



Kings Park

ESTATES



OAKEY STATE HIGH SCHOOL

OAKEY HOSPITAL

SWARTZ BARRACKS

ST MONICA'S CATHOLIC PRIMARY SCHOOL

OAKEY RUGBY CLUB

OAKEY CBD
(SUPERMARKETS, RETAIL, CAFES, MEDICAL)

FOODWORKS SUPERMARKET

OAKEY STATE SCHOOL

BOWLS CLUB

LOCAL PARK

LOCAL PARK

OAKEY SOCCER CLUB

OAKEY CRICKET CLUB

SERVICE STATION, CAFE & CONVENIENCE



Kings Park
ESTATES

\$1.3B TOOWOOMBA HOSPITAL (15 MINS)

TOOWOOMBA (15 MINS)

\$31B FUTURE BRISBANE TO
MELBOURNE INLAND RAIL

PROPOSED TOOWOOMBA TO BRISBANE
PASSENGER RAIL - GOWRIE STATION (10 MINS)

FUTURE \$215M TOOWOOMBA REGIONAL
SPORTS PRECINCT (10 MINS)

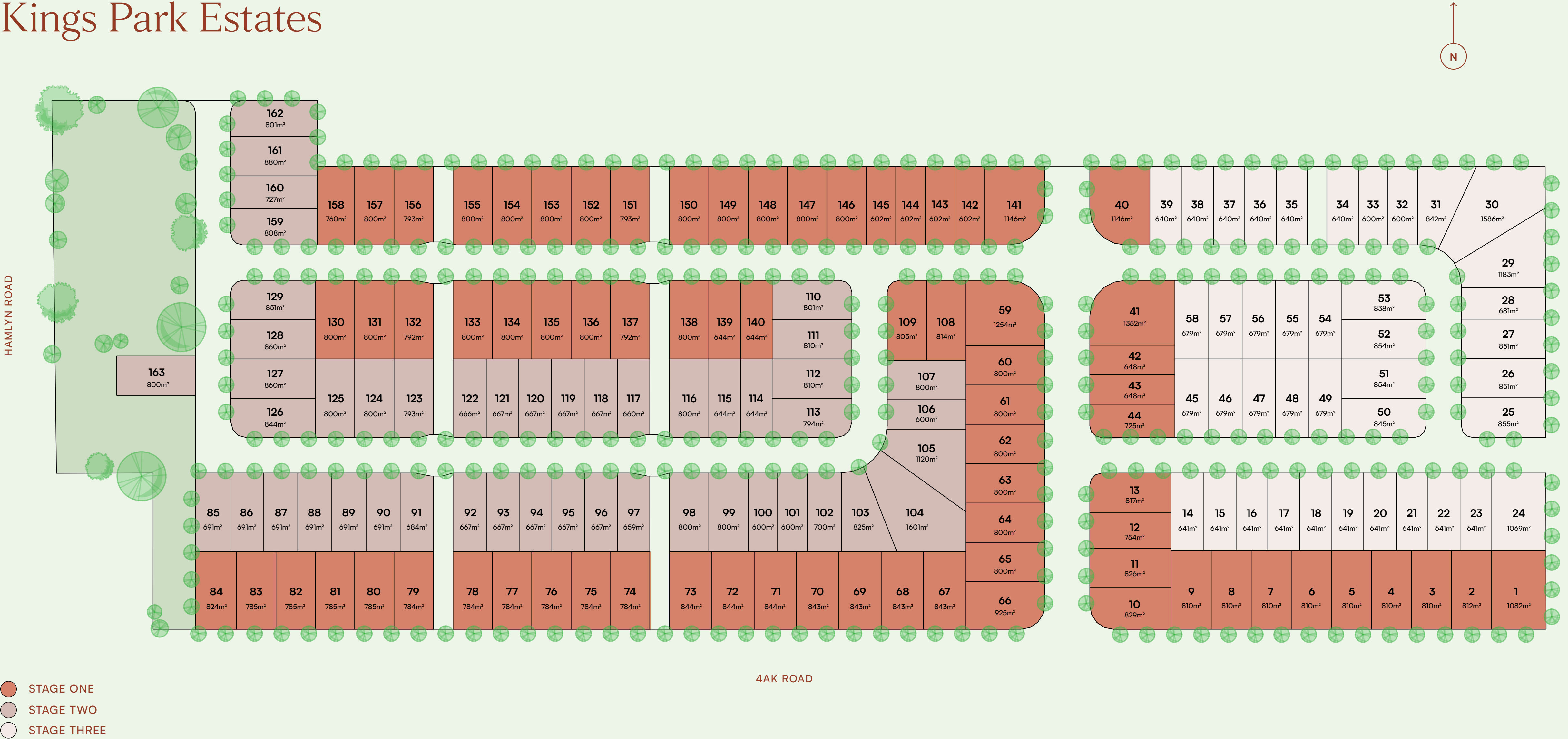
TOOWOOMBA WELLCAMP AIRPORT (15MINS)


Kings Park
ESTATES



MASTER PLAN

Kings Park Estates



Welcome to Toowoomba



TOOWOOMBA

Combining stunning parklands & tree-lined streets with world-class infrastructure & economic growth.



THOMAS
MEMORIAL



FINTAN MAGEE
MURAL



ARMITAGE
CENTRE

GRAND CENTRAL
SHOPPING CENTRE



PICNIC POINT

GRAND CENTRAL
SHOPPING CENTRE



HELLO
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Armour-coated: 25 areas so strong that prices can’t fall now



Sophie Foster

Updated 14 Jan 2025, 10:28am

First published 14 Jan 2025, 6:00am

The Courier Mail



REALESTATE.COM.AU

Toowoomba named as one of the top 25 areas for growth in Australia due to such critically low levels of housing supply.

