Burgess Rawson

Information Memorandum

Premium Multiple Home Residential Investment

7-8 GREGORY COURT, BILOELA QLD 4715

For Sale by Offers to Purchase





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Introduction

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At every stage of ownership, our clients benefit from our specialist knowledge, experience, market insights and advice. Our strong market position, plus our targeted and effective marketing campaigns through a highly qualified database, generates maximum exposure for properties.

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Based on our unparalleled knowledge and experience, we are confident in recommending this property as an excellent investment opportunity.

Investment Highlights



Fully Occupied Residential Investment
Strong Occupancy History

+ 9 immaculately presented 4 bedroom, 2 bathroom and 2 car space homes which form part of a 10 home Community Title Scheme.
+ Excellent record of occupancy of approx 98%.
+ Highly sought after complex and popular with local and interstate companies.
+ Complex has been strata titled, providing an opportunity to sell individual houses.
+ Modern build, with 6 homes built late 2008 and 3 homes built 2014.
+ Desirable complex highlighted by early lease extensions.
+ Significant 8,608sqm town zoned landholding approx 2kms from the Biloela CBD and shopping precinct.
+ Prime residential area, positioned between 2 local parks and near popular child care facility, churches and shopping centre.
+ Biloela: Modern and progressive town and the administrative and commercial centre for the Banana Shire.
+ Banana Shire: Located at the southern end of Queensland's Bowen Basin and has a strong economy based on mining, energy production and agriculture.
+ Income: $199,160 pa (Gross)

*approx.









Investment Snapshot

Fully occupied residential complex

Strong occupancy history of 98%*

Banana Region:

Tight rental market
0.28% residential vacancy rate

Highly sought after complex
9 x 4 bedroom, 2 bathroom homes

Site area:

8,608sqm total site with 9 homes in group title scheme

Income*:

$199,160 pa

*approx.

Biloela Region

+ Biloela is situated in central Queensland, at the junction of the Dawson and Burnett Highways, approximately 120kms west of Gladstone and 130kms south west of Rockhampton.

+ The town is the principal administrative and commercial centre for the Banana Shire which has a population of approximately 16,000.

+ The Banana Shire is located at the southern end of Queensland's Bowen Basin and has a strong local economy based upon of mining (mainly coal with the nearby Callide Mine providing coal to generate approximately 23% of Queensland power), energy production (Callide Power Station) and agriculture (cotton, citrus, cattle). Manufacturing activity includes the Queensland Nitrates ammonium nitrate plant, Teys Bros Meatworks (Queensland's third largest) and a substantial industrial support base for the mining and energy extraction industries.

+ Biloela is also an important service base for the gas pipelines linking the Surat basin extraction fields to the LNG plants in Gladstone. Given Biloela's location at the intersection of the Dawson and Burnett Highways, tourism visits are also an important value driver for the local economy. The nine Biloela hotel / motel establishments (400 beds) have a year round healthy occupancy rate.

+ The shire population is younger and has higher income levels than Queensland averages. These attributes, combined with an expansive trade catchment, underpins the importance of the property.

For more information on the Banana Shire:
http://www.banana.qld.gov.au/shireinformation

Source: QLD Gov - Remplan - Forecast.id - Toowoomba Region QLD





Investing in Queensland



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Retail Trade Up Significantly

Compared to the trade conditions over the previous 12 months, retail spending in Queensland rose 3.1% from $6,501.4 million to $6,703.6 million in November 2021.

Employment

Queensland recorded the strongest employment growth over the year to November with an annual growth rate of 4.4%. The unemployment rate was 4.7% in December below the pre-COVID level of 5.8% in March 2020.

House Price Growth Biloela

Last month Biloela had 14 properties available for rent and 79 properties for sale. Median sold prices over the last year is $255,000 for houses. If you are looking for an investment property, consider houses in Biloela rent out for $350 PW with an annual rental yield of 7.1%. Based on five years of sales, Biloela has seen a compound growth rate of 12.3% for houses.

