

# **Astute Collection**

## **Affordable house and land packages for the astute investor.**

Bluewattle and Tropical Homes have partnered to create the Bluewattle Astute Collection – a limited number of modern, low maintenance homes designed and packaged to deliver an affordable investment property for the astute investor. Take advantage of what could be the most affordable house and land packages available in a major Australian city today.

Bluewattle is a thriving masterplanned community, conveniently located in the Upper Ross area of Townsville, a city with a population of almost 229,000 (according to 2016 Census). Bluewattle is in an established area close to local amenities, schools and leisure facilities. The Bluewattle lifestyle is popular with residents of all ages with three state-of-the-art parks, abundant green corridors, landscaped spaces and beautiful parklands. Close to local schools, childcare facilities, shops, the Apex Park, Loam Island and Ross River, Bluewattle's handy location appeals to home buyers and tenants alike.

### **The Bluewattle Astute Collection presents**

- Well-considered, architect-designed homes
- Low maintenance living with freehold title
- A range of three and four bedroom options
- Open plan living and outdoor entertaining areas
- Proximity to state-of-the-art parks, green corridors and beautiful Ross River
- High quality at entry level prices
- 12 week build time so you can realise your investment dream quicker.

## Why invest in Townsville?

- The City of Townsville is serious about growth, appointing Pure Projects as the city's placemaker/masterplanner to achieve their 2020 vision. [View the vision and projects here.](#)
- Aside from Darwin, Townsville boasts the highest density of young individuals, with 20 to 30 year olds making up the vast majority of our population. North Qld is now facing a skills shortage, creating opportunities for young people. [Read more here.](#)
- Townsville Enterprise is leading the charge in attracting major investment to the region. [Find out more here.](#)

## Four opportunities available now with generous incentives.

### **"astute" Package 1:   \$335,850 + \$4,400 build incentive**

Lot 245, 16 Parsonia Drive – 3 beds/2 baths/1 car on 320sqm land – [Download brochure](#)

### **"astute" Package 2:   \$361,000 + \$6,600 build incentive**

Lot 252, 9 Gambia Drive – 3 beds/2 baths/2 cars on 416sqm land – [Download brochure](#)

### **"astute" Package 3:   \$8,800 build incentive**

Lot 296, 3 Parsonia Drive – 4 beds/2baths/2 cars on 515sqm land – [Contact us for details](#)

### **"astute" Package 4:   \$11,000 build incentive**

Lot 164, 12 Accord Street – 4 beds/2baths/2 cars on 590sqm land – [Contact us for details](#)

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