Gympie Region

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LET'S BUY PROPERTY
SAM PATEL 1300 105 049 | 0411 072 012



4 2 2

Lot 23 Enclave Southside, Gympie QLD

Registration - Dec 2026
Rental Income - $750 - $800pw*

Land Size	378m2
House Size	179m2
Land price	$327,500
Build Price	$422,170

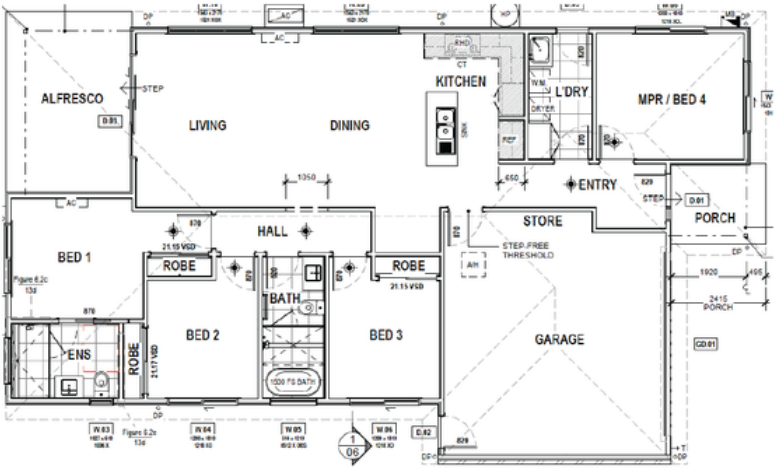
$749,670

- Full Turnkey Package
- Fixed Price (including site costs)
- 2590mm Ceiling Heights
- 900mm Induction Cooktop & Appliances
- Quality Carpet & Timber Laminate Flooring
- Free Standing Back to Corner Bath
- Electric vehicle charging point
- Split System to Main Living & Master Bedroom
- Exposed Aggregate Driveway
- Fully Landscaped Garden, Fences to Sides and Rear
- Clothesline and Letterbox

House *design*

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Enclave Southside



Floor plan, furniture and fixture measurements and dimensions are approximate and are for the illustrative purposes only



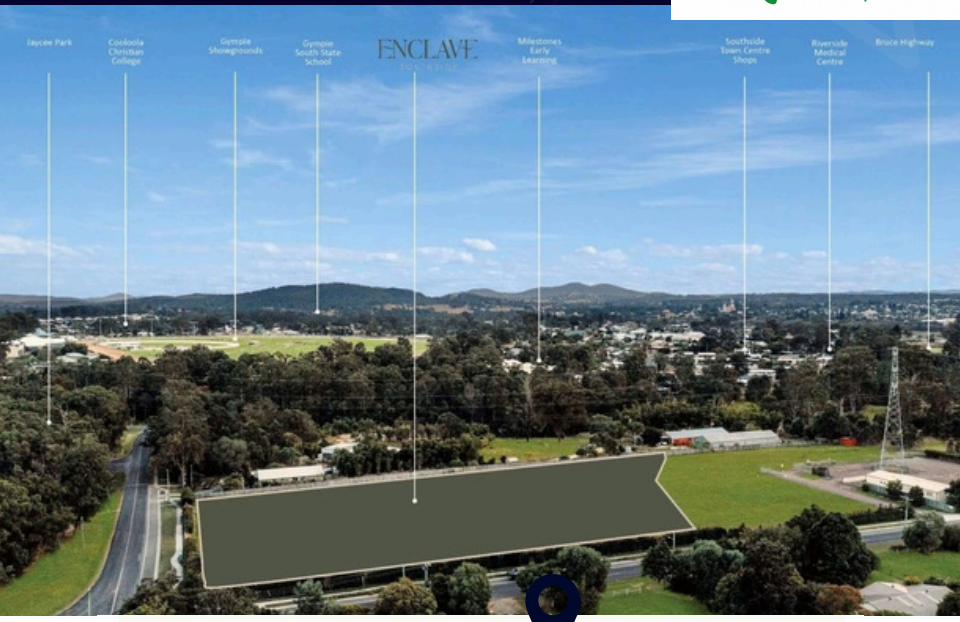
*Illustration purposes only



DISCLAIMER: Whilst every care has been taken in the preparation of this document, it is for guidance only. The developer, builder and its agents reserves the right to amend specifications and prices without notice and make no warranty or representation as to the accuracy, reliability, currency or completeness of the information herein contained. All Floor Plans and Facades are indicative only. Refer to contract documentation for details, terms, conditions, fees and government charges that apply. For advertising purposes only. Please enquire for exact estimate on pricing.

