



Bracken Ridge

Local Government Authority	Brisbane
Location	19 km from CBD
Features	St Joseph's Catholic Cathedral, North Point Institute of TAFE
Median Price	Research shows that the median house price in the suburb for the financial year 2003/04 was \$330,000.
Median Weekly Rent	The median weekly rent paid for a 3-bedroom house in this area in the June 2004 quarter was \$290. The median weekly rent paid for a 2-bedroom unit in this area was \$270 for the same period.
Commentary	Located approximately 19 kilometres north of the Brisbane CBD, Bracken Ridge first started out as a mix of housing commission homes and potato farms. It has since developed into a thriving suburb featuring a mix of high set chamferboard homes (early housing) and high set and low set brick homes (more recent housing developments).

Bracken Ridge is made up predominantly of single unit dwellings (houses) with relatively few unit/townhouse developments. The suburban lifestyle is popular with

young and established families.

Vacant land in Bracken Ridge is limited but further subdivisions are occurring.

A mix of affordable housing and new development has made Bracken Ridge a strong performer in terms of price growth and has seen residents upgrade to new housing in the same suburb.

The current state of the market and current buying incentives should see the suburb, and in particular the new developments, prove popular with first home buyers.

Families in the area are well serviced with a number of schools in Bracken Ridge (two state primary schools and a Catholic primary school) and the surrounding suburbs catering to both primary and secondary school children. St Joseph's Catholic Cathedral is located in Phillips Street, Bracken Ridge.

The suburb is also home to North Point Institute of TAFE and has easy access to the Carseldine campus of the Queensland University of Technology.

Recreational facilities in the local area include the Bill Brown Cricket Ground, numerous parks, and bike and walk ways.

Public transport in the area is also good with regular bus routes supplemented by easy access to the Bruce Highway and the Gateway Motorway. Using the gateway arterial, Brisbane Airport is only a 15 minute drive.

Large retail chains and supermarkets are available at Westfield Toombul and Chermside, both of which are easily accessible by public transport or major roadways. The larger centres are complemented by local shopping villages.

According to the 2001 Census there were 13,943 people living in the suburb with a median age of 33. The median individual income was between \$400 and \$499 per week. Of all occupied private dwellings 76% were either fully owned or being purchased; 21% were being rented.