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Qld tipped to be one of nation’s property powerhouses



Samantha Healy, Property Journalist

First published 5 Jan 2025, 6:00am

The Courier Mail

Hot 100



REALESTATE.COM.AU

Toowoomba has been forecasted to experience the 5th largest house price growth in Australia in 2025, according to this year’s Propertyology Property Market Outlook Report.

Brisbane Today 22°/31°

The Courier Mail

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Toowoomba property: Sales below \$450,000 collapse after Covid-19 as buyers forced to look outside city

Broad swathes of the Toowoomba housing market are now inaccessible to many potential buyers as the city's growing affordability crisis looks set to continue into 2025.



Tom Gillespie

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2 min read January 13, 2025 - 4:00PM Toowoomba Chronicle

9 Comments



THE COURIER MAIL

Toowoomba’s property market has exploded since the Covid-19 pandemic, with domestic migration and a shortage of housing driving previously affordable suburbs to record-high sale prices. The city’s growing affordability crisis looks set to continue into 2025.

Toowoomba City Today 18°/29°

The Chronicle

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News > Toowoomba

Toowoomba entry-level housing prices continue to grow into next year

Suburbs with houses valued below \$700,000 are expected to continue on a trajectory of “unprecedented” growth since Covid as the market remains competitive for first-home owners. Here are the suburbs to watch:

Christine Schindler

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2 min read November 11, 2024 - 4:10PM Toowoomba Chronicle

0 Comments



THE CHRONICLE

Suburbs with houses valued below \$700,000 are expected to continue on a trajectory of “unprecedented” growth since Covid. Prices have continued to grow in the double digits and could even jump another \$100,000 year on year.

OVERVIEW

Toowoomba is the second largest in-land city in Australia, second only to Canberra.

Source: ABS, Toowoomba Regional Council, id Community, & World Bank

KEY FIGURES

\$177,312

\$177,312 per household being invested into infrastructure projects – more than any other location in QLD, which as a state is investing \$40,631 per household into infrastructure.

Source: Toowoomba & Surat Basin Enterprise Development Status Report

2x GDP Growth

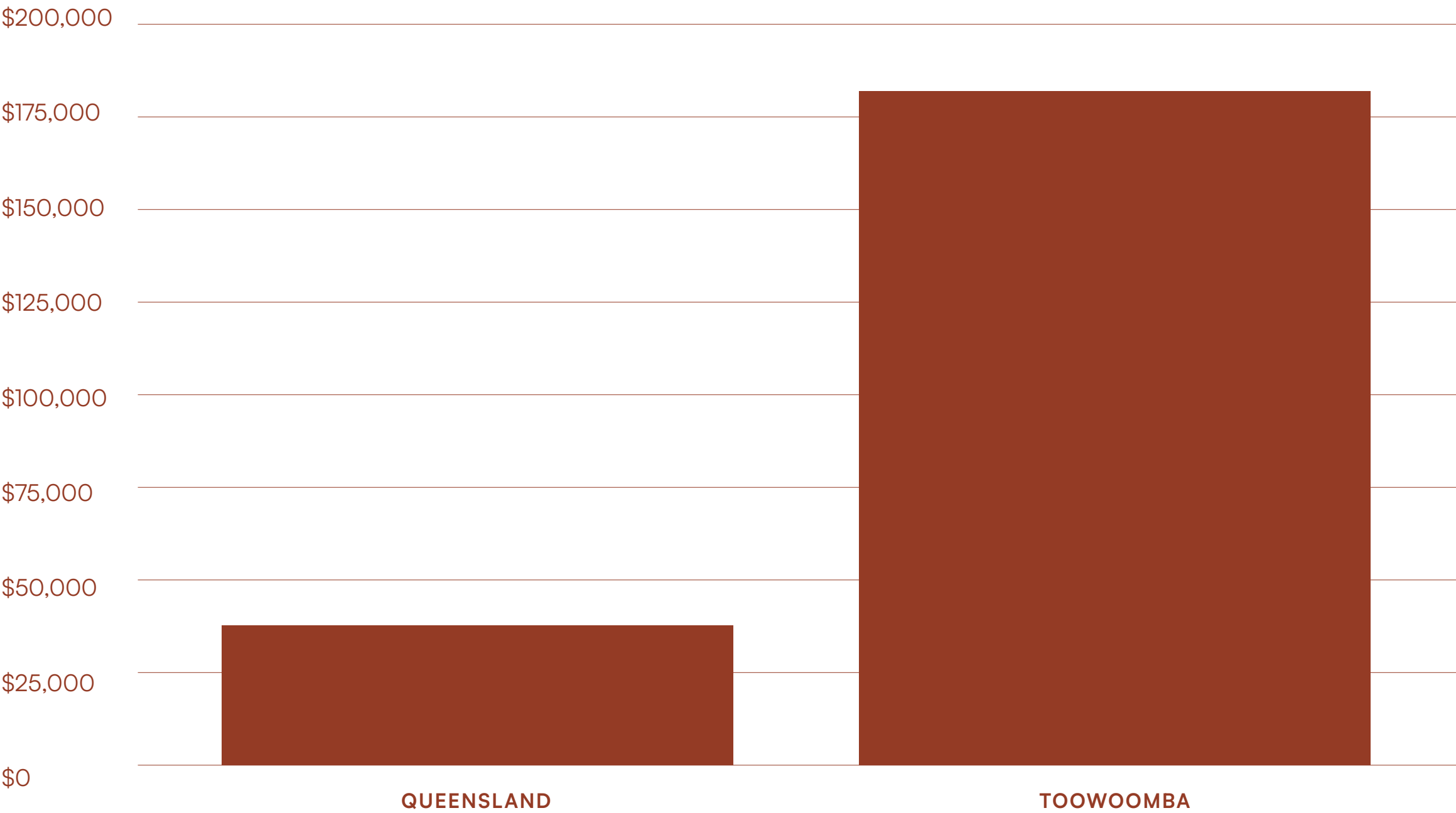
Toowoomba’s economy has been growing at more than double the pace of Australia’s.