Estate *plan*

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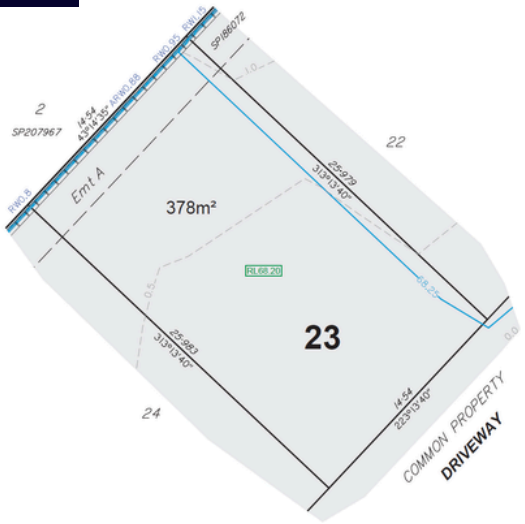
10 COPP ROAD SOUTHSIDE

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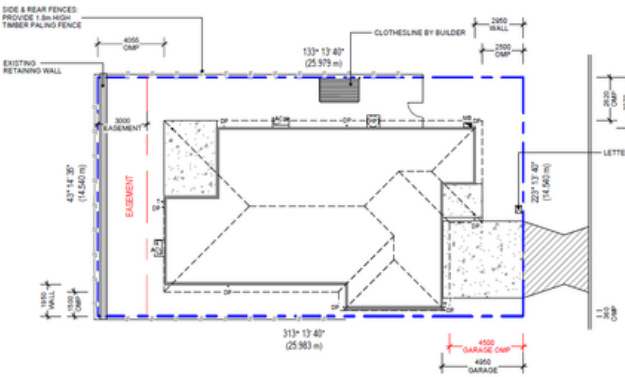
Estate plan

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Enclave Southside







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Date: 25/09/2026

RENTAL APPRAISAL

HOUSE & LAND PACKAGE

Property Address:
Lot 23 Enclave Estate
Southside QLD 4570

Property Configuration:
4 Bed | 2 Bath | Double Garage

Estimated Weekly Rent

Up to $800 PW

Estimated Annual Rental Income

Up to $41,600 p.a.

Estimated Gross Rental Yield

Up to 5.54% p.a.

This appraisal reflects the property's brand-new condition, functional layout, rental appeal and current market conditions in Parkhurst.

Disclaimer:
Indicative appraisal only. Actual achievable rent may vary depending on final presentation, inclusions and market conditions at the time of completion and leasing.

Warm Regards;

Sam PATEL
Director | Property Advisor
Let's Buy Property

INVEST GYMPIE REGION



GYMPIE REGIONAL COUNCIL

INVESTMENT PROSPECTUS

2025 - 2026

THE GYMPIE REGION IS ON THE CUSP OF UNPRECEDENTED INVESTMENT AND ECONOMIC GROWTH



This is based upon a strong and diversified economy of $3bn (2024), strong population growth, and $1bn invested in the Bruce Highway upgrades, which enhances the region's connectivity to southeast and central Queensland.

Council is seeking to build on this growth by supporting business investment and maximising supply chain and workforce opportunities.

The region is home to national and multi-national businesses, including key business sectors such as food manufacturing, engineering, agriculture, forestry, construction, transport, logistics, health care, social assistance, manufacturing, and tourism.

Job and economic activity rebounded strongly from the impacts of drought and COVID-19, and the region has seen sustained employment growth. The region's key sectors, including construction and manufacturing, are growing and creating employment and supply chain opportunities. The strength of our region's economy is also reflected in the growth of exports valued at $1.41bn (2023/24) and the net business formation rate is increasing year on year.

The region is seeing a significant increase in population driven by its location, lifestyle, and affordability, with consistent growth coming from families investing in residential property from the Sunshine Coast, Noosa, and Brisbane regions.

Our region's economic growth is underpinned by a strong and stable workforce, vocational training, and a University of the Sunshine Coast campus.

