



perennial *property+*

CORNER OF _____
LYNWOOD AVENUE &
MOUNT LOW PARKWAY

BUSHLAND BEACH, QUEENSLAND 4818



FOR SALE

3 Development parcels

Total Area : 1.166 Hectares*

INFORMATION MEMORANDUM

* LOCATION AND OUTLINE INDICATIVE ONLY

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Future
Subdivision



Bruce Highway

Mount Low Parkway

Coles

7 - Eleven Fuel & Convenience

Lynwood Avenue

INTRODUCTION

Perennial Property Plus is delighted to introduce to the market three unoccupied and serviced development allotments located at the intersection of Mount Low Parkway and Lynwood Avenue in Bushland Beach, Townsville, Queensland, 4818.

- Combined land area of 1.166 Hectares*
- Situated 26 minutes north of the Townsville CBD
- Comprising 3 (three) unoccupied and serviced development plots (Lot 4 - 6)
- Plot sizes ranging from 2,435m²* to 4,674m²* (with an average of 3,888m²*)
- Current development approvals for a swim school (Lot 2) and a childcare centre (Lot 3) - Both Lots SOLD
- Zoned as Low Density Residential
- Just 3 minutes* from Bushland Beach access and esplanade
- Across from Coles Bushland Beach and adjacent to the 7-Eleven Service Station
- Offers the opportunity to acquire the entire line, any combination, or a single parcel.





7 - Eleven Fuel & Convenience

SOLD

LOT 6

SOLD

LOT 5

LOT 4

AERIAL VIEW

Bushland
Beach

7 - Eleven Full
Convenience





Townsville
CBD

Coles

Peggy Banfield
Park

el &
ce

ASSET OVERVIEW

Address Corner of Lynwood Avenue and Mount Low Parkway,
Bushland Beach Queensland, 4818

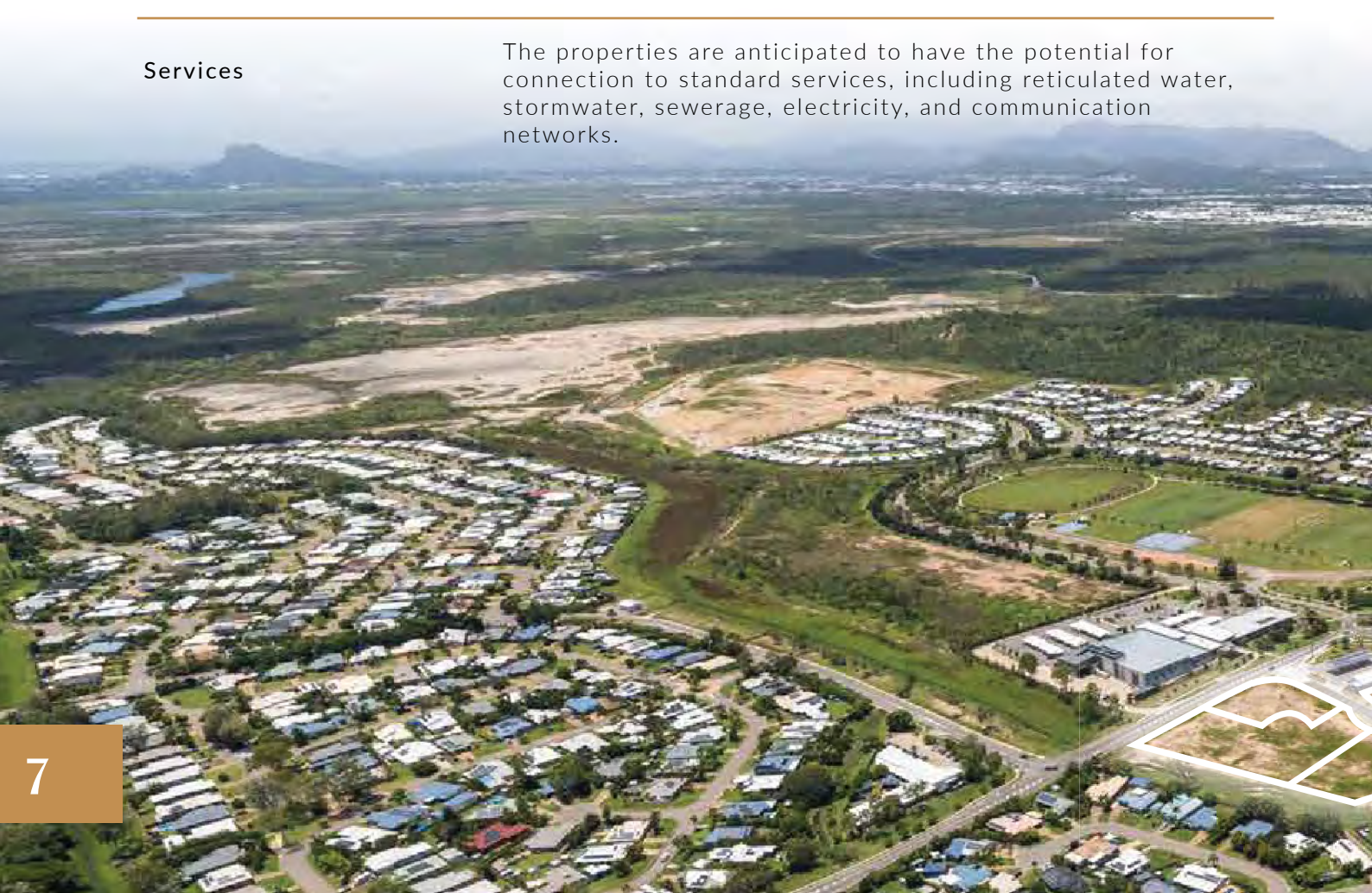
Legal Description	LOT	PLAN	TITLE REFERENCE
	4	SP333154	51303390
	5	SP333154	51303391
	6	SP333154	51303392

