

- SITE LEGEND:

AC

AIR CONDITIONING UNIT

CL

CLOTHES LINE

GD

GRATED DRAIN

LB

LETTER BOX

LP

LIGHT POLE

LS

LANDSCAPE

NBN

NBN PIT

MSB

MAIN SWITCH BOARD

OMP

OUTER MOST PROJECTION

*SL

EXT. SPOT LEVEL

SM

SEWER MANHOLE

TBM

TEMPORARY BENCH MARK

PB

POWER BOX

POS

PRIVATE OPEN SPACE

PP

POWER POLE

WM

WATER METER
- NOTES:

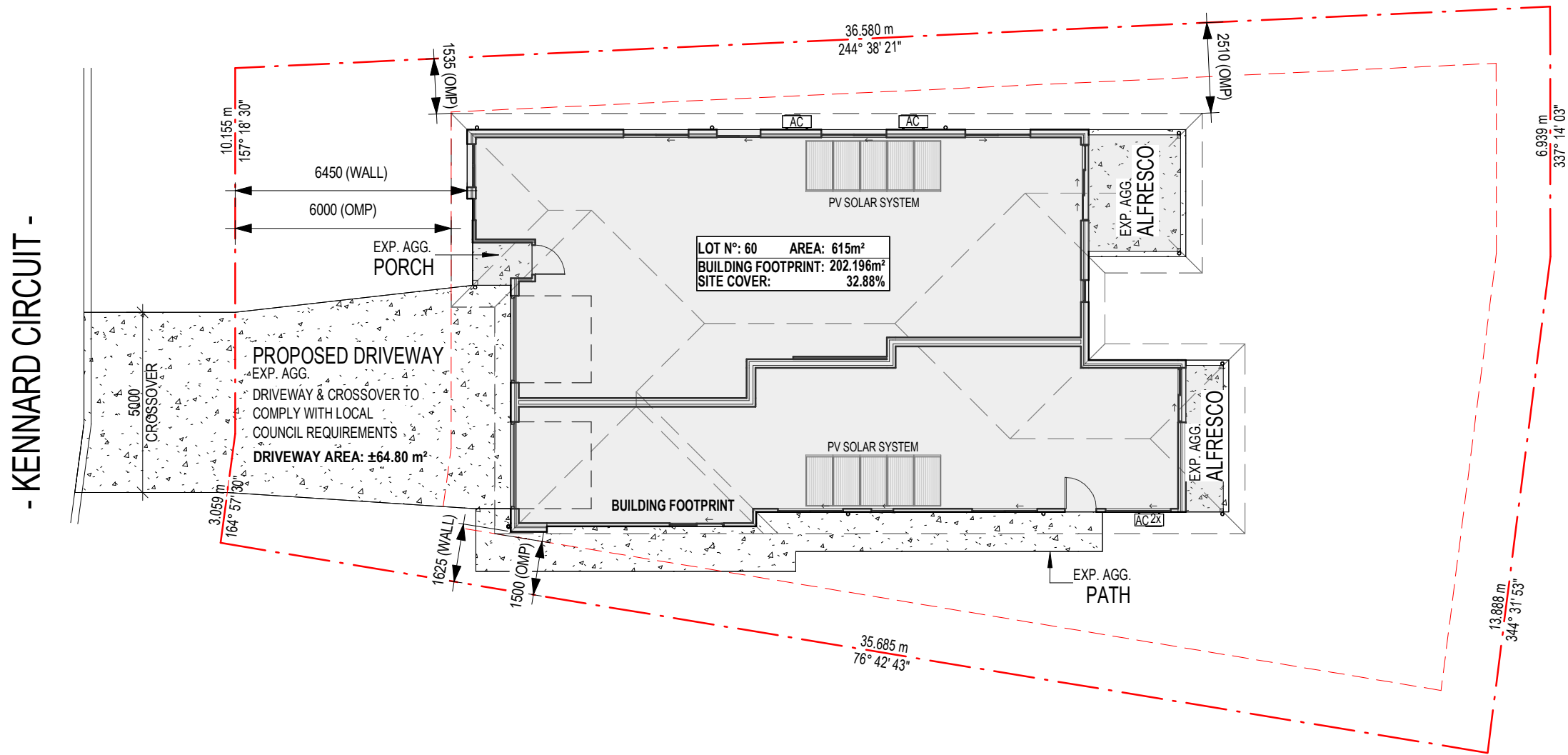
ALL ITEMS AND LEVELS SHOWN ARE INDICTIVE ONLY AND SHOULD BE CONFIRMED ON SITE.

STORMWATER TAKEN TO STREET OR NEAREST PIT AS PER LOCAL AUTHORITES REQUIREMENTS.

ALL WORKS TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTIONS CODES AND LOCAL AUTHORITY REGULATIONS.

