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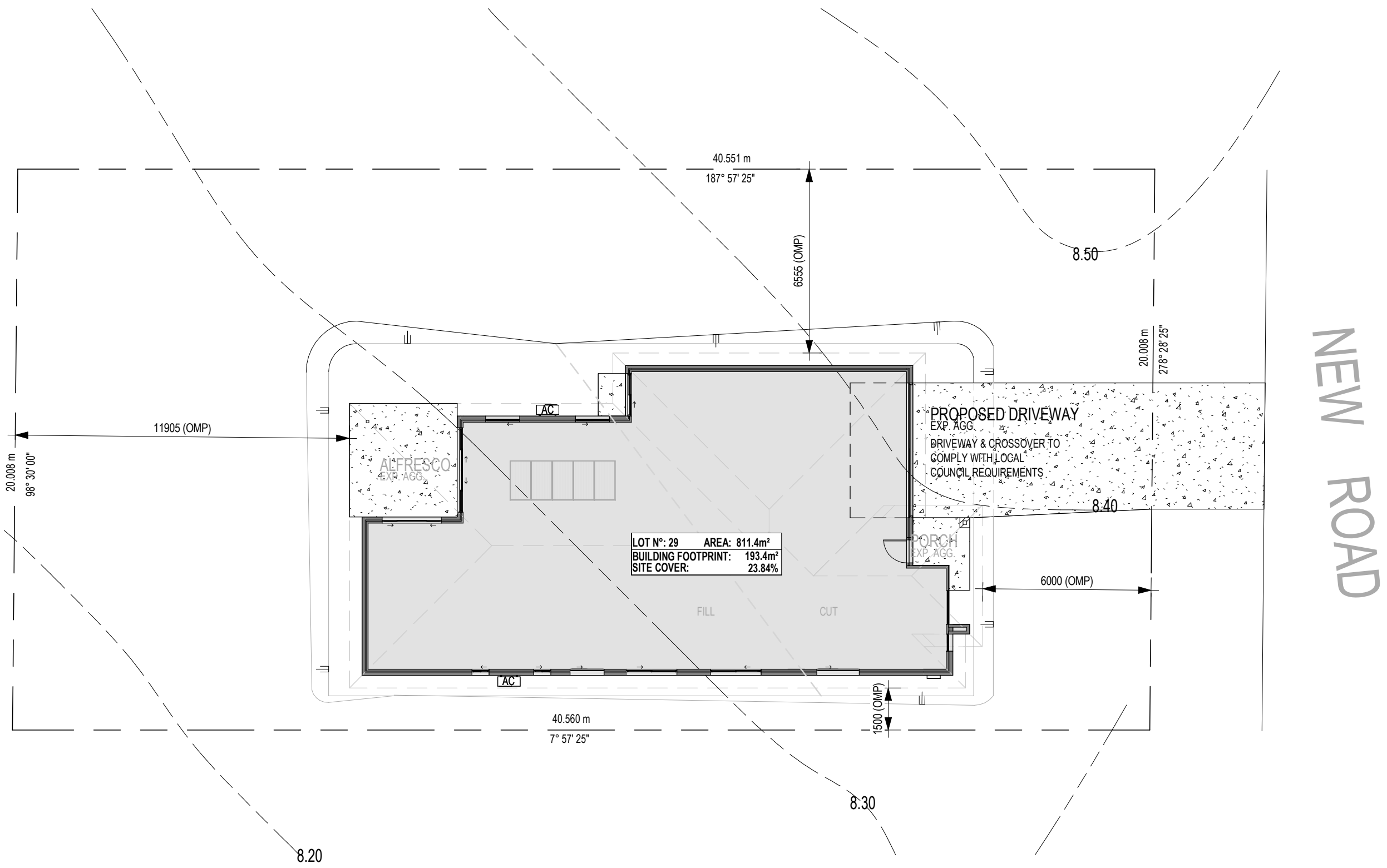
- SITE LEGEND:**
- AC AIR CONDITIONING UNIT
  - CL CLOTHES LINE
  - GD GRATED DRAIN
  - LB LETTER BOX
  - LP LIGHT POLE
  - LS LANDSCAPE
  - NBN NBN PIT
  - MSB MAIN SWITCH BOARD
  - OMP OUTER MOST PROJECTION
  - \*SL EXT. SPOT LEVEL
  - SM SEWER MANHOLE
  - TBM TEMPORARY BENCH MARK
  - PB POWER BOX
  - POS PRIVATE OPEN SPACE
  - PP POWER POLE
  - WM WATER METER

