



overview

The next phase of the highly sought after residential lots at Riverside Ridge have been released. 16 lots are currently available, providing a fantastic cross-section of low level to elevated lots priced from \$175,000 to \$290,000 catering to investors and owner occupiers alike. We are now seeing more and more people building their dream home and taking advantage of living 'closer' to the University, shopping and incredible amenities.

landscaping

Landscaping at Riverside Ridge is well underway albeit with slight delays experienced due to the inclement weather. The landscapers have laid the majority of the turf on the entrance statement which has made a vast improvement in the appearance of the entrance to the subdivision. The landscapers have advised once we receive a complete week of clear weather they will have the main entry and pump house area completed within two weeks. All of the irrigation, soil preparation and shaping works have been completed. The landscaping contractors will require three months to complete all remaining landscaping works in the development once the rain ceases.

retention basin

Park 1 / retention basin continues to be slashed and maintained whilst the landscapers wait for some dry weather. Once the weather clears it will take approximately three weeks to complete and will provide a place adjacent to the university where families can play with their children.

cyclone damage

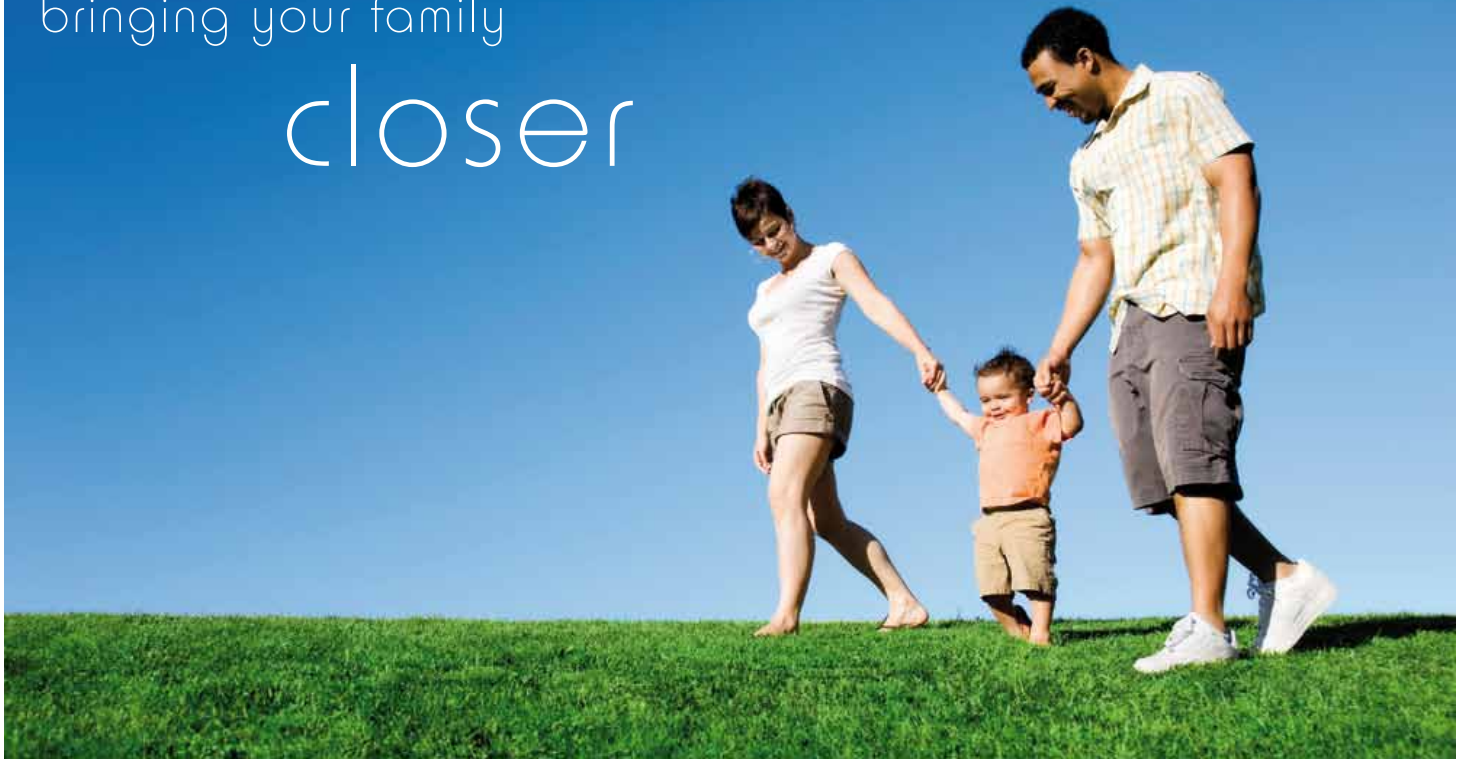
The subdivision sustained minimal damage from Cyclone Yasi however there was some damage to trees on nature-strips. For this reason there is a full time maintenance crew on site now repairing these damaged trees and mowing footpaths and verges to control the extensive rain we are continuing to encounter.

building covenant compliance

As residents in Riverside Ridge you chose to purchase in an area where your investment is protected by a building covenant. As the subdivision has become more populated there have been a number of breaches observed including vehicles and boats being parked in front yards, waste bins being stored in view from roadways and residents moving in to properties without landscaping or fencing complete. These violations must be immediately addressed by residents including those renting, as we will be conducting a more formal audit in the coming weeks. We ask you please take pride in your street and give your neighbours a helping hand if needed.

If you would like to receive further information on lots available at Riverside Ridge please contact David Phillips on 0422 347 601 or visit the website www.riversideridge.com.au.

bringing your family
closer



riverside ridge price list

3	650 sqm	SOLD
14	735 sqm	SOLD
90	687 sqm	\$190,000
95	755 sqm	\$190,000
96	753 sqm	\$190,000
141	740 sqm	\$250,000
142	740 sqm	\$250,000
143	740 sqm	\$250,000
180	600 sqm	\$220,000
184	827 sqm	\$205,000
185	781 sqm	\$205,000
195	748 sqm	SOLD
219	621 sqm	\$200,000
601	650 sqm	SOLD
607	800 sqm	\$185,000
617	1,120 sqm	SOLD
622	1,088 sqm	\$280,000



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