INSTALLATION OF PRODUCTS SHOULD BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

NOTE: STORMWATER TO INTER-ALLOTMENT DRAINAGE SYSTEM OR STREET KERB & CHANNEL AS PER LOCAL AUTHORITY REQUIREMENTS



SITE PLAN

1 : 150

INDICATIVE CONCEPT PLANS ONLY
THIS DESIGN MAY REQUIRE ADJUSTMENT AT THE BUILDERS DISCRETION AT WORKING DRAWINGS STAGE
DUE TO COUNCIL REQUIREMENTS, SITE CONDITIONS AND THE LIKE. IF THIS SHOULD OCCUR DWELLING
AMENITY WILL BE MAINTAINED AND COMPARABLE FINISHES AND INCLUSIONS WILL BE PROVIDED

Initial here: Initial here:



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NOTE:
DO NOT SCALE OFF DRAWINGS.
ALL WORK TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE.
REFER ENGINEERS AND MANUFACTURERS DRAWINGS FOR DETAILS ON ENGINEERING, TRUSS AND ROOF DESIGN.
CABINETRY, ELECTRICAL APPLIANCES & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS OF ALL FIXTURES, FITTINGS AND INCLUSIONS.
DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING, DEVELOPMENT AND COVENANT APPROVAL.

REV	DATE	DESCRIPTION	DRAWN BY
A	28.11.24	SITING	COL

PRELIMINARY	
REAL PROPERTY DESCRIPTION	ORIENTATION
LOT: 60 PLAN: TBA	
PARISH: -	
COUNTY: -	
LOCAL AUTHORITY: TOWNSVILLE CITY COUNCIL	

AREA CALCULATIONS

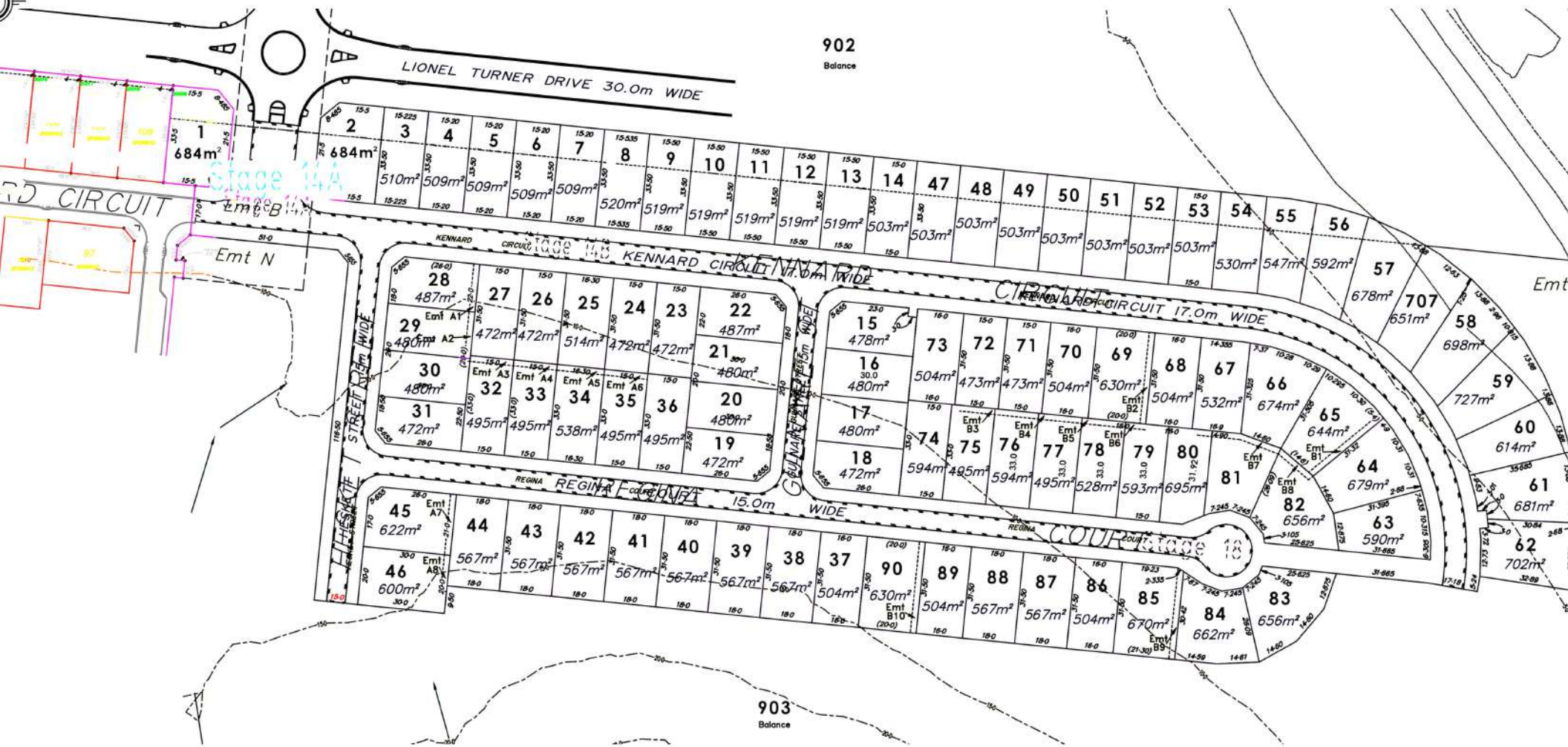
NOTE:
DRAWINGS ARE CONCEPTUAL. ALL SITE BEARINGS, DIMENSIONS & CONTOURS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY PLAN. FLOOR PLANS AND ELEVATIONS ARE INDICATIVE ONLY AND ARE SUBJECT TO COVENANT AND BUILDING APPROVAL