**NOTES:**  
ALL ITEMS AND LEVELS SHOWN ARE INDICATIVE 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 MANUFACTUERS SPECIFICATIONS.



# SITE PLAN

1 : 150

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PRELIMINARY	
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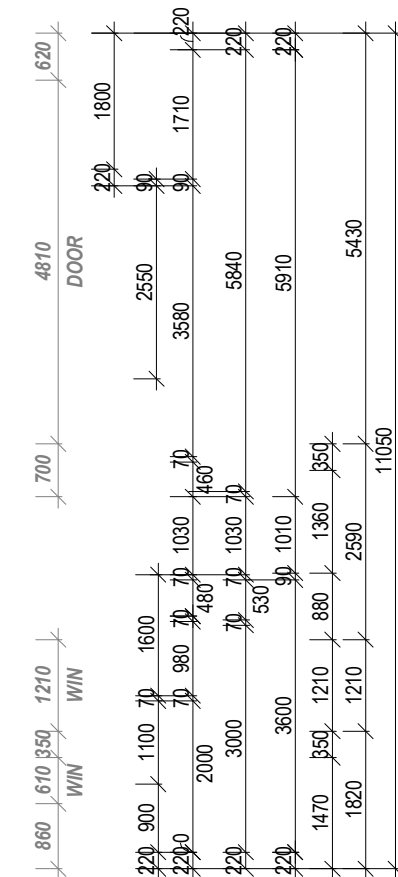
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PROJECT COMMENCED:	PROJECT NO:	OCH29
20.02.25	DRAWING NO:	02
DRAWN BY: JM	SCALE:	As indicated @A3
CHECKED BY: DC	ISSUE:	A

CLIENT -
PROJECT ADDRESS LOT 29 - OCEAN HEIGHTS ESTATE, QLD
DRAWING TITLE: SITE PLAN
HOUSE DESIGN: <b>NCC COMPLIANCE</b> WHITEHAVEN 212 (Brick) - EMPEROR