Total Site Area 11,663m²

Site Description The property consists of three parcels located side by side at the corner of Lynwood Avenue and Mount Low Parkway. Each parcel possesses individual titles and is connected to essential infrastructure and services.

Frontage and Street Access The entire site fronts both sides along Mt Low Parkway and Lynwood Avenue. Access to the site is facilitated by both of these streets, and a bitumen-sealed road provides entry to each parcel.

Services The properties are anticipated to have the potential for connection to standard services, including reticulated water, stormwater, sewerage, electricity, and communication networks.



TOWN PLANNING

Local Authority Townsville City Council

Planning Scheme Townsville City Council
2014 City Plan

Zoning Low Density Residential

Town Planning

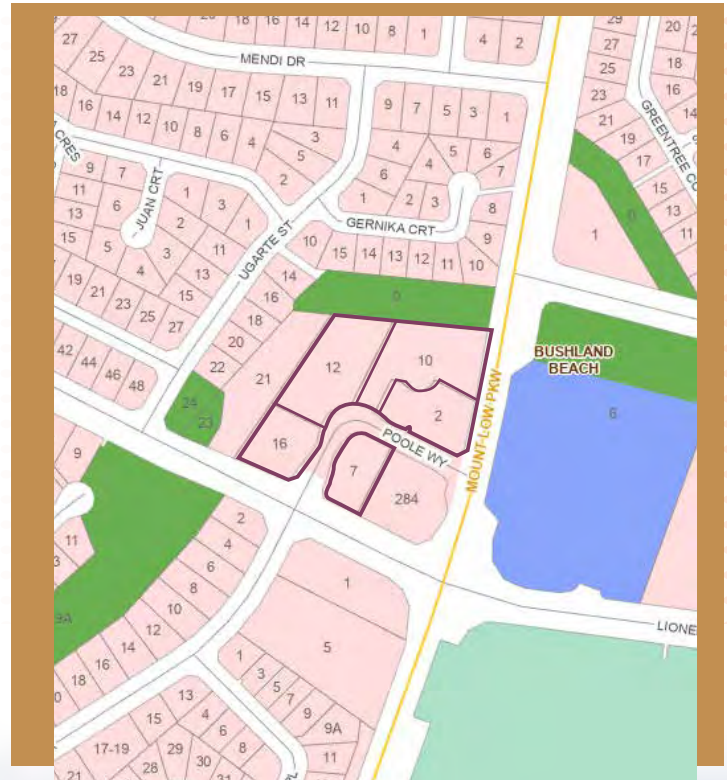
1. Accommodating primarily dwelling houses and dual occupancy dwellings.

2. Enhancing housing choice and affordability by permitting a variety of lot sizes.

3. Preserving the low-rise and lower-density ambiance of Townsville's suburbs.

4. Upholding a high standard of residential amenity.

5. Achieving accessible and well-designed residential environments.



Low Density Residential





LOCATION OVERVIEW

TOWNSVILLE, QUEENSLAND

Townsville, the largest regional city in Queensland and fourth largest overall, is a thriving urban center in North Queensland. As of October 2022, it boasts a population of just over 200,000. Offering a unique blend of tropical living and metropolitan conveniences, Townsville stands out as a city with remarkable resilience, diversity, lifestyle amenities, and economic potential within the Townsville North Queensland Region.