PROJECT COMMENCED:	PROJECT NO:
28.11.24	-
DRAWN BY:	DRAWING NO:
COL	02
CHECKED BY:	SCALE:
DC	As indicated @A3
	ISSUE:
	A

CLIENT
PROJECT ADDRESS LOT 60 KENNARD CIRCUIT, BUSHLAND BEACH, TOWNSVILLE, QLD
DRAWING TITLE: SITE PLAN
HOUSE DESIGN: NCC COMPLIANCE KURRAJONG (Brick / Cladding) - FLOW

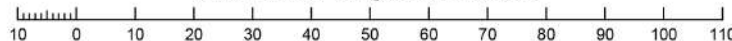
SKETCH PLAN

Swanland Group
Future Stages



Drawing for Lot Calculations: 43223_01A (with extra lots added)
Contours plotted from a combination of UAV Survey in February 2024 and Field Survey pickup on September 2024.
Rockpiles currently sitting on site are not reflected in the contours plotted on this plan

Scale 1:1000 - Lengths are in Metres.









P: 13000VISION
E: admin@visionsurveys.com.au
W: www.visionsurveys.com.au

Airlie Beach | Mackay |
Rockhampton | Brisbane |

Scale: 1 : 1,500 @ A3	DWG No: 22411-
Surveyed: VSQ	Sheet: 1 of 1
Drawn: DL	Revision: -

Rental Appraisal

RayWhite

APPRAISAL DATE:	18/12/2024
PROPERTY ADDRESS:	Lot 58 'Kurrajong' - Bushland Beach Qld 4818
RENTAL:	\$550-\$600 & 450-\$490 Per Week
PROPERTY DETAILS:	3  2  1  2  1  1 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, current vacancies and enquiry levels.

Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income for you.

Our team would be delighted to manage your investment property. With over 19 years experience in managing new build properties for investors, we are one of Australia's leading property management companies managing properties in Victoria, New South Wales and Queensland.

Landlord incentives are available, exclusive to this property. Please contact me for further details.

Warm regards,



Leanne Brown
General Manager
Ray White (IMS) Investment Management Services
E: leanne.brown@raywhite.com
P: +61 431 581 319
W: rwims.com.au



Ray White (IMS) Investment Management Services – servicing investment clients across Australia for over 18 years in Queensland, New South Wales, Western Australia, South Australia and Victoria.

Disclaimer: Whilst every care is taken in the preparation of this document from information and sources we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three months to ascertain and ensure it remains current.



BUSHLAND BEACH

TOWNSVILLE

RESIDENTIAL LAND RELEASE

STAGE 8,9,10,14,18

135 Salonika Circuit

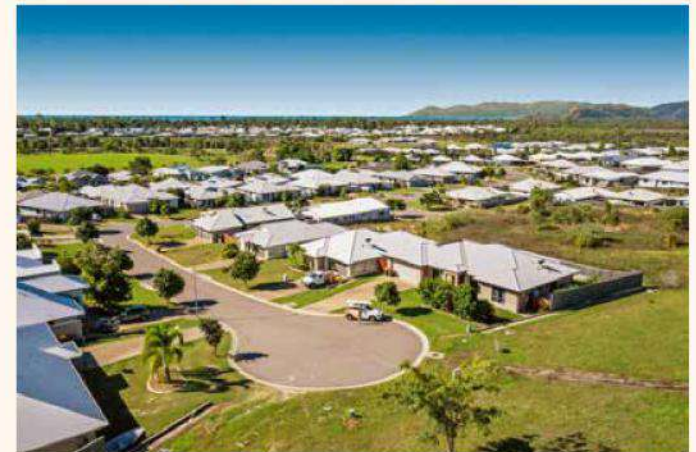
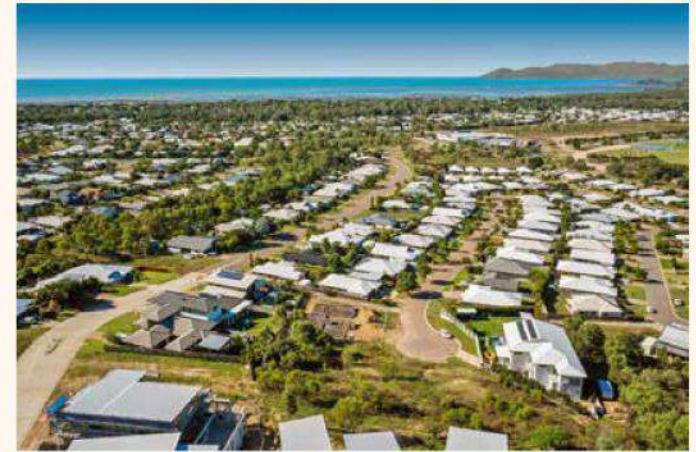
Bushland Beach, Townsville