ELEVATIONS

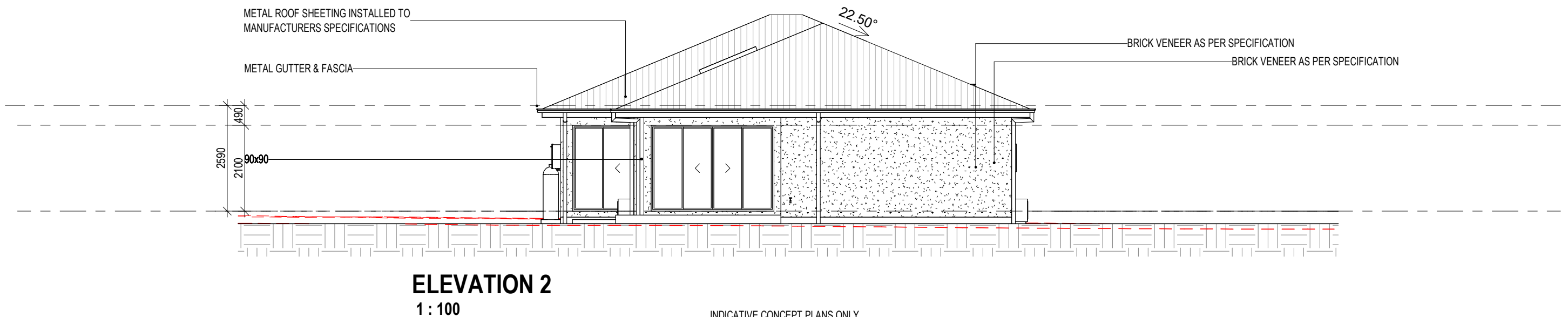
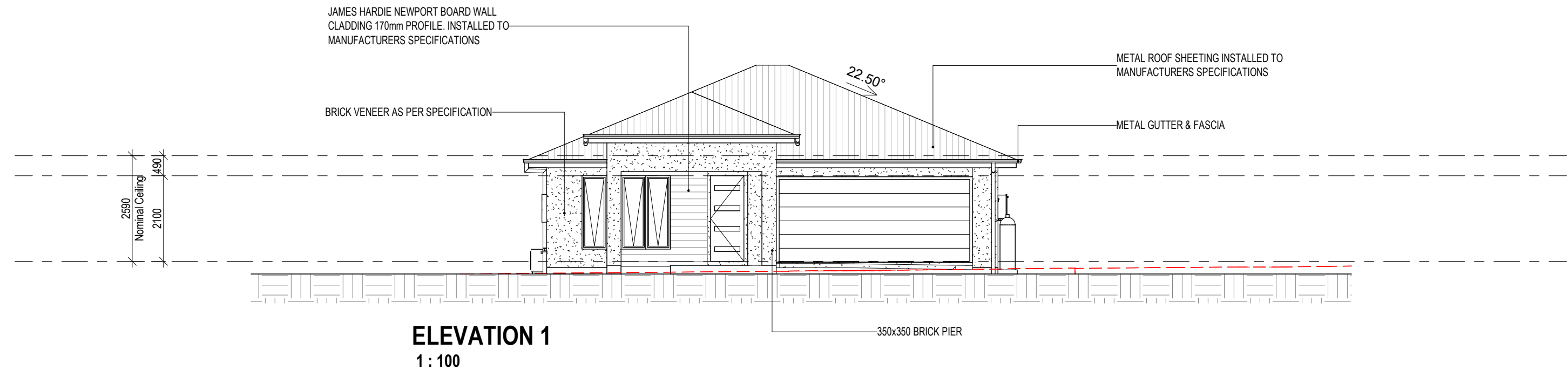
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CLIENT -
PROJECT ADDRESS LOT 29 - OCEAN HEIGHTS ESTATE, QLD
DRAWING TITLE: GROUND FLOOR PLAN
HOUSE DESIGN: <b>NCC COMPLIANCE</b> WHITEHAVEN 212 (Brick) - EMPEROR





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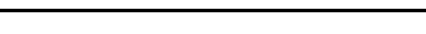
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20.02.25	DRAWING NO:	06
DRAWN BY: JM	SCALE:	1 : 100 @A3
CHECKED BY: DC	ISSUE:	A

CLIENT -	
PROJECT ADDRESS LOT 29 - OCEAN HEIGHTS ESTATE, QLD	
DRAWING TITLE: ELEVATIONS	
HOUSE DESIGN:	<b>NCC COMPLIANCE</b>
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**PRELIMINARY**

REAL PROPERTY DESCRIPTION

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ISSUE:  
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CLIENT -

PROJECT ADDRESS  
LOT 29 - OCEAN HEIGHTS ESTATE, QLD

DRAWING TITLE:  
ELEVATIONS

HOUSE DESIGN:  
WHITEHAVEN 212 (Brick) - EMPEROR

NCC COMPLIANCE





21st February, 2025

Professionals Choice  
[professionalschoice.com.au](http://professionalschoice.com.au)