6.89% vs. 3%
2023

INVESTMENT

Toowoomba is entering an infrastructure boom with \$13.1B of projects in the pipeline.

INFRASTRUCTURE INVESTMENT PER HOUSEHOLD





TRANSPORT

Toowoomba is one of Australia’s key logistical hubs, with the combination of direct rail access, converging road networks, and an airport that services regular domestic & international flights.



Daily flights to Sydney and Melbourne

Direct cargo flights to Hong Kong

TOOWOOMBA

Toowoomba is #1 in Australia for house price growth

Toowoomba is now seeing the strongest price growth of any inland regional area in Australia. 8 of the top 10 inland regional areas for growth in Australia are located in Toowoomba.

TOP NON-COASTAL SUBURBS IN THE LAST 12 MONTHS
REGIONAL AUSTRALIA

STATE	SUBURB	JUN 2023	JUN 2024	GROWTH
QLD	Middle Ridge	\$819,889	\$921,127	
QLD	Toowoomba - West	\$574,890	\$675,678	
QLD	Rangeville	\$669,713	\$767,028	
QLD	Highfields	\$739,436	\$834,463	
QLD	Gatton	\$416,252	\$503,233	
QLD	Cambooya - Wyreema	\$562,367	\$648,780	
QLD	Darling Heights	\$553,069	\$637,757	
QLD	Toowoomba	\$776,573	\$848,200	
QLD	Wilsonton	\$455,176	\$531,742	
SA	Tanunda	\$589,940	\$664,199	

Source: Neoval

Toowoomba is #1 in QLD & #5 in Australia to start a business

Queensland is only 1 of 2 states in Australia where the capital city does not rank first. When comparing Toowoomba (#5) vs. Geelong (#1), residential land is still selling for \$650/m² in Toowoomba compared to \$1,300+/m² in Geelong.

RANK	CITY	TALENT POOL	BUSINESS LANDSCAPE	INTERNET SPEED	COST OF LIVING	TOTAL SCORE
1	Geelong, VIC	73.20	65.20	81.37	31.37	65.12
2	Ballarat, VIC	50.33	66.42	81.37	48.04	64.07
3	Melbourne, VIC	80.07	59.56	81.37	24.51	63.65
4	Shepparton, VIC	34.64	68.87	81.37	57.84	63.34
5	Toowoomba, QLD	57.19	68.38	50.65	61.03	60.82
6	Bendigo, VIC	48.53	51.23	81.37	51.23	60.61
7	Mackay, QLD	67.48	66.42	50.65	49.26	59.86
8	Brisbane, QLD	77.12	64.71	50.65	41.42	59.80
9	Townsville, QLD	65.69	54.90	50.65	61.03	59.49
10	Warrnambool, VIC	53.92	40.93	81.37	51.72	59.46

Source: Reckon, ‘The Best City in Australia to Start Your Business Report’

Kings Park Estates is strategically positioned in Toowoomba's north-west, a key corridor for infrastructure & employment growth.

SWARTZ BARRACKS

- Training & facilities for the Army & the Singapore Air Force (RSAF).
- Active proposal being reviewed for a \$348m upgrade to the Barracks (Drafted Oct 2021).

OAKLEY BEEF EXPORTS ABATTOIR (NH FOODS)

- 1200+ animals processed per day.
- 800+ full-time & onsite jobs.
- Acquired by publicly listed Japanese Company.

**ACLAND NEW HOPE MINE
STAGE 3 APPROVED**

- \$1.75B p.a. economic benefit.
- \$12B in lifetime economic benefit.
- 761 new jobs.

NEW \$1.3B TOOWOOMBA HOSPITAL

- Equal largest investment in health infrastructure in QLD.
- Construction commenced 2024 with John Holland.
- 3,120 jobs during construction.

WELLCAMP AEROSPACE, TRANSPORT & BUSINESS PRECINCT

- 430 Ha master planned commercial precinct surrounding Wellcamp Airport.
- Forecast to employ between 15,000 to 20,000 people within the next decade.
- Qantas & Boeing major tenants.

BORNEO BARRACKS

- Home to the Army's deployable electronic warfare unit and includes high-tech jobs.



2032 OLYMPICS

Brisbane

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21° / 26°

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Toowoomba

Organisers reveal plans for building Toowoomba Olympics venue

Organisers are confident the upgrades to the Toowoomba Showgrounds to turn it into an Equestrian Centre of Excellence will be complete in a matter of years. SEE THE PLANS

Michael Nolan

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2 min read

March 26, 2025 · 11:01AM

Toowoomba Chronicle

AA

Toowoomba will be one of the host cities of the 2032 Olympics – and the recipient of a new \$70 Million Equestrian Centre of Excellence.

The Toowoomba Showgrounds’ recent selection as the 2032 Olympic and Paralympic equestrian venue will transform the region into a world-class hub for equestrian sport, boosting local infrastructure, and driving economic growth.

\$215M TOOWOOMBA REGIONAL SPORTS PRECINCT

The \$215 Million Toowoomba Regional Sports Precinct is set to become a landmark destination for sport, lifestyle, and tourism in the region.

CONSTRUCTION COMMENCING LATE 2026

Located less than 10 minutes from Kings Park Estates, the precinct will feature four oval fields, multiple rectangular fields, baseball diamonds, a shooting and archery precinct, expansive parklands, and a premier oval with grandstands — cementing the area as a major hub for events and community activity.

TRANSPORT

Toowoomba stands to benefit heavily from two proposed rail projects.



