

# Fitzgibbon: Suburb Profile

## Key Facts

Distance from Brisbane CBD: 25 minutes  
 Distance from Airport: 15 minutes  
 Distance from Sunshine Coast: 50 minutes  
 Distance from Gold Coast: 1 hour

Population: 7,6501  
 Population growth rate 5 years: 18.8%  
 Average annual population growth rate: 3.5%<sup>2</sup>

Local Government: Brisbane City Council  
 UBD Reference: BNE 109 Q12

## Nearest Retail Facilities:

Bracken Ridge Plaza: <2 kilometres  
 Centro Taigum Shopping Centre: 3 kilometres  
 Aspley Hypermarket: 6 kilometres  
 Westfield Chermshire Shopping Centre: 7 kilometres  
 Westfield Strathpine: 8 kilometres  
 Strathpine Plaza: 9 kilometres  
 Centro Toombul Shopping Centre: 10 kilometres

## Suburb Overview

Located 16 kilometres north of Brisbane, Fitzgibbon has a suburban lifestyle that attracts young and established families. With a mix of housing styles, including low-set homes, unit and townhouse developments, Fitzgibbon's price growth has remained steady.

Families are well-served with a number of educational facilities in and around the suburb catering to kindergarten, pre-school, primary and secondary school children. Tertiary institutions including the Northpoint Institute of TAFE Bracken Ridge and the Queensland University of Technology Carseldine are also easily accessible.

Convenient transport is available to residents with regular bus and rail services, in addition to easy access to the Pacific Highway and the Gateway Arterial major roadways. The suburb is also located in the vicinity of several major infrastructure upgrades.

Less than a few minutes drive away is the business hub of Chermshire containing a range of shopping precincts, restaurants and entertainment options. Large retail chains and supermarkets are located at Westfield Chermshire and Toombul, and are complemented by local shopping villages.

Recreational facilities in the local area include parks, bikeways and walkways. The 1,000 hectare Boondall Wetlands is a nationally important coastal area accessible by walking paths and canoe. The seaside city of Redcliffe features family beaches with gentle rolling waves and foreshore parklands overlooking scenic Moreton Bay.



## Local Facilities

### Schools

Taigum Primary, St Flannans Primary Zillmere, Taigum Preschool, Fruition Learning Centre Bracken Ridge, Bracken Ridge High, Sandgate High, Bracken Ridge Primary, St John Fisher Secondary School, Norris Road Primary, Virginia Primary, Nudgee Secondary College, Nudgee International College, Corpus Christi Secondary College, St Josephs Primary

### Tertiary

Queensland University of Technology Carseldine, Kelvin Grove and Gardens Point; Brisbane North Institute of TAFE Bracken Ridge; Australian Catholic University Banyo

### Shopping

Centro Taigum, Bracken Ridge Plaza, Aspley Hypermarket, Aspley Homemaker Centre, Centro Toombul, Westfield Chermshire, Westfield Strathpine, Strathpine Plaza, Direct Factory Outlets

### Transport

Brisbane's public transport system integrates rail, bus and ferry services allowing commuters to move easily and cheaply from one public transport mode to another. Interstate and Intrastate trains and buses arrive/depart from Brisbane's Roma Street Transit Centre. Charter coaches offer pick-up/drop off services for venues, hotels and events. For Fitzgibbon residents, railway stations are located in Bald Hills and Carseldine; Regular bus services including City Express services are available from Fitzgibbon to neighbouring suburbs and Brisbane City.



## South East Queensland State Government Infrastructure Spending

South East Queensland (SEQ) is Australia's fastest growing region. Over the next 22 years its population is expected to grow by more than 1.6 million to around 4.4 million people. The region's growth will generate demand for 754,000 new dwellings and 900,000 new jobs. As part of the South East Queensland Infrastructure Plan and Program<sup>3</sup>, the Government is investing more than \$124 billion over the next 17 years in roads and transport, water, energy networks, information and communication technology, industry development, health, social and community infrastructure. Only four years into the program, over \$16.4 billion has been invested, 130,000 jobs have been created, and more than 87 projects have been completed and another 173 projects are underway.<sup>3</sup>

## Housing Market Quick Stats June Quarter 2009

Median house price growth <sup>4</sup>		
	1 year	5 years
Fitzgibbon	5.2%	52.2%
Brisbane City	-2.3%	36.1%

Median Rent Growth <sup>5</sup> (4 Bedroom houses)		
	1 year	5 years
Fitzgibbon	2.9%	51.1%
Brisbane Outer North	2.9%	52.2%

Residential vacancy rates <sup>6</sup>	
	Houses
Queensland	4.2%
Remainder of Brisbane <sup>7</sup>	3.0%