Between Brisbane and Rockhampton, access to developable industrial land is at a premium. The Gympie region is well positioned to accommodate this demand through the development of Council's new planning scheme and the Curra investigation area. Future uses could include a rail/road modal interchange, providing direct access to the Bruce Highway and North Coast Railway, and the proposed Inland Rail corridor, between Brisbane and Melbourne.

With this positive economic outlook - do not ask why I should invest in the Gympie region, ask why not instead!

Glen Hartwig
Mayor Gympie Regional Council



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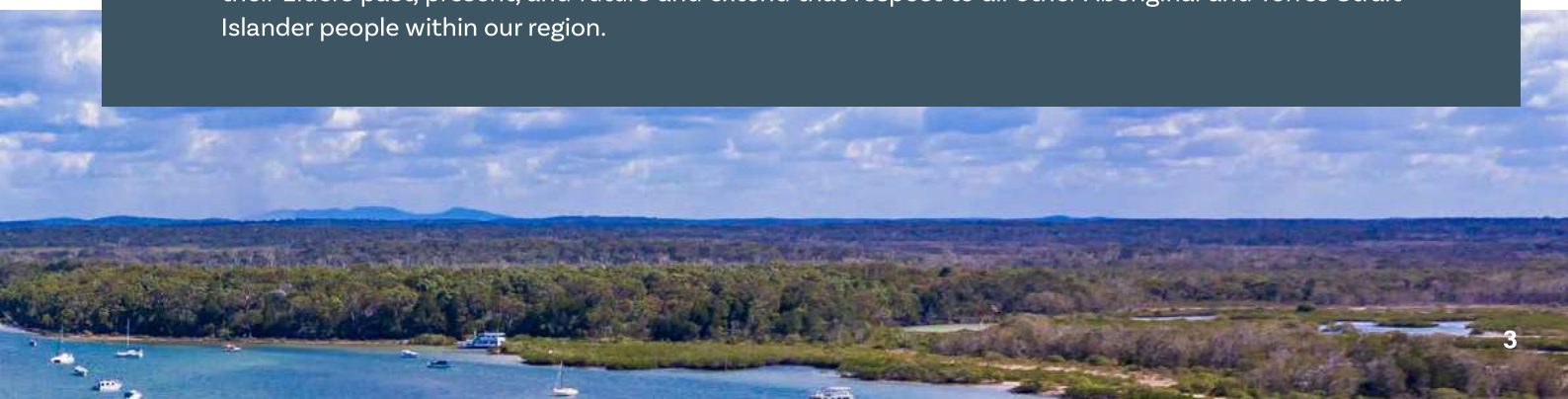
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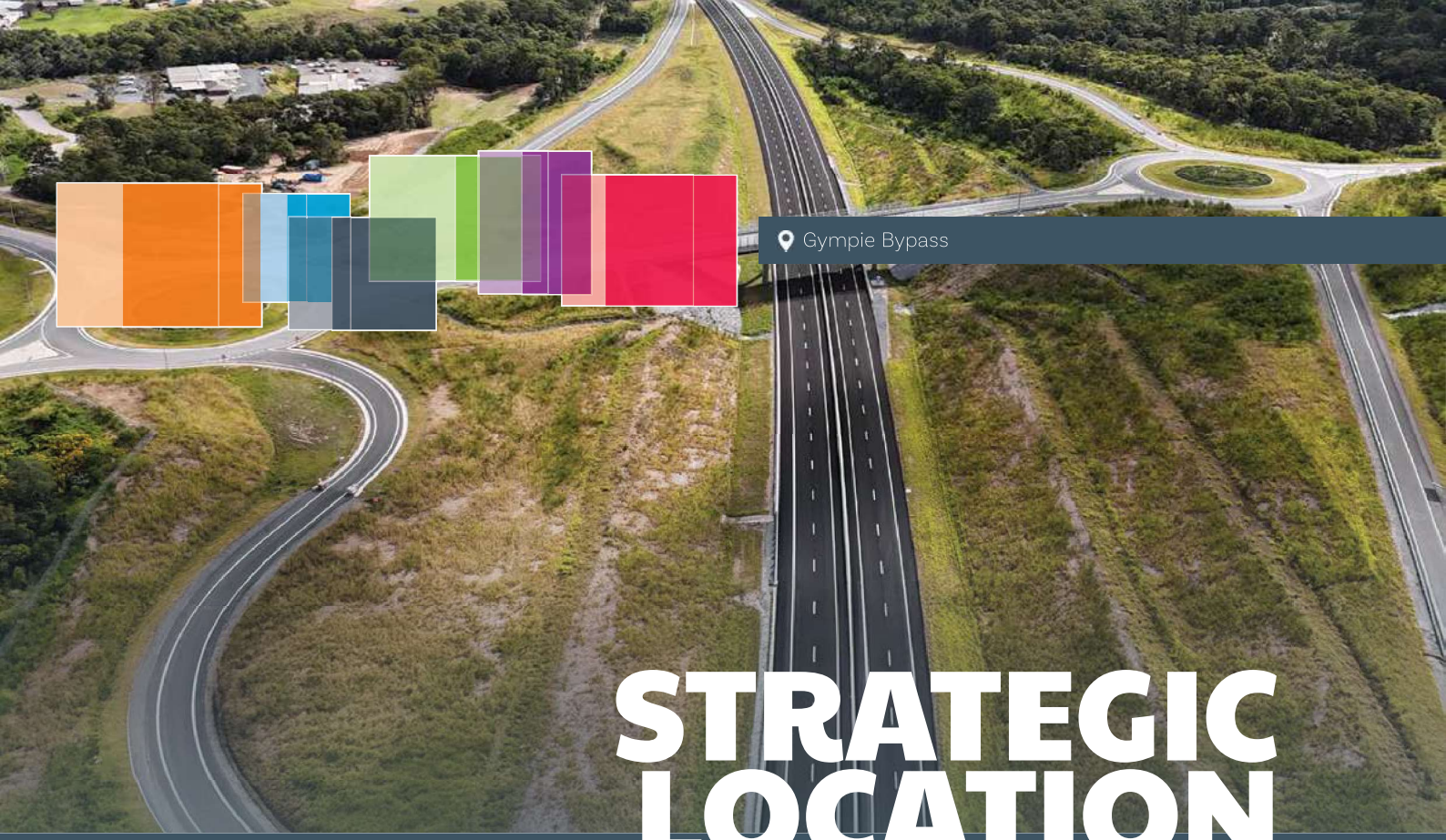
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WUNYA NGULUM