\$31B Melbourne – Brisbane Inland Rail

VIC-NSW UNDER CONSTRUCTION AND NSW-QLD IN PRE-CONSTRUCTION APPROVALS PHASE

The Inland Rail project is a 1,400km freight rail network connecting Melbourne to Brisbane, designed to transform Australia’s supply chain by cutting transport times, reducing costs, and boosting regional economies. As one of the nation’s largest infrastructure projects, it is set to drive significant investment, job creation, and long-term growth across key



Toowoomba to Brisbane Passenger Rail

PROPOSED & PENDING COMPLETION OF INLAND RAIL

The Australian and Queensland governments have a proposal to create a fast & regular regional passenger rail service between Toowoomba and Brisbane.

The proposed route would leverage existing infrastructure being created as part of the Melbourne-Brisbane Inland Rail project and provide 18 services and transport 4,000 passengers per day.

TRANSPORT



The new state-of-the-art Wellcamp Airport.



RESOURCES



\$2.5B natural resources sector on Toowoomba’s doorstep.

After years of indecision, New Hope Corporation’s New Acland Mine Stage 3 has been granted approval by the Queensland government.



761 NEW JOBS
\$1.75B PER ANNUM IN BENEFITS
\$12B LIFETIME BENEFITS

HEALTH



Toowoomba is the recipient of a new \$1.3B state of the art hospital. Equal 1st largest investment in health infrastructure in QLD.

“During construction, this project will create thousands of jobs”

John Holland Executive General Manager — Building

DEFENCE



Two local bases are being upgraded as part of a \$3.8B investment from the Federal Government, including the Swartz Barracks in Oakey.

Home of the Army Aviation Training Centre and also hosts the Republic of Singapore Airforce Oakey Helicopter Group. Swartz Barracks provides officers and soldiers with practical on-the-job aviation training for roles such as avionics technician, pilot and ground crewman mission support.

EDUCATION

One of the highest per capita private schooling locations in Queensland, plus two university campuses.

The Chronicle
We're for you



Rockets in Toowoomba:
City plays key role in bid for \$1tn space market

Australia is vying to take a share of the trillion-dollar space market and a new program that will be lead by Toowoomba's university will play a key role in that bid.



SACRED
HEART
PRIMARY
SCHOOL



TOOWOOMBA
CHRISTIAN COLLEGE

TOOWOOMBA
ANGLICAN SCHOOL



TOOWOOMBA
GRAMMAR
SCHOOL



University of
**Southern
Queensland**

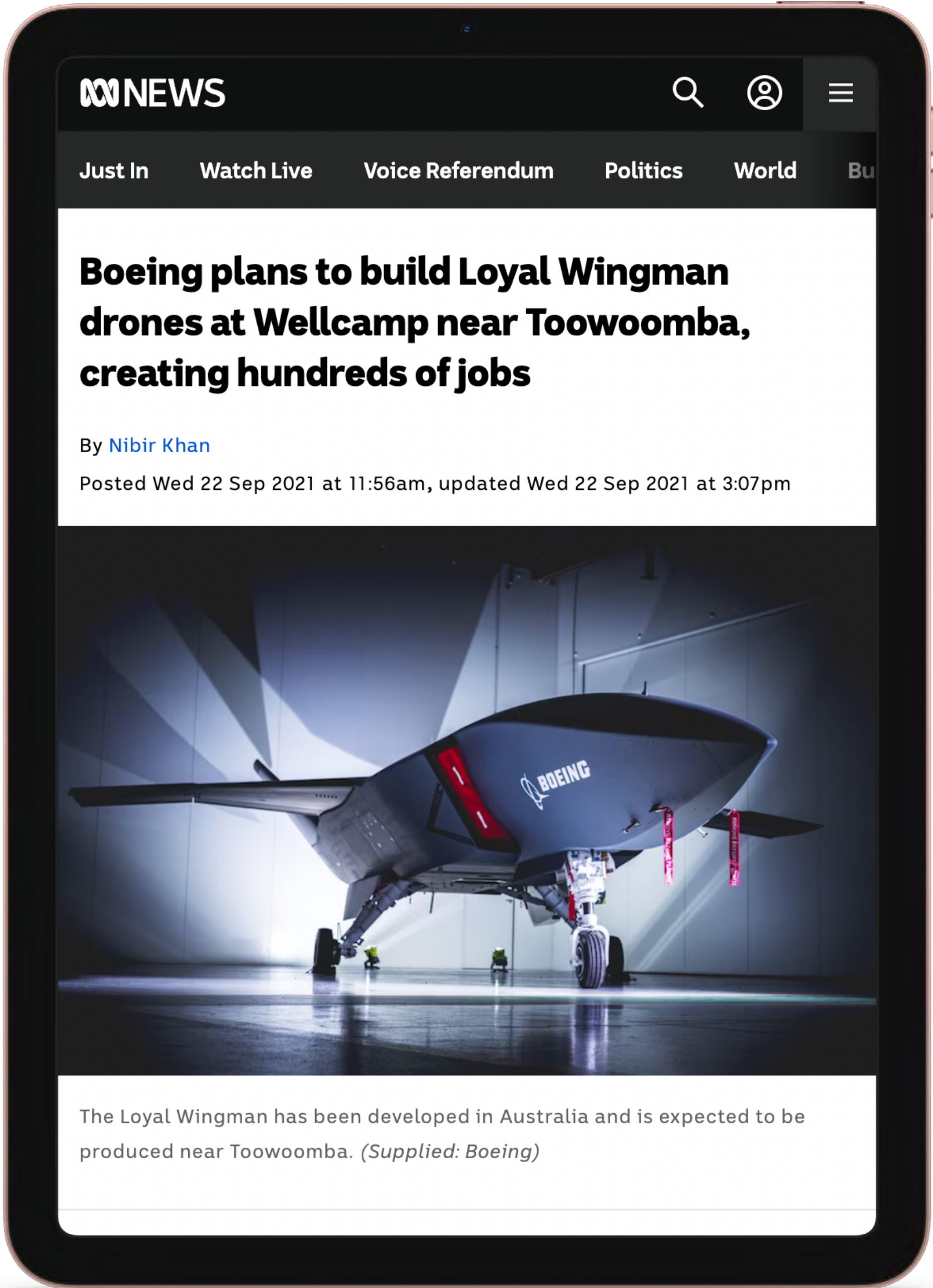
MANUFACTURING

Boeing selects Toowoomba for its first final assembly facility outside of North America.