BUSHLANDBEACH.COM.AU

info@swanlandgroup.com.au

sam@swanlandgroup.com.au

07 5527 3899 | 0403 127 550





RESIDENTIAL LAND RELEASE
STAGE 8,9,10,14,18

135 Salonika Circuit
Bushland Beach, Townsville

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**BUSHLAND
BEACH**
TOWNSVILLE



Discover Coastal Living at Bushland Beach

Welcome to Bushland Beach, where your dreams of coastal living come true.

Nestled along the **pristine coastline of Halifax Bay**, this extraordinary development spans **over 15 hectares** of sprawling open **parklands**.

With **premium home sites** perfectly positioned to capture breathtaking **ocean views** and refreshing **sea breezes**, this is the epitome of prime coastal living with **the beach as your very own backyard**.

Townsville's Premier Beachside Community

With **meticulous master planning**, Swanland Group has curated an array of home sites that cater to your unique preferences and aspirations.

Whether you desire an extra-large plot or a conveniently compact one, a level terrain or a gently undulating landscape, there's *an ideal space that perfectly aligns with your life and style.*

This is more than just a residential community—it's a gateway to a life of coastal bliss and boundless possibilities.



The Complete Community

A thriving coastal community, where everything you need for a fulfilling life is right at your doorstep.

Experience the convenience of **excellent schools**, a **child-care center**, delightful **markets**, charming **boutiques**, and essential services **all within reach**.

*A wide range of sports facilities that cater your active lifestyle. With **three football fields**, a welcoming **clubhouse**, and a **skate park** to enjoy. Plus, exciting plans are underway for a **dog park**, promising even more opportunities to bond with your four-legged friends.*