**Property Rental Appraisal – Lot 29 Ocean Heights Estate, Elliott Heads**

Land size: 811m<sup>2</sup>  
Build Size: 212.25m<sup>2</sup>  
4 Bed, 2 Bath, 2 Living, 2 Car Garage,  
Design: "Whitehaven – Emperor"

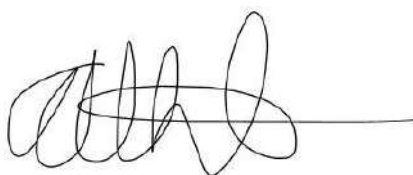
Thank you for offering Synergy Property Specialists the opportunity to provide a professional rental appraisal and assessment for Lot 29 Ocean Heights Estate, Elliott Heads

Taking into consideration the current market conditions, this includes comparisons of similar properties, current vacancies, and market trends. Obtaining a realistic rental price assists in ensuring your property is let as quickly as possible for a better financial return on your investment.

It is our opinion once completed the property would achieve a weekly rent of \$800.00p/w- \$850 p/w. This figure is based on properties of a similar calibre within the locality of your property.

Should you require any further information, please do not hesitate to contact myself via email [sonia@soldsynergy.com.au](mailto:sonia@soldsynergy.com.au) or by contacting me on 0438 162 574.

Kind Regards

A handwritten signature in black ink, appearing to be 'Annette White', with a long horizontal line extending to the right.

**Annette White- Sales Support/Administration**  
**Sonia Hancock – Real Estate Agent (mobile: 0438 162 574)**

mobile 0438 162 574 email [sonia@soldsynergy.com.au](mailto:sonia@soldsynergy.com.au)  
3/77 Barolin Street, Bundaberg South Qld 4670

[www.soldsynergy.com.au](http://www.soldsynergy.com.au)



# BUNDABERG

A REGIONAL POWERHOUSE ON THE RISE



## LOCATION OVERVIEW

### INVESTMENT OPPORTUNITY

Due to unprecedented infrastructure expansion that is creating tens of thousands of new jobs, Bundaberg's thriving and diverse economy will soon make it a region of national significance.

It's widely regarded as a investment hot spot by property experts due to its incredible affordability, high rental returns and fantastic lifestyle on offer.

With demand to buy and rent properties far and away outstripping supply, now is the time to invest in this boom location.

### REGION HIGHLIGHTS



New \$1.2 Billion Bundaberg Hospital under construction



SDA approved Bundaberg Port Expansion to create 20,000 new jobs



\$250M Gateway Marina with 2 bed apartments starting from \$795,000



\$600M Paradise Dam project to provide local agriculture water security



\$800M in local resources and energy projects



\$120M Bargara lifestyle resort



\$2 Billion South Beach master-planned development





## BUNDABERG – DRIVING THE FUTURE OF OUR IMPORT AND EXPORT ECONOMY

Most people have heard of Bundaberg, and they usually relate it to its popular drinks or sugar cane farms. But very few people understand the real story behind 'Bundy', its strategic importance for Queensland and Australia, and how much is going on there right now.

Bundaberg's prime location makes it an essential base for our country's future import and export economy. Uniquely positioned North of Brisbane in Queensland, the Bundaberg region is one of Australia's fastest growing regional cities. Rapid jobs growth and huge infrastructure investment over the next five years will see the region's already booming economy surge into national significance. Over this period, the region's agricultural, health, education and tourism industries will see unprecedented investment.

Construction has recently commenced for the new \$1.2 Billion Bundaberg Hospital. Nothing affects local house price growth more than a new hospital. They create thousands of ongoing well paid jobs. [Early works commence on New Bundaberg Hospital - Ministerial Media Statements.](#)

Bundaberg's diverse economy is also positioning for growth in its next wave of successful industries including ag-tech, bioproducts, advanced food & beverage manufacturing and defence supply. It really is Australia's regional city of the future. Bundaberg's biggest secret, and biggest asset, is its Port. It is the most northerly port in Australia that is below The Great Barrier Reef Marine Park. It offers safe waters unlike the cyclone prone regions in northern Australia.