Brand new world-class aerospace development and advanced manufacturing precinct at the Wellcamp Airport, with Boeing & Qantas as foundation tenants.

UNDER CONSTRUCTION

Forecast to create 300 jobs



MICRO LOCATION

Schools, hospital, army base, supermarkets, cafes & more— all less than a 5-minute drive.



SUPPLY

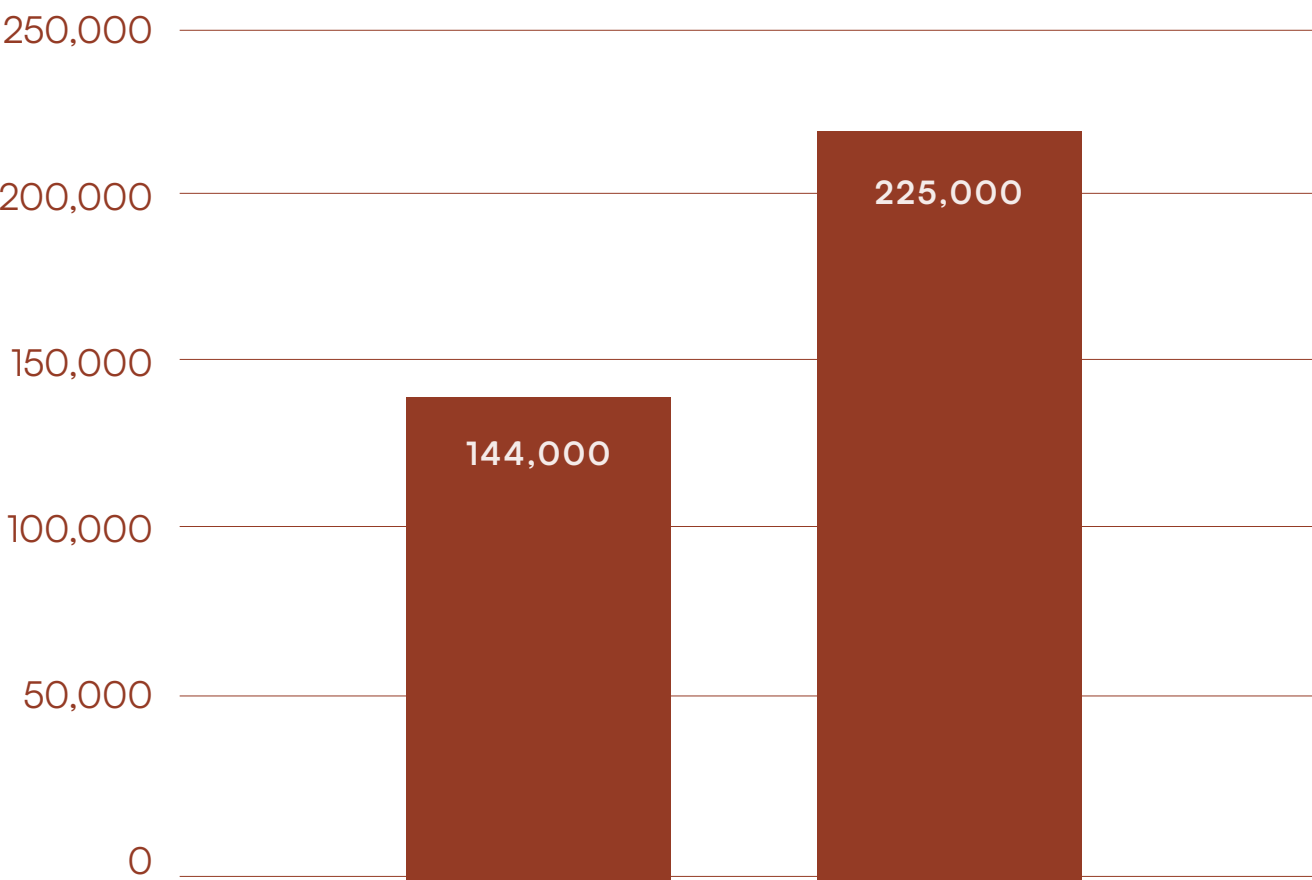
Toowoomba’s supply of new dwellings is at a record-low, driving significant shortfalls in housing.

POPULATION GROWTH

Toowoomba’s population is forecast to grow by **81,000 new residents by 2046**, representing a 56% increase.

To accommodate this huge increase in population, Toowoomba will need to deliver **approximately 33,750 new homes by 2046**, equating to 1,467 per annum.