Acknowledgement of Country: Gympie Regional Council acknowledges the Kabi Kabi, Wakka Wakka and Butchulla people as the Traditional Owners and Custodians of the land upon which we stand, work and play. We recognise their continuing connection to the land, waters and country and that the Gympie region has always been a place of social, cultural and spiritual significance. We pay respect to their Elders past, present, and future and extend that respect to all other Aboriginal and Torres Strait Islander people within our region.





STRATEGIC LOCATION

The Gympie region is strategically located, providing access to South East Queensland, Wide Bay Burnett, Gladstone, and Rockhampton. The $1bn Bruce Highway upgrade has significantly improved regional accessibility, providing businesses with direct access to a four-lane highway direct to Brisbane.

The current passenger rail and freight lines run through the region providing excellent opportunities to invest in an intermodal transport and logistics hub.

Proximity to the Sunshine Coast Airport provides opportunities for domestic and international business travel and for exporting businesses.

Domestic and international connections are enhanced with both Brisbane Airport and Port of Brisbane located within a two-hour drive.



ROAD TRAVEL TIME FROM THE GYMPIE CBD:

BRISBANE CBD	2hrs
BRISBANE AIRPORT	1hr 50mins
SUNSHINE COAST AIRPORT	1hr
PORT OF BUNDABERG	2hrs 30mins
HERVEY BAY AIRPORT	1hr 30mins

COMPETITIVE ADVANTAGES

OF THE GYMPIE REGION

DIVERSE

Strong and diverse economy.

SUSTAINABLE

Focus on energy, sustainability and innovation

STRATEGIC

Strategic location with direct access to key infrastructure and markets.

COMPETITIVE

Competitively priced industrial and commercial land supply.

SKILLED

Access to a skilled regional workforce with low housing costs.

ADVANCED

Advanced and collaborative supply chain and access to raw materials.