Sea freight is expected to experience exponential growth in coming years and the port of Brisbane is already nearing capacity. Bundaberg was given State Development Area (SDA) status in February 2017 due to the significance of its port to Queensland and Australians economies. Both state and federal governments would prefer to invest in the expansion of Bundaberg than direct more freight in and out of Brisbane. [Click here](#) for further details.

The city is the commercial and service centre for the Wide Bay- Burnett region, which is Queensland's most populous region outside of South-East Queensland. This region has ideal climate, plentiful water supply and enviable rich soils. So is home to some just over Australia's best agricultural land. The massive expanse of green fields are clear to see when flying in and out of Bundy.

Australia has been referred to as the food bowl of Asia, and the Port of Bundaberg will be its gateway. It's estimated over 20,000 new jobs will be created at the port and its surrounding commercial and industrial business parks.







## INFRASTRUCTURE

Nothing gives local property prices a bigger boost than a new hospital. The new hospital to be built in Bundaberg is estimated to cost up to \$1.2 Billion dollars. That is a crazy big hospital, and it is required to service this massive and rapidly expanding region.

Then there is The Gateway Marina at Burnett Heads which is a \$250 Million dollars mixed-use marina village development located on the shore of Burnett Heads Boat Harbour. The project will offer 318 marina berths and a waterfront residential community along with boutique retail, restaurants and open space. Two-bedroom units are currently selling from \$795,000.

International air freight expansion is needed and council is investigating the feasibility of upgrading the Bundaberg Regional Airport to international air freight designation. With technical and costing investigations complete, the business case is now being examined to determine options to fund the airfreight expansion project.







## AFFORDABILITY

Then let's have a look at affordability. A block of land in the most affordable growth location 40-50kms from Sydney will set you back around \$600k. Lots here, walking distance from the beach, start from only around \$300k. With record numbers of urban refugees fleeing the capital cities in search of affordable lifestyle, this estate represents amazing value.

Someone from Sydney could sell an average home for over \$1.5M, buy a beautiful home by the beach and pocket well over \$600,000. That opens up so many lifestyle opportunities that would have seem impossible only a year ago. Relocators could buy that boat or caravan, retire, or start that business they have been dreaming of all these years.



## PROJECTS



Added to those massive projects are the Bundaberg Aviation Precinct project along with the Bundaberg Aeronautical Hub, the new Civic and Cultural Arts Precinct, the \$156 Million dollar Bundaberg Brewed Drinks expansion, an AgTec precinct, the CBD leisure and water play precinct and regional aquatic centre projects and The Challenger Learning Centre. To learn on all of these projects please see the following links - [click here](#) & [click here](#).

We haven't even mentioned tourism and construction. Are you starting to get the picture? That is \$4.2 Billion dollars for a city of just over 110,000 people. That is massive!!!





## SUMMARY

According to recent research up to 1 in 5 capital city residents have considered moving to a regional location. Please see the following article - [click here](#).

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](#).

Terry has nominated the Bundaberg region as one of the most desirable locations in Australia for people wanting to relocate to an affordable lifestyle region. Please see his following report - [click here](#).

Imagine the possibilities this creates. Demand is at record levels and building approvals in this region are higher than anywhere else in Queensland - [click here](#) to read further.

The supply of land is being eroded rapidly and building prices are also rising fast. Investing for under \$800,000 for a new house in this region will soon be a thing of the past. Rental demand is insatiable and all of the local property managers have a cue of tenants waiting for something to become available. We spoke to the regions leading property managers who advertised a house on [www.realestate.com.au](http://www.realestate.com.au) at 10am on a Monday morning and they had over 100 applications by 4pm that day.