Diversified Economy

Queensland's vibrant economy with total of $360 billion GDP is supported by a range of industries including: Mining (11.7%), Finance and Property Services (9.3%), Public Sector and Utilities (9.2%), Healthcare and Social Assistance (8.6%), and construction (8.1%). Healthcare is Queensland's largest employer and supports 354,700 jobs.











Property Details

LOCATION

Situated to the East of Biloela's CBD in the a modern, highly sought after housing estate, nestled between two parks and close to amenities including a childcare centre, super market and shopping precinct.

With easy access to the the Dawson Highway, the property is within 2 km of the CBD, Biloela Shopping World and other amenities.

Surrounded by important social infrastructure including 4 schools within a 3 km radius as well as the local hospital under 1 km away.

Zoning	Town - Recreational Precinct
Lot & Plan	Lot - 2-10 SP179691
Site Area	8,608 sqm*

BUILDING DESCRIPTION

Consisting of 9 residential dwellings plus a pool and pool facilities in a 10 home community title scheme with a total land size of 8,608sqm.

Each home has 4 bedrooms, 2 bathrooms and 2 carports/garages and are fully air conditioned. Large, spacious decks are attached to each home which take advantage of the great Central Qld climate.

*approx.





Tenancy Schedule

		Lease			Monthly Rent	
House #	Tenant	Terms (Months)	Commenced	Expiry	Actual	PA
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Income & Expenses

Annual Income	**$199,160**
Less Expenses	
Management	$15,335
Rates	$24,048
Body Corporate	$23,362
Total Expenses	**$62,745**
Estimated Net Income	**$136,415 pa**

Method of Sale

Offers to Purchase

Exclusive Selling Agents

Burgess Rawson

Level 12
127 Creek Street
Brisbane QLD 4000

CRAIG CHAPMAN 0427 110 132

firstnational REAL ESTATE Biloela

46 Callide Street
Biloela QLD 4715

ROSS MUNROE 0488 923 367

Disclaimer

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The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquiries to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

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Specifically, we make the following disclosures:

+ All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation;

Intellectual Property

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Amanda Munroe
0431 110 244
07 4992 3366
amanda@firstnationalbiloela.com.au

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Executive Summary

Address	7-9 Dawson Highway Moura QLD
Title Particulars	L1 SP165428
Land Area	1,630m2
Building Size	Shed 1 (Main Shed): 366m2 approx. Shed 2: 98m2 approx. Shed 3: 86m2 approx. Shed 4: 54m2 approx.
Council Rates	$3,761.27
Rent Appraisal	Upwards of $1,100 per week (approximate)
Zoning	Township & Freehold
Method of Sale	Private Treaty: Offers Above $225,000 Considered

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Property Details



7-9 Dawson Highway, Moura

AFFORDABLE - HIGHWAY FRONTAGE - MULTIPURPOSE SHEDS

PROPERTY TYPE	LAND AREA	FLOOR AREA
Other	1630 sqm	604 sqm

OFFERS ABOVE $225,000 CONSIDERED

FEATURES:
- Conveniently situated on Dawson Highway offering highway frontage and easy access
- Zoning: Township & Freehold
- Offering multi-purpose sheds and office space
- Ideal for storage, training, workshops the list goes on
- Previously used as an ex-training facility
- Vacant and ready for immediate occupancy
- 1630m allotment, secured with Colorbond fencing

SHED 1:
- Showers, toilets, and a kitchen
- 2 office spaces
- Equipped with roller doors at the front and back
- Perfect for storage, training, workshops
- Approximately 366m2

SHED 2:
- Ideal for storage, includes shelving
- Brick structure
- Additional storage space along the exterior back side
- Approximately 98m2

SHED 3:
- Previously used as a fire training facility

- Concrete and steel structure
- Approximately 86m2

OFFICE SPACES:
- 2 x air-conditioned office spaces
- Brick structure
- Approximately 54m2

RENT APPRAISAL:
- Upwards of $1,100 per week (approximate)

Seize this opportunity to establish or expand your business in a prime location. Contact Amanda, Ross, or Kathleen today!

