

HOME & LAND

PROPERTY. PROGRESS. PERSPECTIVE.

SEPT 26

CORE
GROUP
INTERNATIONAL

WHAT'S MOVING
IN THE MARKET,
WHAT'S
HAPPENING ON
THE GROUND,
LOCATION & LISTINGS IN
THE SPOTLIGHT



"The market isn't ONE market."



One of the biggest mistakes we can make when talking about Australian property is talking about it as though it is one property market. It isn't.

Australia is made up of thousands of individual markets - different suburbs, different supply pressures, different employment drivers, different infrastructure investment and very different stages of their property cycle. And that matters.

We're continuing to see strength in a number of regional and growth-corridor markets. But experienced property owners also understand that property moves through peaks and troughs. The goal isn't to chase whichever postcode is getting the most attention this month. It's to understand what sits underneath a market.

At Core Group International, that means looking at factors including population and migration, employment, infrastructure, transport and connectivity, housing supply, schools, healthcare, amenity and future development.

And the question changes depending on who is sitting across the table from us.

An owner-occupier might be asking: "Where can I afford to build a great life?" An investor is often asking something very different: "Where is my money positioned to work for me over the next 5, 10, 15 or 20 years?" That longer lens is important.

Right now, our team continues to work across carefully selected locations throughout South East Queensland, the Darling Downs and Western Australia, with opportunities spanning markets including Toowoomba, Highfields, Gatton, Flagstone, Yarrabilba, Greenbank, Fernvale, Pimpama, Upper Coomera, Mansfield and Lancelin.

Different markets. Different opportunities. Different buyer objectives.

CEO Radel
Cabrera

ON THE GROUND

There is something pretty special about watching a house and land package go from a conversation and a plan on paper to an actual home.

And its been yet another busy month for the team. From first site cuts to frames going up and keys finally landing in our clients' hands, there has been plenty happening across Core Group International projects.

Site cuts, slabs, frames & handovers



Behind every one of those milestones is a client who once started with a question. Where do we buy? What do we build? Which block? Which builder? What can we afford? What happens next?

This is the part we love -doing the heavy lifting behind the scenes and then watching those plans become something very real.

LOCATION SPOTLIGHT

Toowoomba continues to be one of the locations firmly on Core Group International's radar.

And what makes it interesting is that the story looks different depending on whether you're buying a home to live in or a property as part of an investment strategy.

FOR THE HOMEOWNER

Toowoomba offers something increasingly difficult to find in major metropolitan markets: the ability to combine a substantial modern home with space, amenity and an established city lifestyle.

This isn't simply a satellite suburb dependent on Brisbane. Toowoomba has its own employment base across industries including health, education, agriculture and freight, alongside major transport infrastructure and Wellcamp Airport.

For families, it's about more than numbers on a spreadsheet. It's schools. Healthcare. Shopping. Parks. Employment. Space. Community. And the opportunity to potentially get more home for the budget.

TOOWOOMBА | The Great Australian Dream



FOR THE INVESTOR

The lens changes. An investor isn't necessarily asking, "Would I live here?"

They're asking: What drives demand here? Who is going to live in this property? What employment supports the market? What's happening with supply? What infrastructure supports the region? And how does this property fit into my wider portfolio?

That's where Toowoomba's diversified regional economy becomes particularly interesting. Rather than concentrating an entire portfolio within one metropolitan economy, regional markets such as Toowoomba can provide another layer of geographical and economic diversification. Different buyer. Different objective. Same principle: do the groundwork first.

Recent 2026 market data shows house values across the broader Toowoomba market have risen by approximately 17% over the past 12 months, while median house rents sit around \$600 per week. Rental vacancy remains below 1% in current market datasets, highlighting continued pressure on available rental supply

TESTIMONIAL OF THE MONTH

There's nothing we value more than hearing from the people we've had the privilege of helping. Each property journey is different, but our commitment remains the same - clear guidance, genuine support and helping our clients move forward with confidence.

This month, we're sharing the words of one of our clients and their experience with Core Group International.

OUR CLIENT SAYS

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" Really want to say thank you for such great support through this wonderful exciting experience. Kelly Rennie has been transparent through this whole experience. No question is a dumb question for her. She has been very helpful throughout this whole experience. Would definitely recommend and use her in the future. If you're looking for a house and land package, she is definitely the lady to talk to. "



Kelly Rennie
0479067379
Home & Land
Package Specialist



Kelly has been transparent through this whole journey. No question is a dumb question for her!"