TOOWOOMBA POPULATION GROWTH



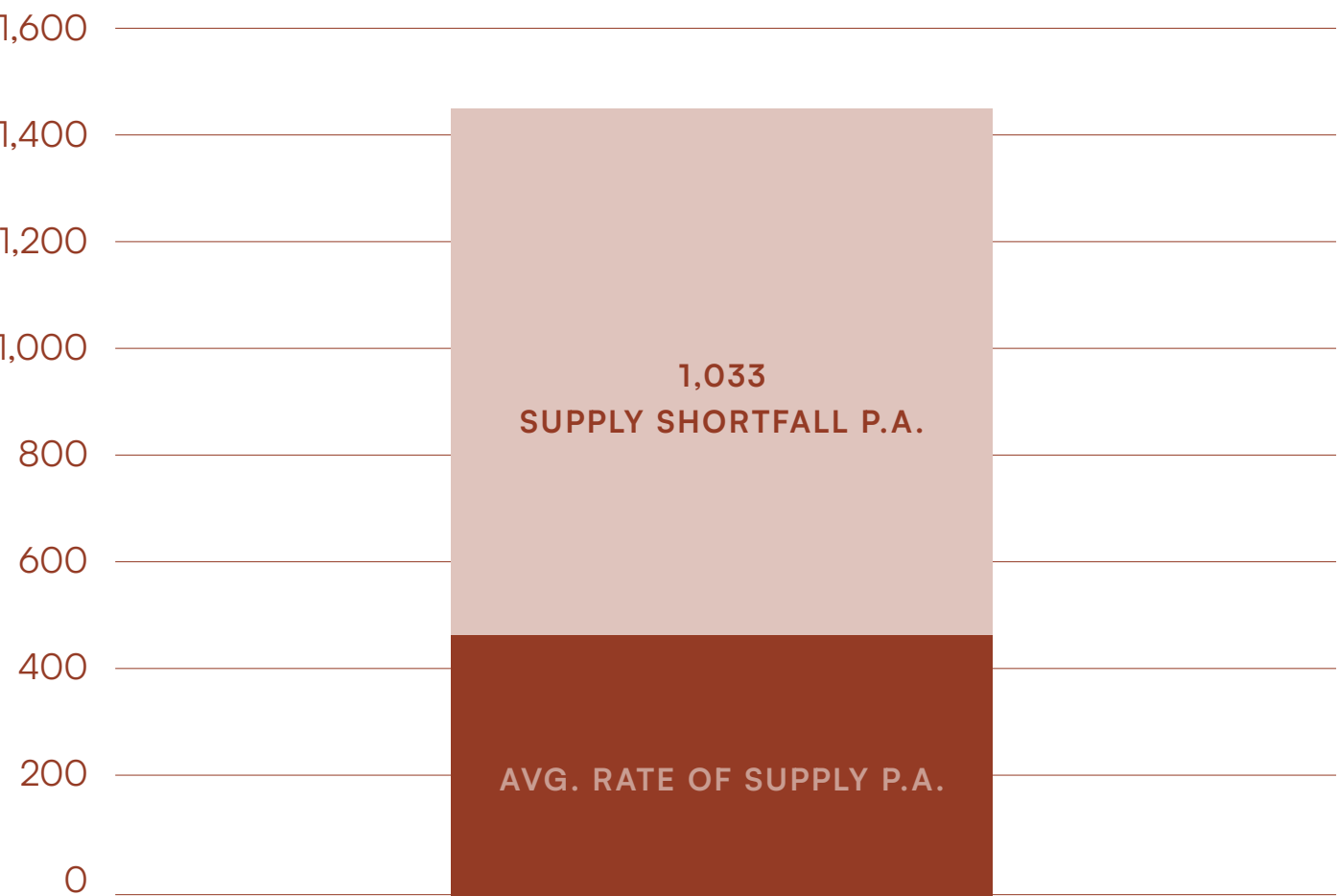
Source: ABS

HOUSING SUPPLY

Over the past 5 years Toowoomba on average has delivered 434 new dwellings per annum.

Based on the historical 5-year rate of supply and Govt. dwelling demand forecasts, Toowoomba will experience a shortfall of 1,033 dwellings per annum, reaching **23,763 by 2046**.

TOOWOOMBA HOUSING SUPPLY SHORTFALL PER ANNUM, 2023-2046



Source: QGSO & ABS

FUTURE SUPPLY

Based on data from the Urban Development Institute Australia & QLD Govt, there is only an estimated 4.5 years of total developable detached housing supply remaining in Toowoomba.

	TOOWOOMBA
Population forecast growth 2023-2046	81,000
Residents per dwelling	2.4
Total dwellings required (A/B)	33,750
% of detached housing	81%
Detached dwellings required (CxD)	27,338
Detached dwelling required p.a.	1,189
Total potential detached dwellings	5,347
Years of supply remaining (G/F)	4.5

Source: SEQ Regional Plan, ABS & UDIA

FUTURE SUPPLY

- Rural**
(not suitable for residential development)
- Semi-rural**
- School**
- Already developed**
- Residential**