EDUCATION

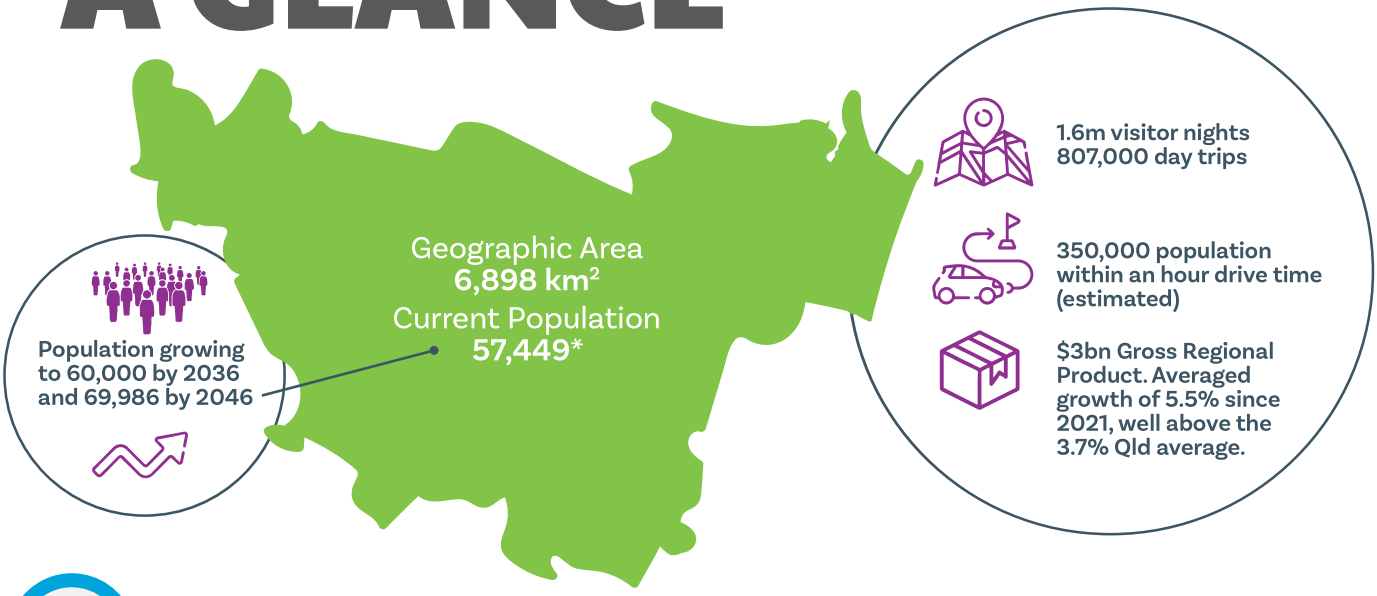
The region offers a wide range of education and training facilities, including the University of the Sunshine Coast (UniSC) campus, a vocational and training institute (TAFE Queensland), registered training providers, and public and private schools.

UniSC is one of Australia's fastest-growing universities offering more than 120 undergraduate and postgraduate study programs.

University of Sunshine Coast


Borumba Dam

GYMPIE AT A GLANCE



Fast Facts

- **5,071** *Local Businesses*
- **22,949** *Local Jobs*
- **$1.41BN** *Total Exports*
- **100+** *New Businesses per annum*