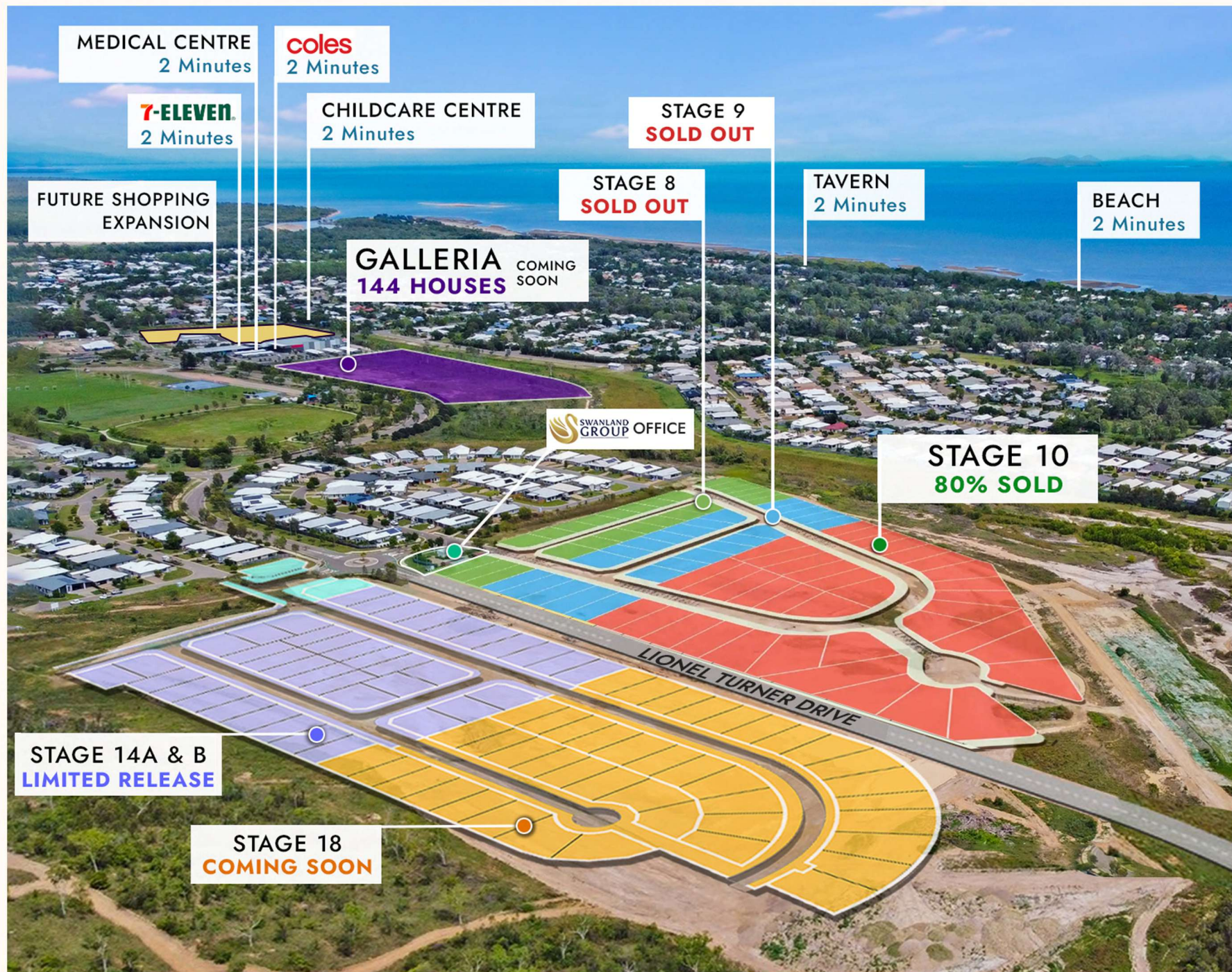


Relaxed Beachside Lifestyle

Indulge in the beachside lifestyle you've always dreamed of, with the **local beach** and **boat ramp** just a quick two-minute stroll away.

For all your needs, the **local hotel, medical center, pharmacy, and shopping center** are just as close, ensuring every convenience is within easy reach.

Embrace *the perfect blend of convenience, beauty, and tranquility* in the heart of our vibrant coastal haven.



TOWNSVILLE

THE RISING STAR OF NORTH QUEENSLAND



LOCATION OVERVIEW

INVESTMENT OPPORTUNITY

Townsville has emerged from the pack as a dynamic springboard of innovation and expansion. From the prime location to a booming economy with substantial infrastructure investments underway, Townsville represents nothing short of an explosive investment.

The economy is diverse, unemployment is low, and the population is growing fast as families flock to Townsville for the coastal vibes and the robust opportunities in healthcare, defence, education, and renewable energy. This expansive growth has made Townsville a beacon for prosperity, providing the key fundamentals for a growing property market and investment opportunities like no other.

There is still time to get in early...
but quick action is key.

REGION HIGHLIGHTS



\$2.5 billion expansion of Army, Airforce, and Naval bases solidifying Townsville's status as a key defence hub, creating significant employment and housing demand;



\$1.6 billion Townsville Seaport expansion enhancing port capacity and driving economic growth through boosting trade, supporting industries, and accommodating larger vessels;



\$530 million expansion of Townsville University Hospital improving healthcare services, creating construction jobs, and attracting medical professionals to the city;



\$1.1 billion Greenvale Military Training Facility boosting local economies with job creation and increased demand for services;



\$154 billion Eco Industries Hub driving innovation and sustainability providing a massive economic boost and creating 11,000 new jobs;



\$500 million Great Barrier Reef Aquarium redevelopment anchoring major tourism and marine science, and cementing Townsville as a tourist destination;



\$10 billion Polysilicon Plant for the development of solar cells, securing Townsville's growing profile in renewable energy.



TOWNSVILLE – A BEACON OF GROWTH AND OPPORTUNITY

Many Australians know Townsville for its seaside charm, a gateway to the Great Barrier Reef. However, few understand the full extent of its strategic importance to Queensland and Australia. Even fewer understand the dynamic growth underway within the region. It's a secret that cannot remain for much longer.

Townsville is a natural base for economic expansion – the largest city in northern Queensland and already a regional hub. With over \$12 billion in infrastructure and investment in the pipeline, Townsville is on a path to national prominence across a diverse range of industries, including agriculture, mining, healthcare, and education.

The city's most significant asset is its Port. The Port of Townsville is northern Australia's largest container and automotive transfer facility. With sea freight expected to grow exponentially, this Port will play a vital role in supporting the new demand. Both state and federal governments require the Port redevelopment to alleviate pressure from Brisbane and other major ports.

James Cook University (JCU) is also growing in stature, with \$530 million pouring into the expansion of Townsville University Hospital. Looking for growth? Follow the hospitals. The expansions of JCU and Townsville are a driving force of innovation in tropical medicine and marine science.

The soil surrounding Townsville is a fertile breadbasket. Sugar, beef, fruits, vegetables – all flow from Townsville in abundance.

Townsville anchors a prominent mining region in the form of the Northwest Minerals Province and the Bowen Basin coal sector. The Copper String will unleash the power of north Queensland, connecting Australia's largest renewable energy zone on the east coast to the grid, unlocking \$500 billion worth of critical minerals and creating new jobs and economic growth for the region.

Its strategic location makes Townsville an ideal incubator for renewable energy initiatives, with solar, wind, and hydrogen energy projects creating jobs and forming major economic footholds in Australia's transition to a greener economy. Central to this purpose is the development of the Eco-Industrial Precinct at Lansdown, a state and federally funded precinct for renewable energy and advanced manufacturing organisations.

Add to all of the above, a thriving tourism sector due to projects like the redevelopment of the Great Barrier Reef Aquarium, construction of multiple 5-star luxury resort projects, and several waterfront promenade rejuvenation projects.