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Key Features



Well located



Excellent Parking



Multiple Offices



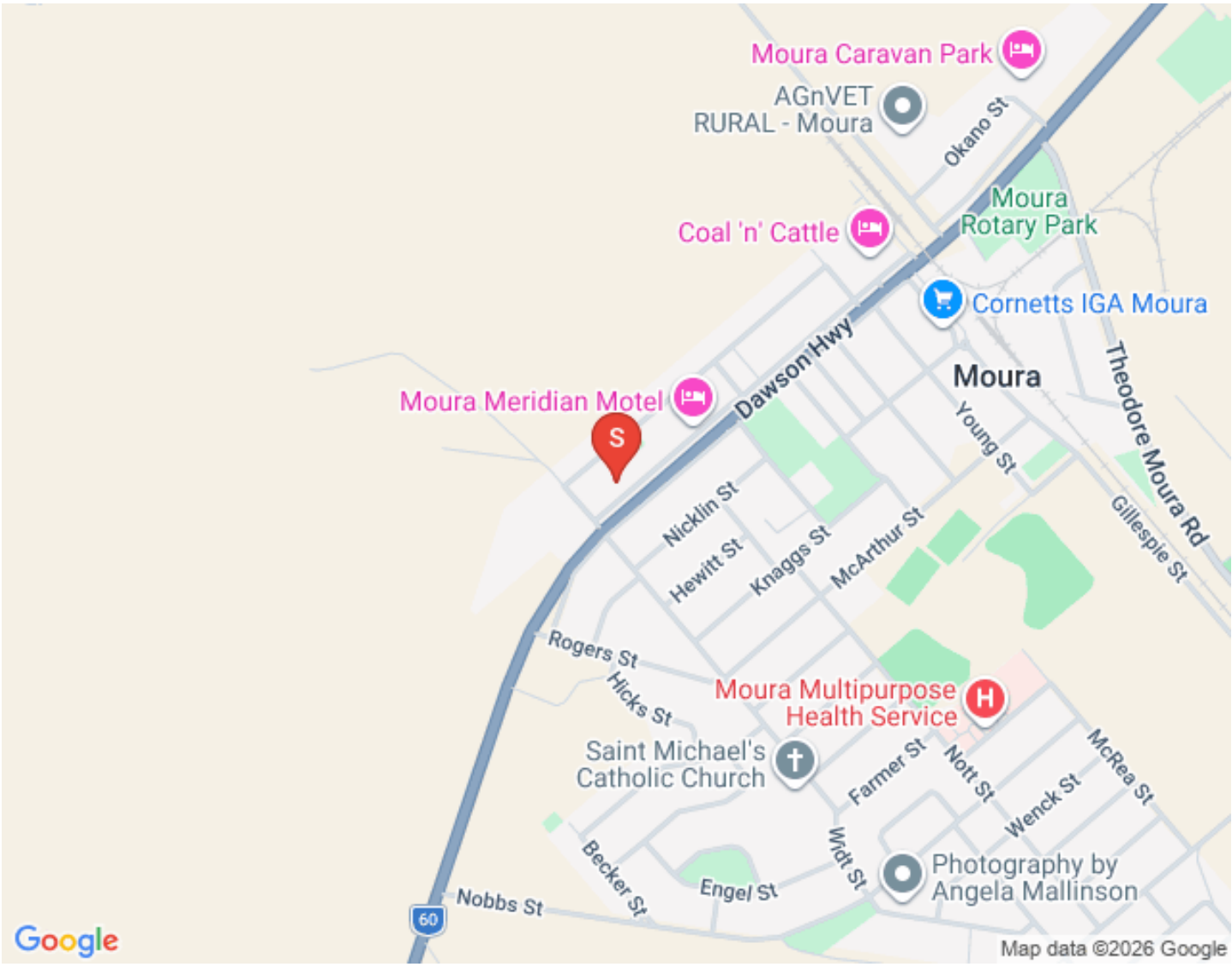
Excellent Amenities



Secure ColorBond Fencing

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Location



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The Area

A bit about Moura:
Moura is located within the beautiful 'Banana Shire', has a population of approximately 2000 people and is home to mining and rural activity. Industry around Moura include 'Queensland Nitrates' Plant' and 'Dawson Mine', in addition Moura is experiencing the impact of exciting Renewable Energy Projects, which has already begun to boost our shire's economy.

Situated 40 minutes from Biloela, Moura and its small neighbouring town Banana service locals with their Kindergarten, Primary & Secondary school plus Medical Centre and hospital. Extensive services and shopping options, just to name a few include Service Stations, IGA grocer, Pharmacy, Mitre 10, Moura Tavern, Aus Post, a famous (by our standards) Bakery and an excellent 'Pub' in Banana with a drive-through option, along with many others.

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Image Gallery














INSIDE SHED 1


INSIDE SHED 1


INSIDE SHED 2


INSIDE SHED 2


INSIDE SHED 3


INSIDE SHED 4


INSIDE SHED 4





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Floorplan

Download Floorplan

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Your Agents



AMANDA MUNROE

SALES CONSULTANT

0431 110 244

amanda@firstnationalbiloela.com.au

As a third-generation Property Consultant, I have a deep understanding of the significance of delivering top-tier service to property owners looking to sell and prospective buyers seeking their dream homes. Driven by enthusiasm, my commitment lies in providing the highest standard of customer care while drawing from an extensive well of local expertise.

My greatest satisfaction comes from matching buyers with homes that align closely with their hopes and expectations. Simultaneously, I pride myself on offering homeowners the utmost professional expertise, ensuring that both sellers and buyers have an enjoyable and fulfilling experience.