QUALIFICATIONS

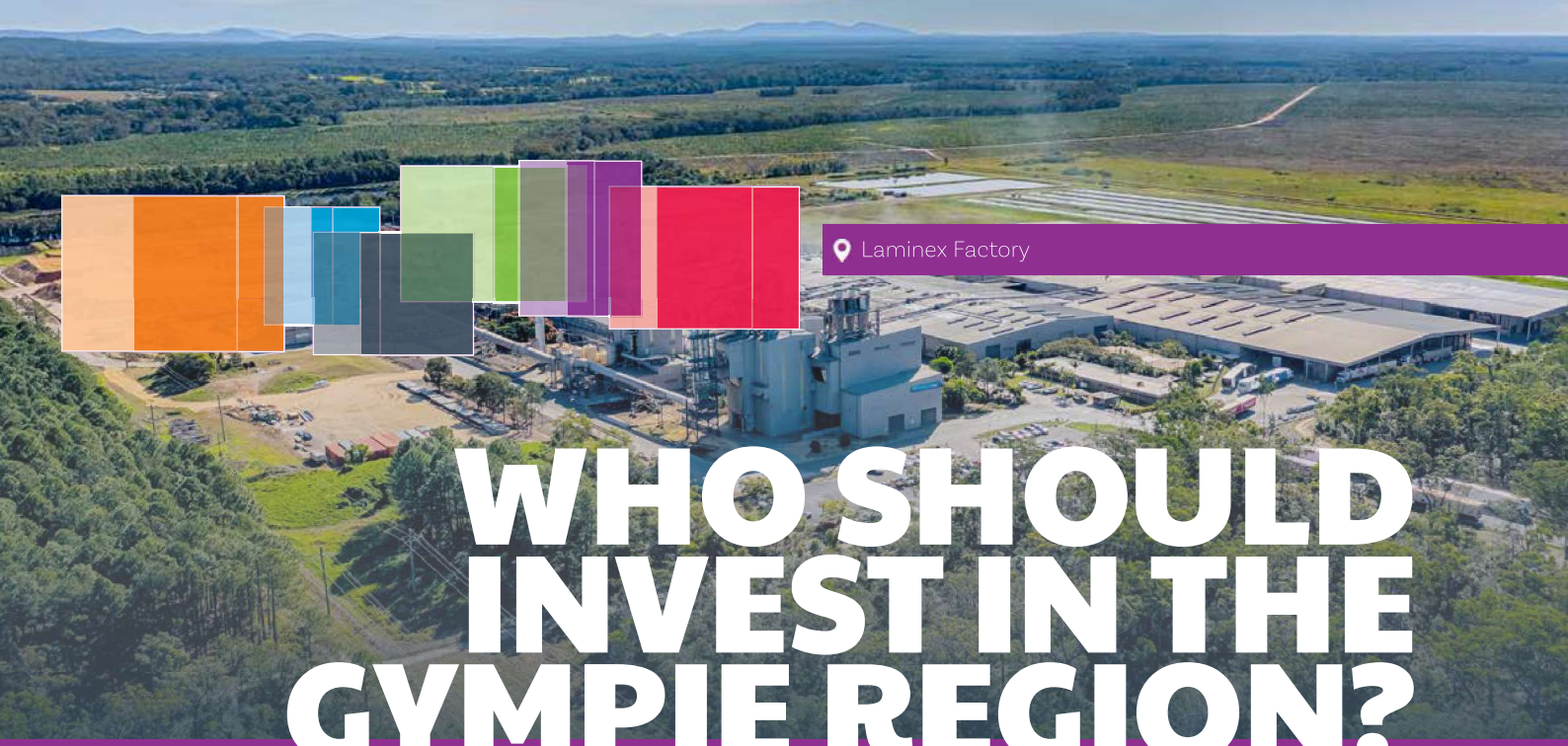


12.4%	9.3%	33.3%
Bachelor or higher degree	Advanced Diploma or Diploma	Vocational Qualification

KEY OCCUPATIONS

13% Managers	15% Professionals	14% Technicians and Trades
13% Community and Service Workers	12% Clerical and Administrative Workers	8% Machinery Operators and Drivers

(*ABS ERP 2024; ABS 2021; NIEIR 2024)



WHO SHOULD INVEST IN THE GYMPIE REGION?

The Gympie region is on the cusp of unprecedented investment and economic growth, providing a range of opportunities for investors and businesses.

ARE YOU?

- Fund Manager
- Existing Business Owner
- Government Agency
- Commercial Property Developer and Investor
- Healthcare and Aged Care
- Retail Investor
- Residential Investor
- Hotel and Tourism Accommodation Investor

LOOKING TO INVEST IN?

- ✓ *Infrastructure or commercial development.*
- ✓ *Expand or relocate to a region of lower costs.*
- ✓ *Seeking to consolidate and improve service delivery.*
- ✓ *New commercial buildings.*
- ✓ *Related services and accommodation.*
- ✓ *New opportunities to expand the region's retail offering.*
- ✓ *Residential development to further housing diversity.*
- ✓ *Seeking new locations in a growing tourism destination.*

Why Invest

- *Stable, growing, and diversified economy ($3bn GRP and 5,071 businesses).*
- *High-quality infrastructure and connectivity.*
- *Competivtive commercial property, development land and business costs.*
- *Direct access to major markets via domestic and international airports and ports.*
- *Growing population and workforce.*
- *Government, industry and academic collaborations.*
- *Affordable and enviable lifestyle from rural to beachside living.*

LIFESTYLE AND LIVEABILITY

The region's liveability is one of its greatest assets, providing fantastic amenity for both residents and visitors and those seeking a 'green change'. The region provides access to:

AFFORDABLITY

Vacant land prices in the Gympie region are significantly more affordable than Noosa, Sunshine Coast, Moreton Bay, and Brisbane.