INFRASTRUCTURE



Townsville currently has dozens of infrastructure projects underway, with many more in the pipeline. The expansion of the Port of Townsville, a \$1.6 billion project, will cement Townsville as a lynchpin for import-export activity in northern Australia.

The \$1.1 billion Greenvale Military Training Facility reinforces Townsville's strategic role in the defence industry. 500 additional army troops are being transferred there from Brisbane in 2025 – they all need housing, and there is virtually none.

Transport infrastructure improvements, such as the \$280 million Townsville Ring Road and the \$96 million



Connection Road and Bridge duplication, are being developed to support regional traffic flows from the influx of new jobs and residents.

Water security projects, including the \$500 million Haughton Pipeline and the Ross River Dam to Douglas Water Treatment Plant pipeline, safeguard a sustainable water supply for the city's growing population and enterprise.

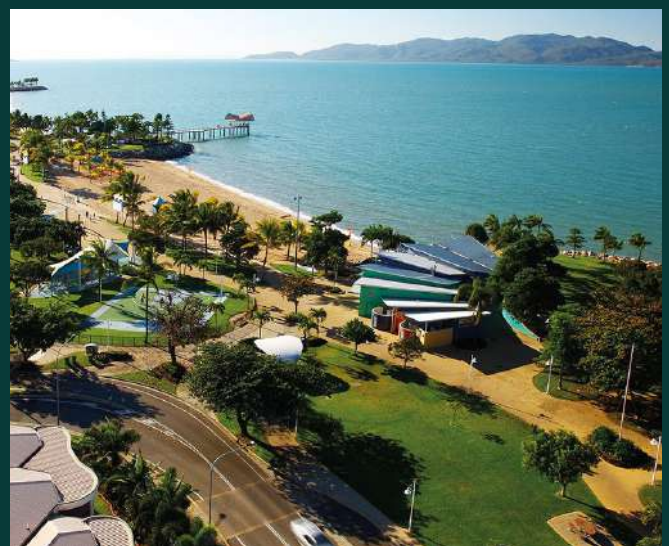
These billions of dollars in investment only mean one thing – Townsville stakeholders are putting their money where their mouths are. They expect massive growth, and they're allocating funding, resources, and projects accordingly.

REAL ESTATE MARKET

Townsville's real estate market offers affordability and strong growth potential, with a median house price around \$450,000.

The demand for rental property is high and vacancy rates are low as many southern city-dwellers and remote employees flock north to Townsville for the coastal sea change lifestyle.

Industry experts expect the demand to only increase, and these affordable prices are a brief moment in time before an eruption of appreciation and rental yield growth.



ECONOMIC FUNDAMENTALS

Townsville is the opposite of an “industry-dependent” region as it boasts a broad, diverse and resilient economy with strengths in mining, defence, agriculture, education, and healthcare. With these key drivers juxtaposed, Townsville could easily absorb a correction in any one of those industries without losing its overall momentum.

The low unemployment rate of 2.7% reflects the robust employment opportunities across multiple sectors. Significant domestic migration and projected population growth are fuelling economic expansion, with Townsville expected to grow from 200,000 to 300,000 residents by 2036.

ACT NOW

According to recent research up to 1 in 5 capital city residents are considering moving to a regional location.

Australia’s most respected property economist Terry Ryder believes the strongest trend affecting property prices in the 21st century is the exodus to affordable lifestyle locations. Please see the following link for more details - [Click Here](#)

Consider the opportunity – a coastal port town with a diversified economy, on track for a 50% increase in population, over \$12 billion in investments and infrastructure improvement underway... and a median home price below \$500,000.

These facts won’t stay under the radar for long. Everyone is about to hear about Townsville.
The only question is, which investors will be investing and profiting while the rest are still talking!?





CLASSIC RANGE INCLUSIONS

We set the standard high

General, Site Works & Foundations

- Standard council building application fees and certification
- Builder's construction insurances
- Wind loading applicable to region
- Site scrape of grass on flat block
- Soil classification and contour survey
- Engineer designed footings and slab based on an 'H' group site
- Classification with maximum 500mm diagonal fall over the block

Services

- Single phase underground power and water connection from consumer connection point up to 6 meter setback
- Sewer and storm water connection from consumer connection point up to 6 meter setback
- 1 x gas connection point to hot water system

EXPERTS IN DESIGN AND CONSTRUCTION.





Roof, Windows & Framing

- Metal roof sheeting
- Insulation as per Energy Efficiency requirements (NatHERS - Nationwide House Energy Rating Scheme)
- Metal fascia and gutter
- Powder coated aluminum windows and sliding doors with locks
- Clear glazing throughout excluding bathroom, ensuite and WC which is obscure glass
- Security screens to all openable windows and sliding doors (excluding front door and rear garage door if applicable)
- Window coverings to all aluminum windows and sliding doors (excluding wet areas)
- Engineer designed T2 treated pine frame and roof trusses to comply with AS 1684.2
- 2550mm ceiling height
- Square set cornice
- Wall niche to bathroom and ensuite (400mm H x 600mm W)

EXPERTS IN DESIGN AND CONSTRUCTION.