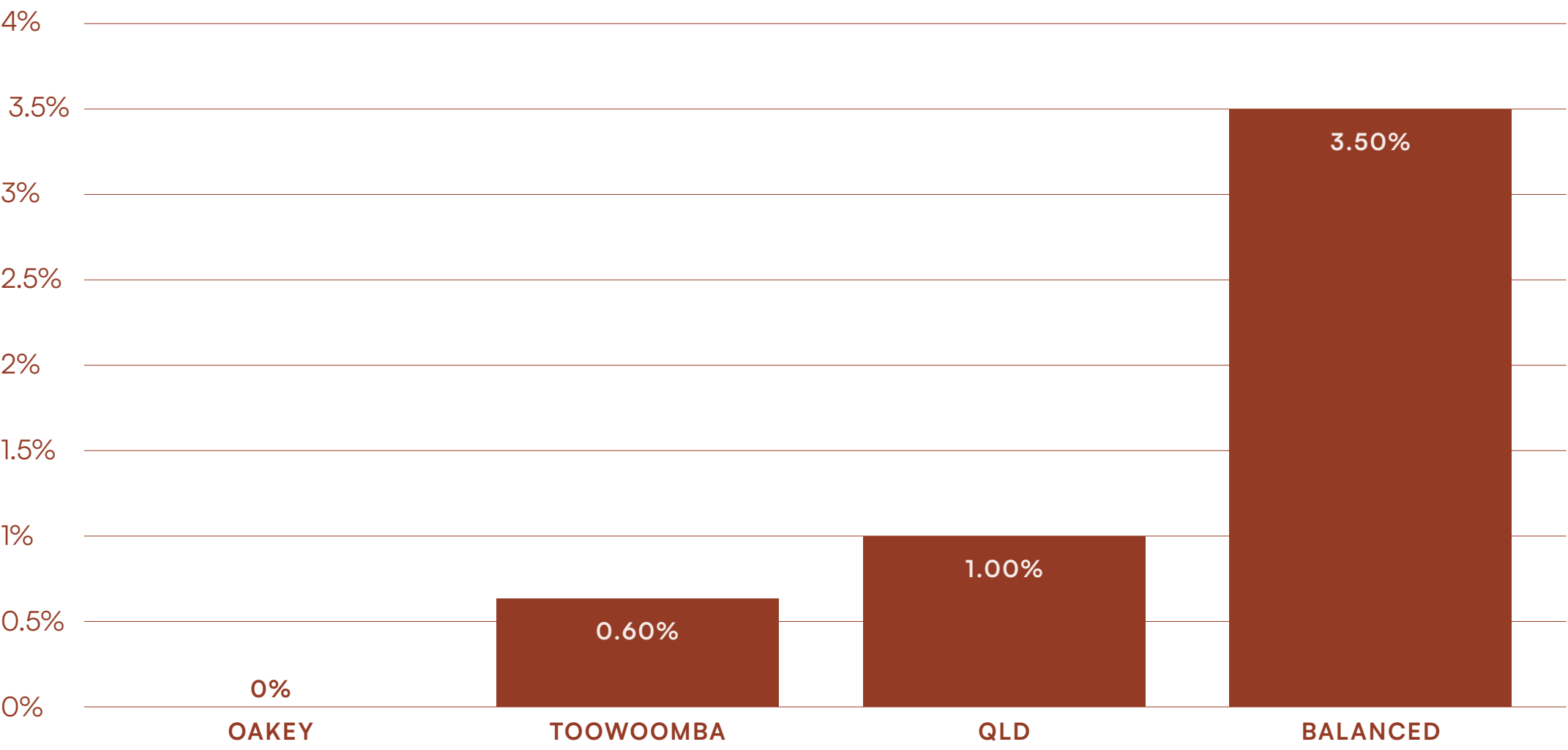


RENTAL MARKET

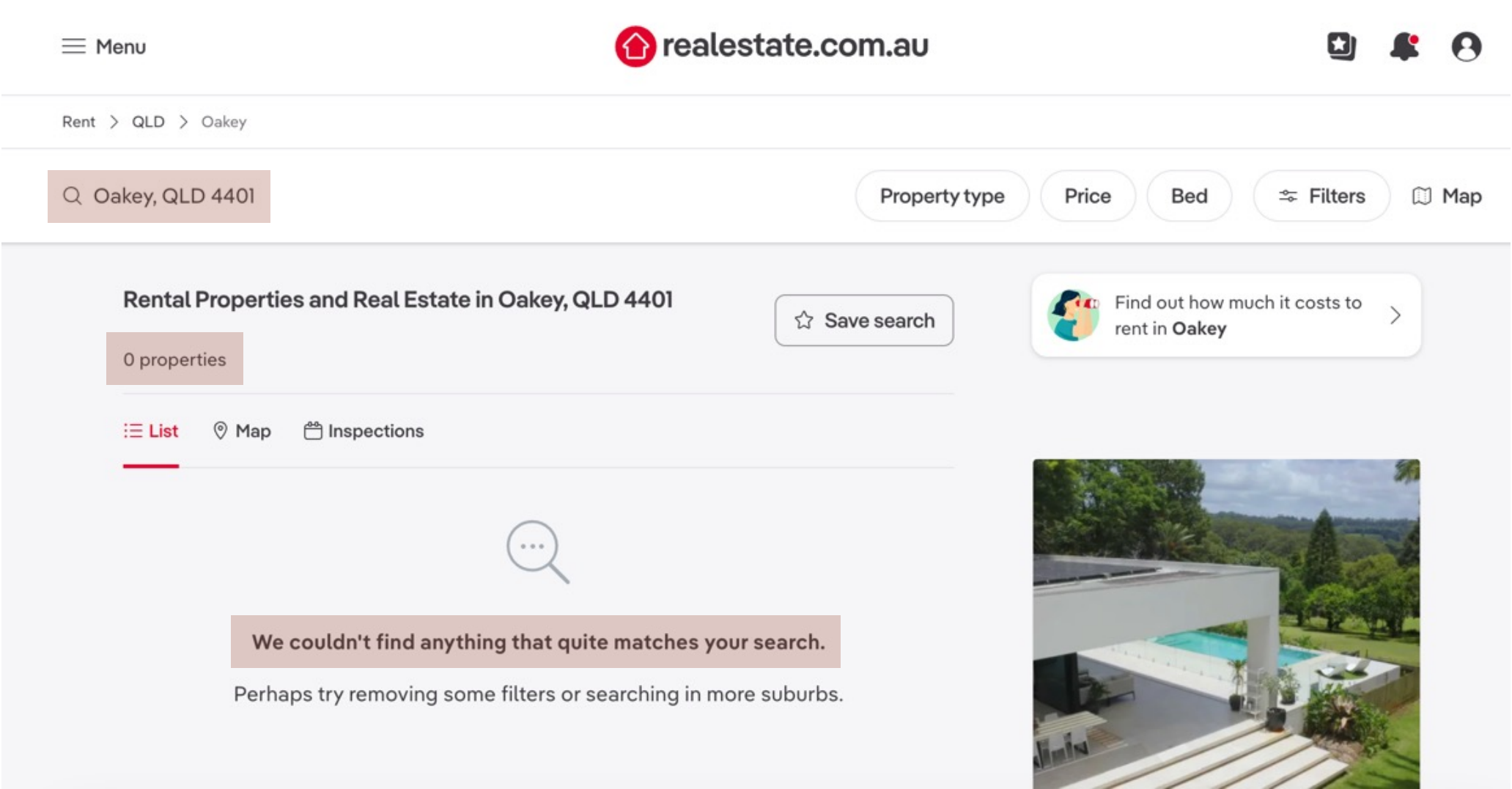
Oakey is currently one of the tightest rental markets in Australia.