This prosperity is further secured through the ongoing Townsville City Deal, a 15-year commitment involving collaboration between federal, state, and local governments. Initiated in 2016, this deal has already seen over \$986 million in investments, including significant projects like the new Townsville Stadium and Haughton Pipeline Stage 1. With federal funding already in place for upcoming initiatives, Townsville is not only poised to reap the benefits of completed projects but also to propel the city's growth as part of this transformative agreement.

Recognized as the Capital of North Queensland, Townsville's population is projected to surpass 314,000 by 2036, in addition to a substantial annual influx of tourists, contributing over \$520 million in value-added benefits for 2019-20. The city provides an energetic lifestyle coupled with robust economic prosperity. It is a flourishing hub with access to top-tier educational institutions, cutting-edge healthcare facilities, affordable housing options, distinctive retail offerings, exciting events and entertainment, vibrant dining precincts, and a wide array of outdoor recreational activities. With an enviable average of over 300 days of sunshine each year, Townsville's quality of life is unparalleled.

BUSHLAND BEACH

Nestled in the outskirts of Townsville, Bushland Beach is a charming suburb located just 22 minutes* away from the city's bustling CBD. This idyllic locale is embraced by the Coral Sea to the north and graced by the imposing presence of Mount Low to the south. Distinguished as Townsville's exclusive master-planned beachside community, Bushland Beach offers residents a well-designed and thoughtfully developed living environment.

The community benefits from a range of essential retail conveniences, including the prominent Bushland Plaza anchored by Coles, ensuring that residents have easy access to their daily needs.

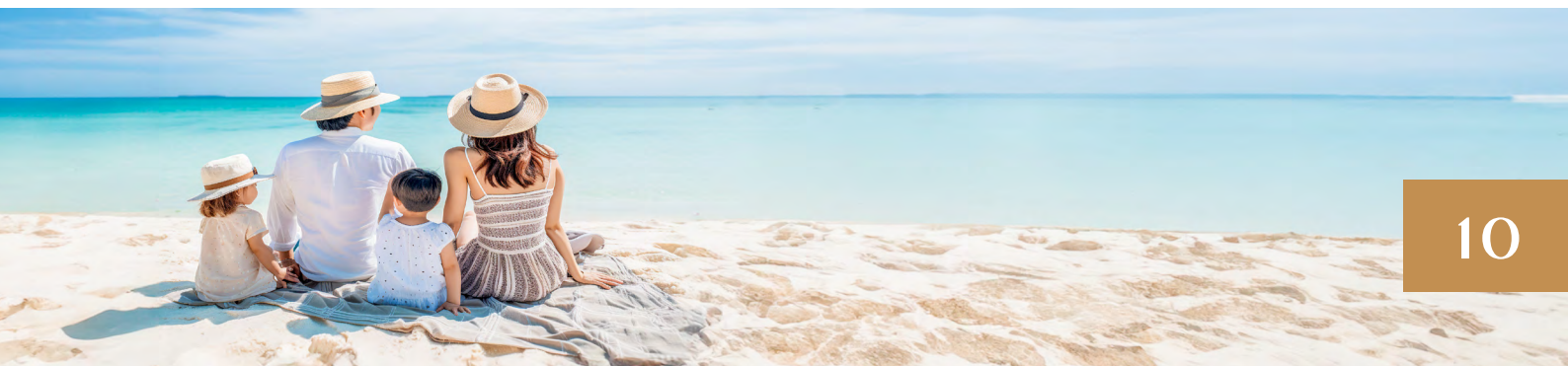


THE ECONOMY

Townsville boasts a diverse economy, with key industries encompassing retail trade, health and education services, government administration and defense, construction, mining, manufacturing, as well as property and business services. Queensland Rail and the Port of Townsville collaborate as a pivotal transport hub for the region's mining and agricultural sectors, supporting locally-based entities like Xstrata Copper Refinery, Sun Metals Zinc Refinery, and the Queensland Sugar Corporation Distribution Centre.

Functioning as a vital service hub, Townsville serves as the primary center for government administration outside of Brisbane. The Townsville Hospital plays a central role in delivering regional health services. The city is also home to esteemed research institutions including James Cook University, the Australian Institute of Marine Science, the Great Barrier Reef Marine Park Authority, Department of Agriculture, Fisheries and Forestry, and the CSIRO.