# 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)

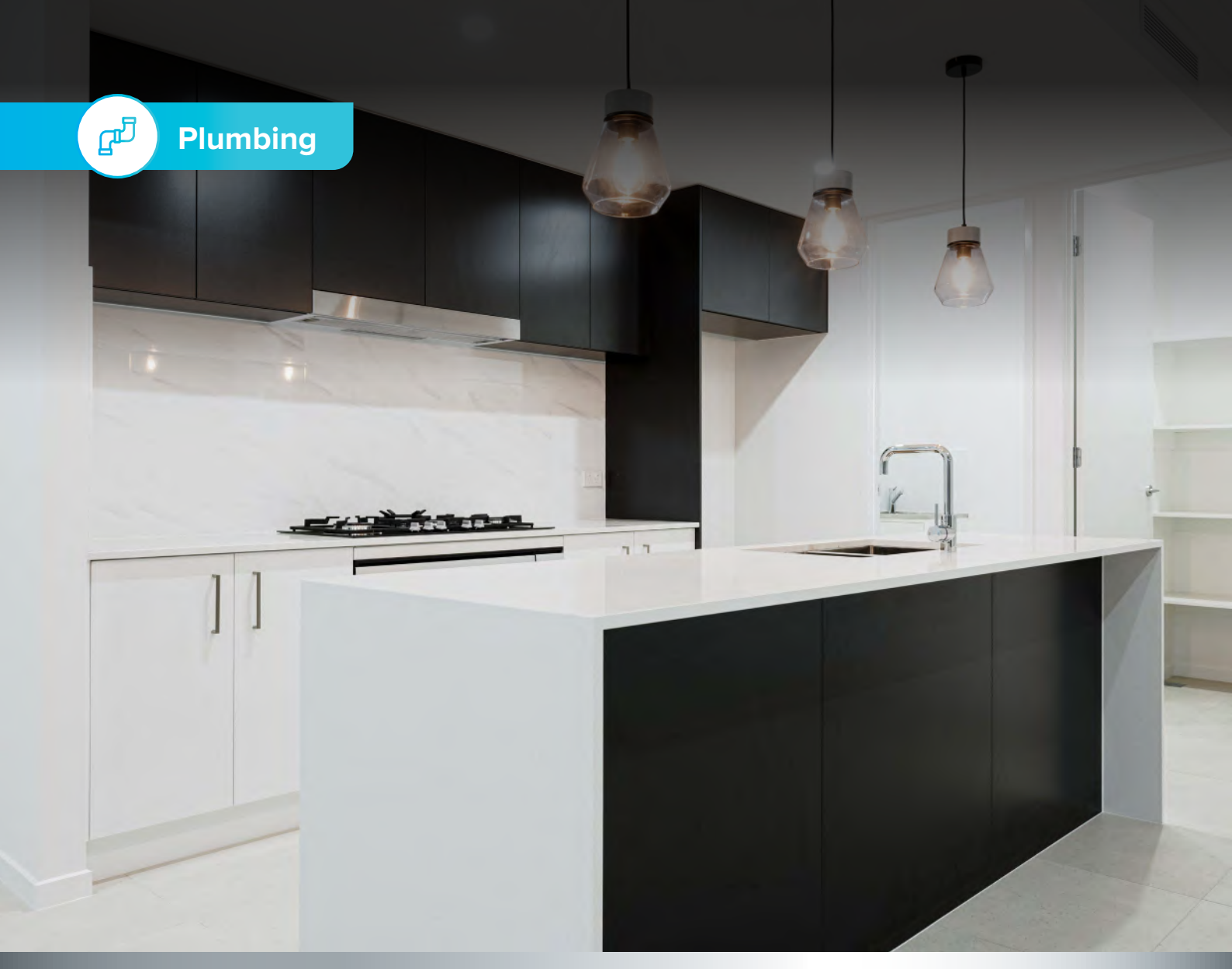
EXPERTS IN DESIGN AND CONSTRUCTION.