Oakey is experiencing a prolonged rental shortage & has seen 5 months with a 0% vacancy rate in the last 12 months.

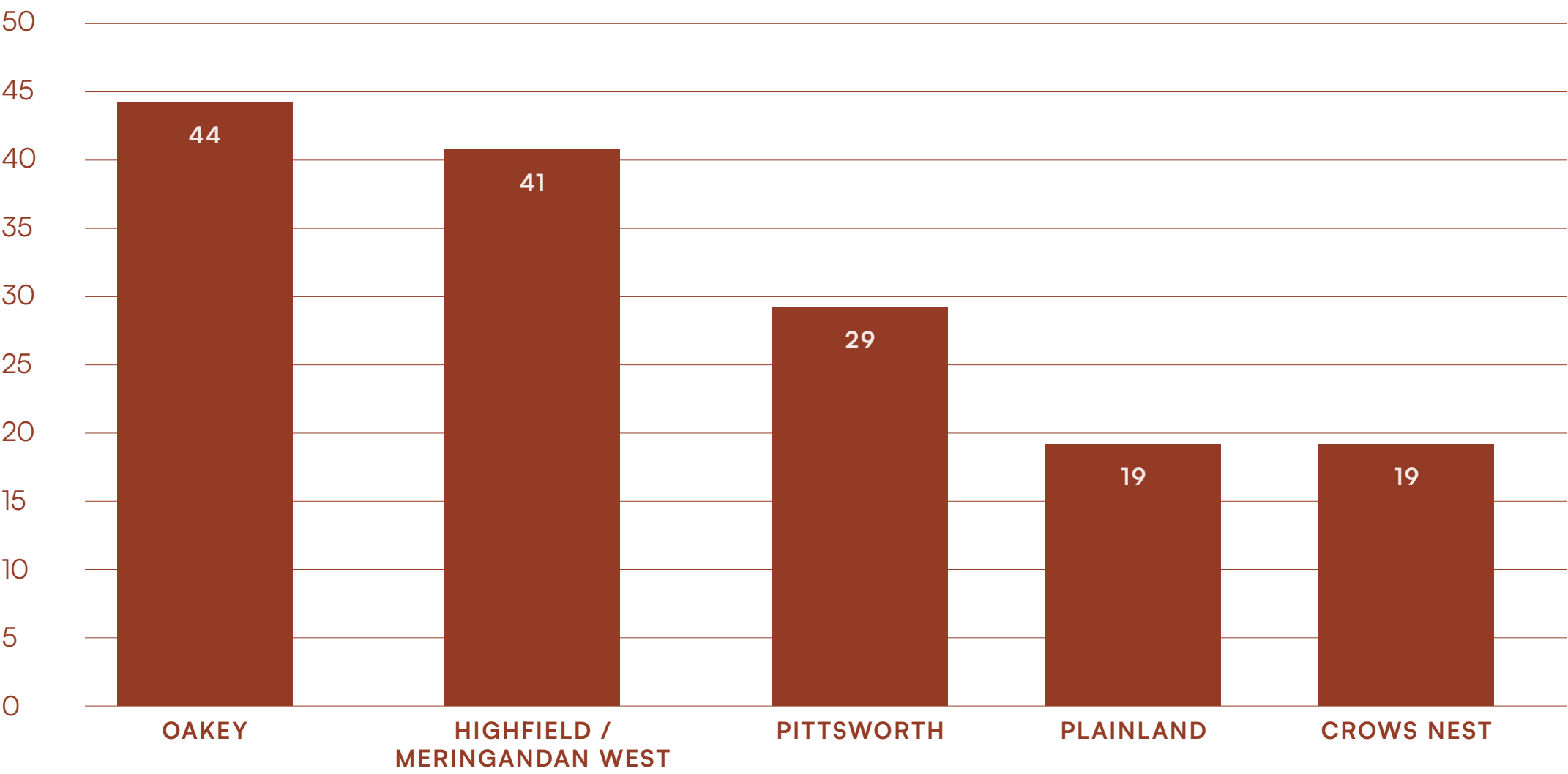
RESIDENTIAL VACANCY RATE



Source: SQM & REIQ in November 2024



RENTERS PER AVAILABLE HOME - TOOWOOMBA HOUSE & LAND MARKETS



Source: realestate.com.au on the 12th of February.

RE-SALE MARKET

Kings Park Estates offers brand new house & land below recent re-sales in Oakey.

1.

6 LEYDEN DRIVE,
OAKEY, QLD 4401

Price: \$679,500
Product: 4B 2B
Land: 912m² Built: 2021

2.

23 LEYDEN DRIVE,
OAKEY, QLD 4401

Price: \$700,000
Product: 4B 2B
Land: 727m² Built: 2021

3.

37 BERGHOFFER DRIVE,
OAKEY, QLD 4401

Price: \$730,000
Product: 4.5B 2B
Land: 700m² Built: 2007

Local agent Wayne Laughton confirmed on the 6th of March that the property went under contract very quickly, with only 2 inspections conducted. He also noted that properties in Oakey “have been selling very quickly”.

4.

1 DEBBIE COURT,
OAKEY, QLD 4401

Price: \$770,000
Product: 4B 2B
Land: 800m² Built: 2012

Local Ray White agent Geoff Byers confirmed on the 6th of March that a contract was secured on the property within 48 hours above the advertised price of \$749,900, with multiple buyers missing out on the property.

Sold 16 Aug 2024



Sold 04 Nov 2024



Sold 31 March 2025



Sold 25 March 2025





Kings Park

ESTATES

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