Kitchen

- Laminate cabinetry including overheads and pantry to 2250mm high with bulkhead to ceiling
- Solid Surface Benchtops ilo Stone
- Pantry cupboard with 4 x melamine shelves
- Tiling to kitchen splashback to underside of overheads
- Stainless steel 600mm electric oven
- Ceramic 600mm cooktop (black glass)
- Stainless steel 600mm slideout rangehood (ducted to eaves)
- Stainless steel 600mm dishwasher
- Stainless steel double bowl sink with drainer
- Soft close hinges to drawers and cupboards
- No handles to overheads, recessed under panel
- Lip pull handles to drawers and lower cupboards
- 2x pendant lights to island bench

EXPERTS IN DESIGN AND CONSTRUCTION.



Doors / Robes

- Paint grade translucent glazed front entry door
- Weatherproof 1/3 clear glass external door to laundry/garage (if applicable)
- Flush panel hollow core to all internal doors
- Built-in robes with mirrored sliding doors, melamine shelf and rail under with 4 x white melamine shelves
- Linen cupboard with 4 x white melamine shelves
- Designer door furniture



Flooring

- Tiles (450mm x 450mm) as per plan
- Carpet to bedrooms, study and media as per plan



Laundry

- Freestanding unit with upright cabinet
- Tiling to laundry tub splashback
- Choice of either chrome, black or brushed nickel sink mixer



WC / Toilets

- Dual flush porcelain toilet suite
- Choice of either chrome, black or brushed nickel toilet roll holder

EXPERTS IN DESIGN AND CONSTRUCTION.



Bathroom / Ensuite

- Wall hung vanity with 20mm stone benchtop and laminate cabinetry
- Above counter basin
- Solid Surface Benchtops ilo Stone
- Semi-frameless glass shower screen
- Shower on rail in bathroom and ensuite
- Acrylic bath
- Frameless mirror over vanity unit
- Double towel rail
- Wall niche (400mm H x 600mm W)
- Soft close hinges to doors
- Lip pull grip handles to cupboards

Electrical

- 3 in 1 heat/fan/light to bathroom and ensuite
- Split system air-conditioning units to living and master bedroom
- Ceiling fans to bedrooms, living and media, with and without lights
- 100mm recessed downlights (energy efficient) as per plan
- 2 x double power points to kitchen and main bedroom
- 1 x double power point to each room except WC
- 3 x TV points to bed 1, living and media (if applicable)
- 1 x telephone point to kitchen or study (if applicable)
- 2 x USB ports – 1 x kitchen & 1 x study (if applicable) or 1 x bed
- 1 x double 1200mm fluro with diffuser to garage
- External weatherproof general power outlet to alfresco
- 1 x external ceiling fan to alfresco
- 1 x TV antenna

EXPERTS IN DESIGN AND CONSTRUCTION.



Painting, External Finishes & Termite Protection

- Internal – 3 coat wall paint system with builders white to ceiling and cornice
- External – External doors, eaves and downpipes
- Rendered masonry as per plan
- Feature cladding as per plan
- Termite control system to AS 3660.1



External Works

- Steel water tank with pump if required by covenant guidelines
- Exposed aggregate, or coloured concrete (NSW only), to driveway
- Builders landscape package
- Prefabricated letterbox
- Wall mounted clothesline
- 1800mm high Colorbond metal, or lapped and capped timber fencing, to sides, returns and rear as required, with single gates*
- Perimeter path - stepping pavers and crushed gravel (if applicable)