\* Fencing material type is region specific





Plumbing



# Product Brochure

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



[mpbuildco.com.au](http://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





## Internal

Tile 450mm x 450mm | Light beige  
 Carpet | Beige  
 Lower Cabinetry | White Sheen  
 Overhead Cabinetry | Timber grain  
 Solid Surface Benchtops | White Kitchen  
 Splashback | White  
 Paint | Snowy Mountains Quarter Blockout  
 Roller Blinds | Off White

## External

Roof Sheetting, Gutter & Fascia | Surfmist  
 Garage Door | Surfmist  
 Paint 1 | Beige Royal  
 Paint 2 | Caps  
 Paint 3 | White Duck Half  
 Windows, Doors & Screens | Surfmist  
 Security Grill | Monument  
 Water Tank | Surfmist  
 Metal Fencing (if applic)| Surfmist





## Internal

Tile 450mm x 450mm | White marble look  
Carpet | Grey  
Lower Cabinetry | Charcoal  
Overhead Cabinetry | White Sheen  
Solid Surface Benchtop | White  
Kitchen Splashback | Charcoal  
Paint | Lexicon Quarter  
Blockout Roller Blinds | Charcoal

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## External

Roof Sheeting, Gutter & Fascia | Dover White  
Garage Door | Dover White  
Paint 1 | Terrace White  
Paint 2 | Timeless Grey  
Paint 3 | Monument  
Aluminum Windows, Doors & Screens | Ultra Silver  
Security Grill | Monument  
Water Tank | Shale Grey  
Metal Fencing (if applic)| Shale Grey





## Internal

Tile 450mm x 450mm | Light beige  
 Carpet | Beige  
 Lower Cabinetry | White Sheen  
 Overhead Cabinetry | Timber grain  
 Solid Surface Benchtop | White  
 Kitchen Splashback | White  
 Paint | Snowy Mountains Quarter  
 Blockout Roller Blinds | Off white

## External

Roof Sheetting, Gutter & Fascia | Evening Haze  
 Garage Door | Evening Haze  
 Paint 1 | White Duck  
 Paint 2 | Stone  
 Paint 3 | Whisper White  
 Aluminum Windows, Doors & Screens | White  
 Security Grill | Monument  
 Water Tank | Surfmist  
 Metal Fencing (if applic) | Surfmist





### Internal

Tile 450mm x 450mm | Off white  
 Carpet | Grey  
 Lower Cabinetry | White Sheen  
 Overhead Cabinetry | Agave  
 Solid Surface Benchtop | White Kitchen  
 Splashback | Terrazzo look tile  
 Paint | Snowy Mountains Quarter  
 Blockout Roller Blinds | Light grey

### External

Roof Sheetting, Gutter & Fascia | Wallaby  
 Garage Door | Wallaby  
 Paint 1 | Beige Mystery  
 Paint 2 | Grey Port  
 Paint 3 | White Exchange  
 Aluminum Windows, Doors & Screens | Monument  
 Security Grill | Monument  
 Water Tank | Wallaby  
 Metal Fencing (if applic)| Woodland Grey





### Internal

Tile 450mm x 450mm | Pale Grey  
 Carpet | Grey  
 Lower Cabinetry | Off White  
 Overhead Cabinetry | Off White  
 Solid Surface Benchtop | Light Grey  
 Kitchen Splashback | White Herringbone  
 Paint | Lexicon Quarter  
 Blockout Roller Blinds | Light Grey

### External

Roof Sheeting, Gutter & Fascia | Windspray  
 Garage Door | Windspray  
 Paint 1 | Platinum Class  
 Paint 2 | Lexicon  
 Paint 3 | Wistow  
 Aluminum Windows, Doors & Screens | Ultra Silver  
 Security Grill | Black  
 Water Tank | Shale Grey  
 Metal Fencing (if applic)| Shale Grey



# 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.*