ASK KELLY & KIRA

The house & land questions we get ALL the time... (and the unfiltered answers).

Q: "So... what does turnkey actually mean?"

KELLY: Ideally? That you can turn the key and live in it! More importantly, you need to know exactly what your particular package includes. Landscaping? Fencing? Blinds? Air conditioning? Flooring? Appliances? Never assume. Get the inclusions in writing.

Q: "Do I choose the block or the house first?"

KIRA: This is a bit like asking whether you buy the shoes or the dress first! The answer is: they need to work together. The block affects what can be built on it, site costs, orientation, setbacks and ultimately your budget. That's why we look at the complete package rather than falling in love with a floorplan in isolation.

Q: "Should I just buy in the suburb everyone is talking about?"

KELLY: Please don't choose a property strategy because TikTok discovered a postcode! Look underneath the hype: supply, infrastructure, employment, population, amenity, affordability and what you're actually trying to achieve.



Q: "What's the biggest mistake buyers make?"

KIRA: Looking at the advertised price and assuming that's the entire story. Ask what's included, what isn't, what the land registration timeframe is, what the site considerations are and what happens between signing and handover. Clarity upfront saves a lot of surprises later.

NEW LOOK.
SAME CORE.

Something new has been happening behind the scenes at Core Group International. We're creating a new online home designed to make it easier to explore locations, current property opportunities, BuildSmart, homeowner and investor pathways, market insights and the way we work.



Less hunting for information.
More clarity around what matters.
Stay tuned for more.