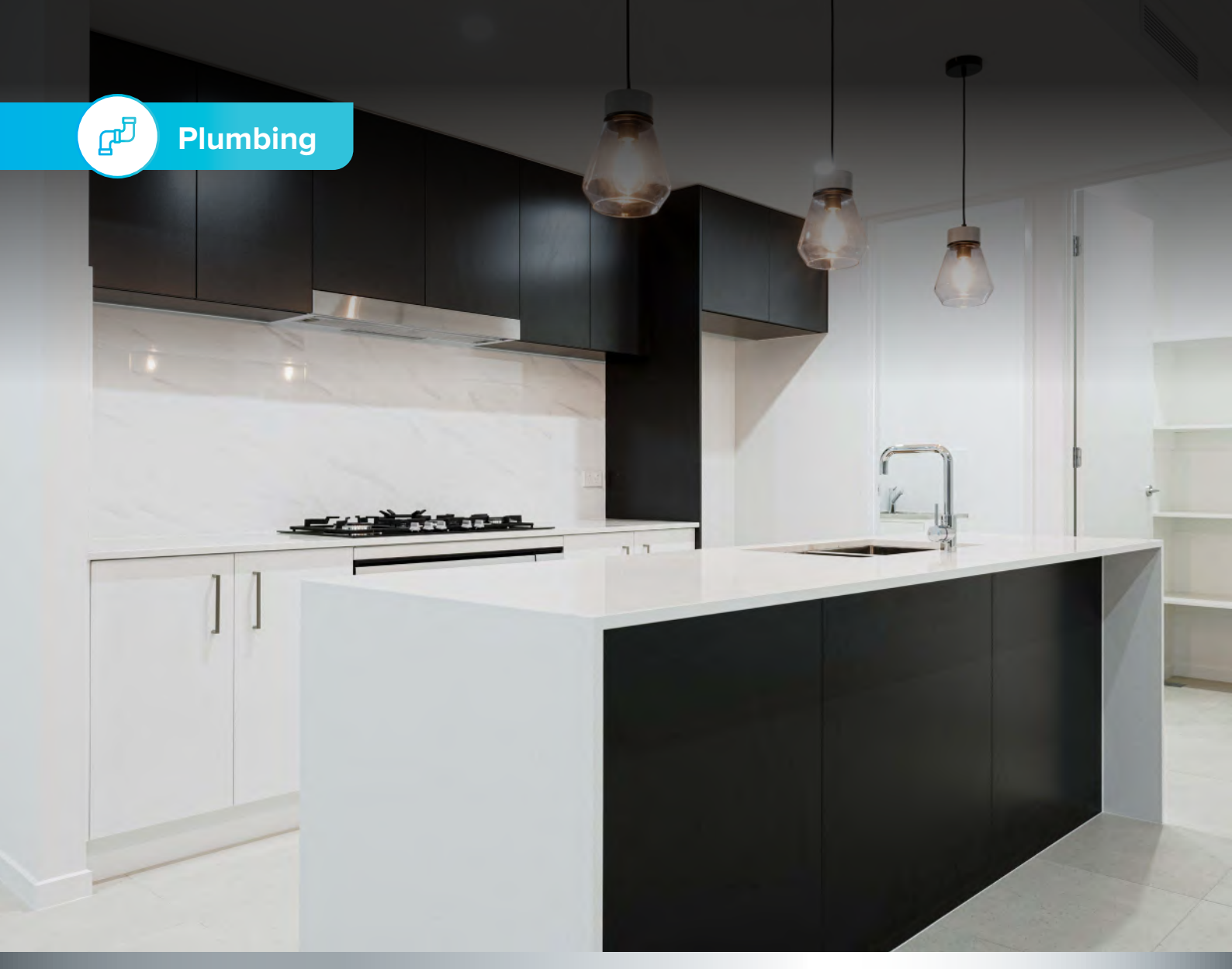


EXPERTS IN DESIGN AND CONSTRUCTION.

* Fencing material type is region specific



Plumbing



Product Brochure

ELEMENTS AND CLASSIC SPECIFICATION
WIDE BAY-BURNETT, FNQ AND NSW



mpbuildco.com.au



Bathroom & Ensuite



Bath

Base Acrylic Bath 1520 X 715 X 380 White



Bath Mixer

Base Mk2 Shower Mixer Chrome



Bath Spout

Posh Solus Bath Outlet



Vanity Basin

Posh Domaine Counter Basin



Basin Mixer

Base Mk2 Basin Mixer Chrome (6*)



Bathroom & Ensuite



Shower

Posh Solus Mke3 Rail Shower 1F (4*)



Shower Mixer

Base Mk2 Shower Mixer Chrome



Towel Rail

Posh Solus Mk2 Double Towel Rail 750 CP



Toilet

Posh Solus Rnd CC Suite S Scqrs W/Cp(4*)



Toilet Roll Holder

Posh Solus Mk2 Toilet Roll Holder Chrome



Shower Shelf

Posh Solus Mk2 Glass Shelf



Laundry



Laundry Trough

Posh Solus Ldry Trough &
Cab 45l 1th Ss/Wh



Trough Mixer

Base Mk2 Sink Mixer
Chrome (6*)

Kitchen



Kitchen Sink

Base Mk3 1 ¾ Bowl Sink



Kitchen Sink Mixer

Elle Project G/N Sink Mixer
CP (4*)



Oven

Bellissimo Technika electric,
60cm, Stainless steel



Gas Cooktop - NSW

Bellissimo Technika gas, 60cm,
Stainless steel with black trivet



Ceramic Cooktop _ QLD

Bellissimo Technika 60cm,
black glass



Rangehood

HAPL ducted slide-out, 60cm,
Stainless steel



Dishwasher

Bellissimo Technika, 60cm,
Stainless steel

EXPRESSION OF INTEREST

Property Details

Lot #

Estate Name

Land Price

Build Price

Purchaser Details

Buyer 1

Full Name *(As Per Identification)*

Address

Phone

Email

Buyer 2

Full Name *(As Per Identification)*

Address

Phone

Email

Company Name or SMSF *(If Applicable)*

ABN

ACN

Conveyancer

Company

Contact Person

Address

Phone

Email

Finance Broker

Name

Phone

Email

Contract Details

Colour Scheme Selected *(If Applicable)*

Build Upgrades Selected

Signature

Date

Signature

Date

**Please provide a copy of your ID when submitting this EOI.*