup>1</sup>, residents are spoilt for choice with school, transport, dining and shopping options.

An up and coming suburb, Ellen Grove enjoys the amenity of Forest Lake without the price tag, as land is still very affordable. The neighbourhoods surrounding Ellen Grove are broken up into smaller residential areas, with leafy streets and parks dotted throughout.

One of the main attractions of the area is the Forest Lake Parklands and Lake, only 1.7kms away, covering 10.3 hectares, with 3.5 kilometres of walking tracks and cycleways and 8 hectares of parkland. The parks and playgrounds surrounding the lake provide a vibrant ecosystem of flora and fauna enjoyed by the residents.

The suburb is undergoing significant gentrification, with new residential communities, retail and commercial being developed in and around Brisbane’s popular south side.

## Rated best and most affordable family suburb in Brisbane.<sup>2</sup>

### Rental Demand and Sales Growth

Rental demand in Ellen Grove is steady as it is an increasingly popular suburb due to its affordability and neighbourhood regeneration.

Average rental yields have been as high as 6.0% over the past year and have remained steady at around 5.6% for the later half of 2018<sup>6</sup>.

Residents in Ellen Grove enjoy the Forest Lake lifestyle on their doorstep, without the price tag.

Its proximity to shops, cafes, schools and medical centres make it popular with a range of demographics.

Neighbouring suburb Forest Lake, sets a good sales benchmark with a median house price of \$455,000<sup>6</sup>.

Increasingly popular with young adults and young families, there is consistent demand for both sales and rentals in Ellen Grove and the surrounding suburbs.

### Area Demographics and Growth

Over 50% of the suburb is home to maturing or established couples. Young families are a growing demographic, increasing to 9.6%<sup>6</sup> in 2018.

From 2011-2016 Ellen Grove had a population growth of 15.1%<sup>7</sup> and is expected to continue rising with many new communities under development in the area.

Ellen Grove has a higher than average growth expectation.

# QUICK FACTS

5.6% Rental Yield<sup>3</sup>

98.9 Livability Index<sup>4</sup>

4.66% Annual Growth<sup>5</sup>

## Transport and Infrastructure

There are a number of bus stops around Ellen Grove, departing every 10 to 15 minutes during peak hours, to shops and Brisbane CBD.

Richlands Train Station is only a 5 minute drive, with a regular bus to the station around the corner. There is also a train station planned for Ellen Grove, between Richlands and Springfield stations.

Both Centenary and Ipswich Motorways are close by.

## Location (Drive time)

### Transport

- Bus stop 1 min
- Proposed Ellen Grove Train Station 1 min
- Logan Motorway 4 mins
- Richlands Train Station 5 mins
- Centenary Motorway 5 mins

### Shops

- Forest Lake Shopping Centre 5 mins
- Mount Ommaney Shopping Centre 10 mins
- DFO Jindalee 10 mins
- Robelle Domain Central Parklands 13 mins
- Springfield Shopping Centre 14 mins

### Lifestyle

- Forest Lake Parklands and Lake 5 mins
- Brisbane CBD 25 mins
- Gold Coast 55 mins





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