My professional journey began in 2006 when I embarked on a career as a trainee hairdresser, a profession I cherished and continue to hold dear. In 2011, I successfully completed my apprenticeship. However, my path eventually led me to real estate in Rockhampton in 2014, following in the footsteps of my grandmother and father. Interestingly, my previous customer service training as a hairdresser proved to be a valuable asset in this new venture. Upon returning to Biloela, I briefly returned to hairdressing but missed the excitement and challenge of real estate sales.

In 2016, an opportunity arose to join First National Biloela as a real estate salesperson, and I eagerly applied to the Principal, Ross Munroe, who also happens to be my father. He subjected me to the same rigorous application process as any other candidate. I worked diligently to convince him that I would be an asset to his business, and I was elated when he chose to hire me.

By choosing me as your agent, you can be confident that you will benefit from a personalised, friendly, and transparent approach that is fully dedicated to achieving success in the sale of your home.



ROSS MUNROE

AUCTIONEER/SALES MANAGER

0488 923 367

ross@firstnationalbiloela.com.au

With more than 32 years of real estate experience in the Biloela region, Ross Munroe has built a reputation as one of the area's most trusted and knowledgeable property professionals. Having lived in Biloela since 1965 and specialising across residential, commercial and rural sales, Ross brings unmatched local insight to every transaction. After many years as the business owner, he now leads the team as Sales Manager at First National Biloela, continuing his commitment to providing exceptional service and always acting in the best interests of his clients.



KATHLEEN MCGUIGAN

PRINCIPLE | SALES CONSULTANT

0428 859 394

kathleen@firstnationalbiloela.com.au

Kathleen McGuigan is an enthusiastic and dedicated sales agent, known for her honesty, reliability, and unwavering commitment to achieving her clients' goals. With more than seven years' experience in sales and negotiation—supported by a background in performing arts, telecommunications retail, and business management—Kathleen brings exceptional communication skills and a proven record of customer care and business growth.

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