CURRENT OPPORTUNITIES

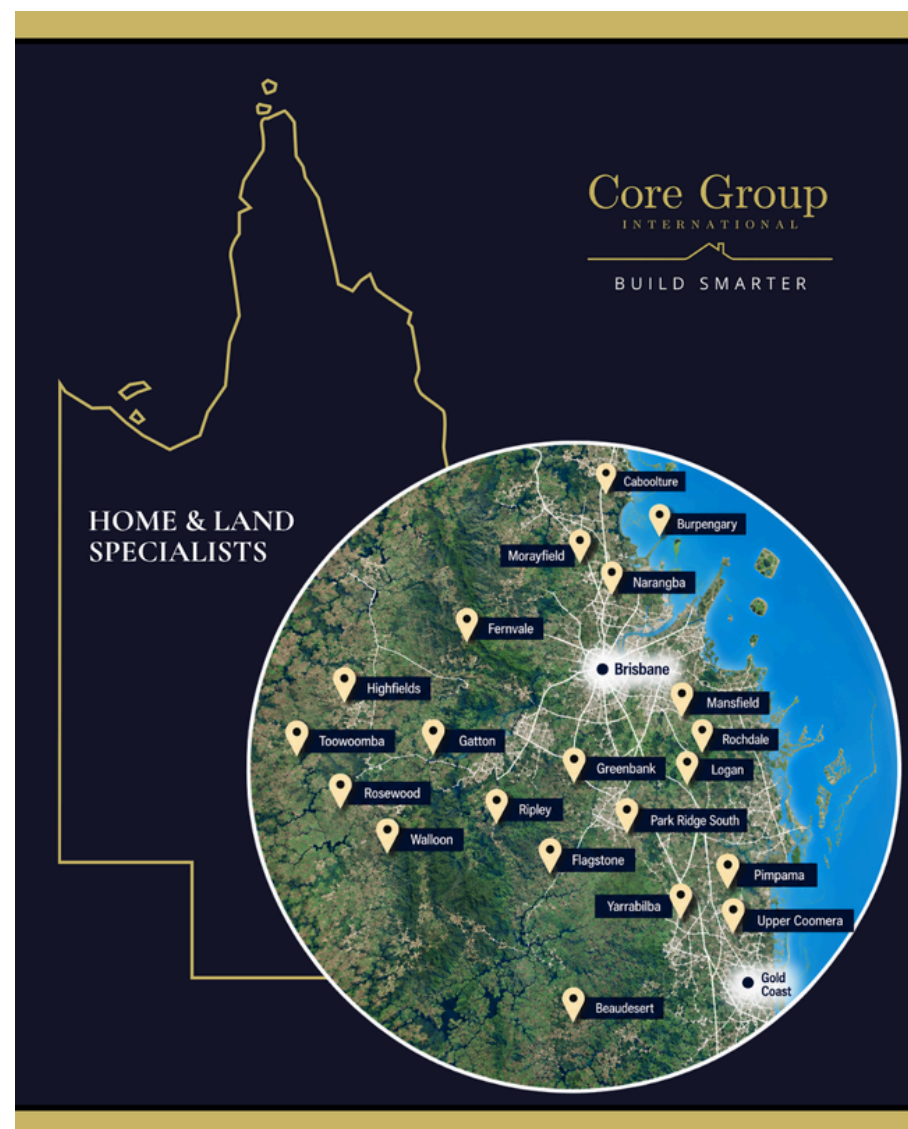
What's available through Core right now

Why search through hundreds of individual listings when we can do the searching for you?

Core Group International has access to house & land opportunities across 25+ locations throughout South East Queensland, the Western Downs and Western Australia, including Yanchep, Two Rocks and Lancelin.

Tell us what you're looking for - your budget, preferred locations, timeframe, lifestyle goals and whether you're buying to live or invest - and our team can create a personalised property pack of opportunities that align with you.

One conversation.
Multiple locations.
A shortlist built
around you.



QUEENSLAND: Toowoomba City • Highfields • Glenvale • Gatton • Fernvale • Walloon • Rosewood • Ripley • Flagstone • Yarrabilba • Greenbank • Park Ridge South • Logan • Rochedale • Mansfield • Beaudesert • Pimpama • Upper Coomera • Gold Coast • Brisbane • Narangba • Morayfield • Burpengary • Caboolture

WESTERN AUSTRALIA
Lancelin • Yanchep • Two Rocks

HOUSE & LAND PACKAGES IN THE SPOTLIGHT THIS MONTH

With opportunities across more than 25 locations, there's always something new happening at Core Group International. Each month, we handpick a selection of house & land packages worth a closer look - across different locations, price points and lifestyles. Whether you're searching for your next home or your next investment, here are four opportunities currently on our radar.

FLAGSTONE | \$780,000



A standout full turnkey house & land opportunity in one of South East Queensland's key growth corridors. This single-level home offers 4 bedrooms, 2 bathrooms and a double garage, with approximately 195m² of living on a 320m² block. Land registration is anticipated November 2026, with inclusions such as stone benchtops, stainless-steel appliances, air conditioning, landscaping, fencing and solar.

HOUSE & LAND PACKAGES IN THE SPOTLIGHT THIS MONTH

ROSEWOOD | \$866,700



A generous full turnkey house & land opportunity in Rosewood, offering plenty of space for families or investors. The single-level design features 4 bedrooms, 2 bathrooms, 2 living areas and a double garage, with approximately 195m² under roof on a 450m² block. Even better, the land is already registered, providing greater certainty for buyers ready to move forward



HOUSE & LAND PACKAGSES IN THE SPOTLIGHT THIS MONTH

TOOWOOMBA | \$835,400



A compelling full turnkey house & land opportunity for investors looking to enter the Toowoomba market. This brand-new home features 4 bedrooms, 2 bathrooms and a double garage, with approximately 180m² of home on a generous 500m² block. An independent rental appraisal of approximately \$730-\$780 per week adds to the investor appeal, with land registration anticipated for July



HOUSE & LAND PACKAGSES IN THE SPOTLIGHT THIS MONTH

YARRABILBA | \$854,269



A brand-new turnkey house & land opportunity in the established Yarrabilba community, with the added advantage of land already registered. The contemporary single-level home features 4 bedrooms, 2 bathrooms and a double garage, with approximately 165m² of home on a 265m² block. With a practical family floorplan and comprehensive turnkey finish, it's an opportunity suited to buyers ready to move forward now.

READY TO FIND YOUR NEXT HOUSE & LAND PACKAGE?

Our hundreds of house & land package opportunities across high-growth locations can be found on realestate.com.au and Domain. But the easiest way to find the right one? Talk to us.

We work with a network of trusted, leading build partners across Queensland and Western Australia, giving us access to opportunities across a wide range of locations, budgets and timeframes.

And not every opportunity makes it online - we often have access to new and pre-market packages before they're publicly advertised.

Tell us what you're looking for - your budget, preferred location, timeframe and whether you're buying to live or invest and we'll do the searching for you, putting together a personalised shortlist of packages that align with your goals.

Register your interest with our team and you can also be among the first to receive new and pre-market opportunities as they become available.



KELLY RENNIE KIRA LOVE

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