With proximate army and airforce bases, Townsville hosts a substantial Australian Defence Force community, exerting a significant influence on the local economy.



NORTH QUEENSLAND INVESTMENTS





PORT OF TOWNSVILLE - CHANNEL UPGRADE

Estimated Project Cost
232 Million

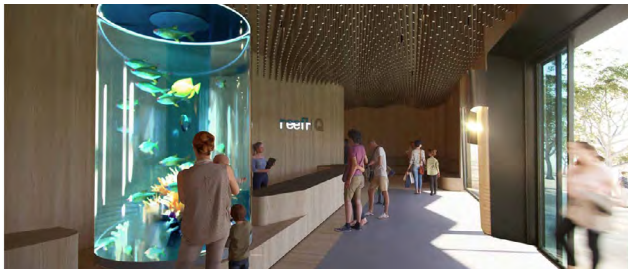
Status
Under Construction



HAUGHTON PIPELINE STAGE 2

Estimated Project Cost
274 Million

Status
Under Construction



REEF HQ AQUARIUM REFURBISHMENT

Estimated Project Cost
80.1 Million

Status
Under Construction



THE VILLE CASINO EXPANSION / ARDO

Estimated Project Cost
80 Million

Status
Near Completion



THE HIVE TOWNSVILLE

Estimated Project Cost
500 Million

Status
Preliminary Approval



HELLS GATE DAM

Estimated Project Cost
5.4 Billion

Status
Government Guaranteed



QUEENSLAND COUNTRY BANK STADIUM

Estimated Project Cost
300 Million

Status
Completed



HAUGHTON PIPELINE STAGE 1

Estimated Project Cost
225 Million

Status
Completed

DEMOGRAPHIC ANALYSIS - TOWNSVILLE



Median House Price
Over the last 12 months*

\$462,500

Median asking rent (house)

\$450^{PW}

Rental growth compared
to sameQTR last year

10.1%

Median rental yield

4.5%



Vacancy Rate

1.01%



Population

185,398



Families

60,417



Median weekly
house hold income

\$1,621



Median Unit Price
Over the last 12 months*

\$355,000

Median asking rent (unit)

\$465^{PW}

Rental growth compared
to sameQTR last year

-7.1%

Median rental yield

6.3%



Employment
Status:

60.1%

Of the population work
fulltime

28.9%

Of the population work
part-time



Employment
Composition:

1.6% Mining

1.9% Agriculture, forestry & fishing

11.9% Public administration and safety

13.1% Business Services

31.9% Goods Related

39.6% Household Services



SALES PROCESS

Located at the intersection of Lynwood Avenue and Mount Low Parkway in Bushland Beach, Queensland, 4818, these properties are available for sale either individually or as a whole. Expressions of Interest are invited.

The seller reserves the right, at their discretion, to:

- Decline to consider and/or accept any Expressions of Interest submitted in response to this invitation;
 - Directly negotiate with any party that has submitted an Expression of Interest at any stage;
 - Accept or decline non-conforming Expressions of Interest at any point in the sale process;
 - Enter into any agreement for the sale of the property on terms deemed acceptable at the seller's discretion;
 - Modify this invitation;
 - Enter into any agreement for the sale of the property on terms deemed acceptable at the seller's discretion;
 - Request additional information from a party that has submitted an Expression of Interest;
 - Reject all or any Expressions of Interest at any time, for any reason; and
 - Withdraw the site from sale.
-

DISCLAIMER

The recipient ("you") is provided with the information, including that in this Information Memorandum and any other verbal or written details pertaining to the properties ("Information"), under the following conditions:

