

**MEDIA RELEASE**

**FOR IMMEDIATE RELEASE**

**HEADLINE:** Lederer Private Capital and Thames Capital combine to fund an Australian first property development

Two of Australia's leading investment groups, Thames Capital and renowned property fund Lederer Private Capital are backing a \$65 million Queensland residential project that allows residents to park their planes at the front door.

Aquila Estate & Flying Club is a groundbreaking new million-dollar residential community situated in Queensland's Fraser Coast, designed to provide the aviation enthusiasts who call it home access to their very own private airstrip.

For Robert Lederer from Lederer Private Capital, this project presented a unique opportunity to bring to fruition a project that combines a unique vision with commercial viability.

"Working with Thames Capital, Lederer Private Capital decided to work with the consortia behind this project, [VFR Developments](#), based on the unique selling proposition that Aquila Estate & Flying Club represents," Mr Lederer said.

"It is an incredible opportunity to bring the airpark concept to the Australian market, which is very popular in North America and gaining traction here. Our goal is to show what can be achieved from a design and lifestyle perspective, combining bespoke residential design with cutting-edge facilities for aviation."

Officially launched in February by Fraser Coast Regional Council Mayor Cr George Seymour, the Aquila Estate & Flying Club development, officially known as an 'airpark,' is located 15 minutes from Maryborough.

Situated at 45 Watson Road, Yengarie, Queensland, it features 62 blocks with land sizes ranging from 2,400m<sup>2</sup> to 4,000m<sup>2</sup>, spread over 50 hectares.

The community features architecturally designed homes, a fully equipped clubhouse, and residents will have their very own plane hangars.

It gives homeowners their very own 850-metre asphalt runway, access to 'open' uncontrolled airspace, and is targeted towards the 16,000 private owners across Australia of light aircraft and helicopters.

Almost 30 per cent of the project sites have already sold, with land prices starting from \$315,000; the estate has building governance around what you can or cannot build, protecting the value of the homes and the overall estate by ensuring high-quality design and building standards are maintained.



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To accommodate residents, only daytime flying is permitted at its location, which was selected because it is one of the few locations on the East Coast uninterrupted by controlled airspace; due to this, pilots can fly without entering controlled airspace, meaning no clearance is required before embarking on a flight.

According to Thames Capital Managing Partner Justin Hildage, Aquila Estate & Flying Club allowed the firm to work with a consortium that includes one of the country's leading investment funds, Lederer Private Capital, and the VFR developments team to create something totally unique.

"When working with both Lederer Private Capital and the VFR development team to broker the funding to get the project off the ground, we saw the potential of this site to represent something truly unique in the Australian market," said Mr Hildage.

"Even when securing the funding, Thames Capital did not anticipate such high demand, and the fact that so early on in the project almost 30 per cent of the site is now sold showcases that we were right in our analysis regarding the pent-up demand within Australia for a project like this. It has been incredible working with all involved, and we are looking forward to the continued success of this project and potentially exploring other sites within Australia to expand this concept."

## **ABOUT AQUILA ESTATE & FLYING CLUB**

### **THE ESTATE**

Aquila Estate & Flying Club is located at 45 Watson Road, Yengarie, Queensland 4650. Strictly limited to only 62 blocks, carefully positioned in harmony with a communal clubhouse, asphalt runway and over 50ha of protected forest.

Land sizes range from 2400m<sup>2</sup> to the grander 4000m<sup>2</sup>, ensuring total privacy and tranquillity for all residents.

Residents have free access to the Estates own nature walks and mountain bike trails with direct links to the well-known Ferguson State Forest walking and biking trails with an abundance of wildlife. The beautiful architectural and landscaping design intent is protected by the estates covenants, put in place to protect and grow property investment capital gains. Aquila Estate and Flying Club has a field elevation of 150 feet, located only 6NM from Maryborough and 21NM from Hervey Bay.

### **THE AIRFIELD - YAQA**

Aquila has two runways. Runway 05/23 has an 850m beautifully designed all-weather asphalt paved surface, and runway 09/27 offers a grassed surface. There is also an onsite fuel pump for flyers to access. Your Aquila Club Card allows easy access to the fuel bowser located at the maintenance hangar.

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Aquila shares CTAF 126.55 with Maryborough and Hervey Bay airports. Aerodrome information can be found on OzRunways and AvPlan.

To learn more, visit [aquilaestate.com.au](http://aquilaestate.com.au)

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