1. Perennial Property Plus and/or any of its officers, employees, or consultants ("we, us") expressly state that they do not make any representation, warranty, or guarantee regarding the completeness, accuracy, or balance of the Information, whether written or not. Certain details have been sourced from third parties and have not undergone independent verification. Consequently, we neither provide nor imply any warranty, representation, or commitment, and we assume no responsibility for the accuracy of any portion of this information or any additional details provided by or on our behalf, whether communicated verbally or in writing.
2. All visual representations (including, but not limited to, plans, photographs, specifications, and artist impressions) are for illustrative purposes only and are subject to change. Any measurements provided are indicative and not to scale. The outlines depicted in photographs are also indicative only.
3. The information should not be regarded as a recommendation for the purchase of the property or as a solicitation or offer to sell the property or enter into a contract of sale for the property.
4. It is advisable for you to verify the accuracy and completeness of the information through your own inspections, surveys, inquiries, and searches conducted by your independent consultants. We strongly recommend seeking independent legal, financial, and taxation advice, including an assessment of whether.
5. We do not possess valuation expertise and refrain from expressing any opinions on value. The "Sold/leased" labels indicate solely that the stock is "currently not available," not that the property is under contract or settled. If you are in need of a valuation, we suggest seeking professional services.
6. The information provided does not constitute and will not be considered a component of any property sale contract. In the event that an interested party makes an offer or enters into a contract for the property, the sole information, representations, and warranties upon which reliance is permissible are those expressly outlined in the said contract.
7. Prospective parties are accountable for covering their own expenses associated with participating in the property sale process. We bear no responsibility for compensating potential purchasers for any costs or expenses accrued in the review, investigation, or analysis of any provided information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No individual is authorised to provide information other than what is disclosed in this Information Memorandum or in another officially sanctioned brochure or document. Any statements or representations made by an officer, agent, supplier, customer, relative, or employee of the vendor are not binding on the vendor or us.
10. You are prohibited from discussing the Information or the potential property sale with the vendors or any agent, friend, associate, or relative of the vendor, or any other individual connected with the vendor without obtaining our prior written consent. We bear no responsibility or liability to any other party who may use or rely upon this report, whether in whole or in part of its contents.
11. The Information may not be reproduced, transmitted, or made available to any other person without obtaining our prior written consent.

EXPRESSION OF INTEREST (EOI) FORM

I/We hereby express our interest and register for negotiations with the intent to purchase the properties situated at the following address: Corner of Lynwood Avenue and Mount Low Parkway, Bushland Beach, Queensland, 4818.

Date	
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Property Details

Property Address	Corner of Lynwood Avenue & Mount Low Parkway, Bushland Beach Qld 4818		
Property Description	Lot 4 on Survey Plan 333154 Lot 5 on Survey Plan 333154 Lot 6 on Survey Plan 333154	\$ _____ \$ _____ \$ _____	
Total Land Area	11,663m ²	Local Authority	Townsville City Council

Expression of Interest

Proposed Price	GST Exclusive
Proposed Deposit	10% of the purchase price = \$ GST Exclusive
Proposed Settlement	
Further Details	

Proposed Buyer Details

Full Name(s)			
Address			
Contact Mobile		Contact Email	

Solicitor Company			
Contact Phone		Contact Email	
Address			

Finance Company			
Contact Phone			
Address			
Contact Phone		Contact Email	

BUYERS ACKNOWLEDGEMENT

CORNER OF LYNWOOD AVENUE AND MOUNT LOW PARKWAY, BUSHLAND BEACH, QUEENSLAND, 4818

By submitting an Expression of Interest for the purchase of the subject property ("EOI"), the Prospective Buyer hereby agrees to the following conditions:

1. The Proposed Buyer expressly agrees to and acknowledges all disclaimers, limitations, and qualifications outlined in any written or verbal communication, including brochures, advertisements, representations, searches, advice, or information issued by the Vendors, Perennial Property Plus, or any representative acting on their behalf ("Marketing Material").
2. The Proposed Buyer recognizes the necessity to independently assess the characteristics, value, potential, and features of the subject property through their own inquiries and investigations, and not solely relying on any Marketing Material. Consequently, the Vendors and Perennial Property Plus (along with their respective employees and agents) shall not be held liable if any Marketing Material is found to be incorrect, incomplete, or misleading.
3. The Proposed Buyer agrees to the terms stipulated in the Disclaimer within the Information Memorandum accompanying this Expression of Interest (EOI) form.
4. The Proposed Buyer acknowledges that the Vendors are not obligated to sell the subject property in response to this or any specific EOI.
5. The Vendors reserve the right to sell the subject property to any person, whether through the EOI process or otherwise, or choose not to sell at all. The Proposed Buyer understands and agrees that:
 - The Vendors are not obligated to negotiate, or refrain from negotiating, with the Proposed Buyer or any other respondent.
 - The Vendors are not bound to accept the highest purchase price offered.
 - The Vendors will not consider any specific feature of an EOI or other proposal as determinative in their decision.
 - The submission of the Proposed Buyer's EOI does not guarantee any specific outcome.
6. The Proposed Buyer waives any claim against the Vendors or Perennial Property Plus concerning costs or expenses incurred by the respondent in evaluating the subject property or submitting an EOI.
7. This EOI serves as an Expression of Interest by the Proposed Buyer to engage in negotiations for the potential sale and purchase of the subject property.

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