EDUCATION

Wide range of public and private schools, colleges, and vocational training providers. Access to a TAFE and University of the Sunshine Coast campus.

DIGITAL NETWORK

Access to strategic and congestion-free infrastructure and 5G digital network to support education, working from home, and health care.

PROXIMITY

Choice of central, rural, and beachside residential living options. Proximity to the Fraser Coast, Noosa, Sunshine Coast, and Brisbane regions.



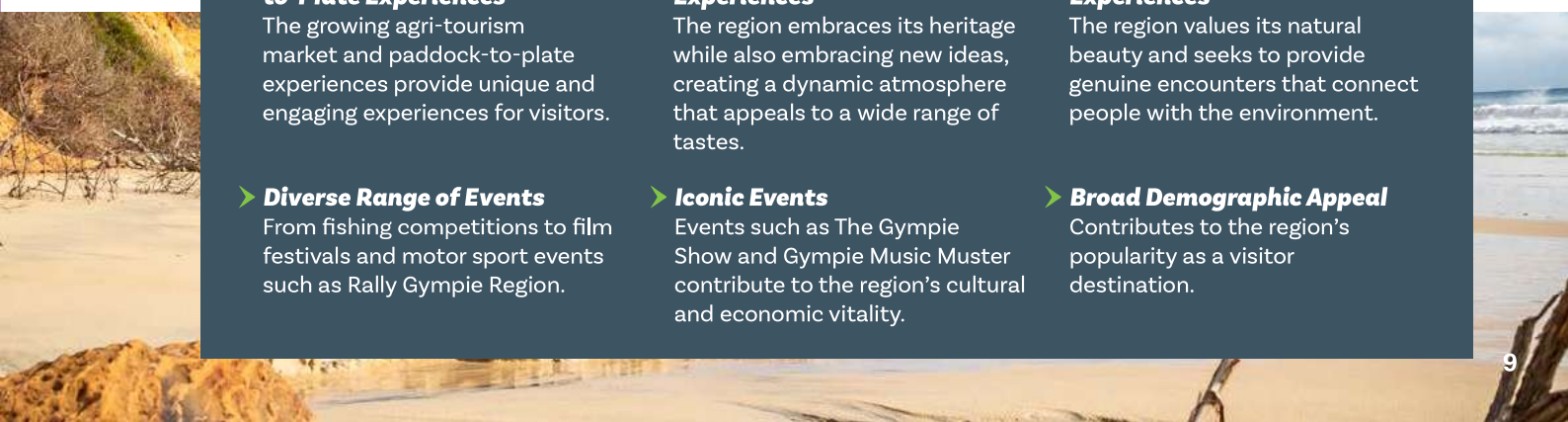
The Gympie region is part of the Great Sandy Biosphere Reserve and is renowned for its cultural and ecological significance.

The reserve contains the Great Sandy Strait, a Ramsar-listed wetland, and K'gari, a UNESCO World Heritage site. The reserve incorporates the largest sand island and coastal sand mass in the world. Away from the coast you will find townships, wide open spaces, and a lush, fertile hinterland that is packed with fresh local produce supporting a growing agritourism sector.

The Gympie region is vibrant and diverse, offering a wide range of events and experiences for residents and visitors alike. The region takes pride in its ability to combine traditional elements with innovative ideas, creating a unique and appealing blend of attractions.

Discover the Gympie region: www.visitgympieregion.com.au

- ***Agri-Tourism and Paddock-to-Plate Experiences***
  The growing agri-tourism market and paddock-to-plate experiences provide unique and engaging experiences for visitors.
- ***Traditional and Innovative Experiences***
  The region embraces its heritage while also embracing new ideas, creating a dynamic atmosphere that appeals to a wide range of tastes.
- ***Authentic and Nature-Based Experiences***
  The region values its natural beauty and seeks to provide genuine encounters that connect people with the environment.
- ***Diverse Range of Events***
  From fishing competitions to film festivals and motor sport events such as Rally Gympie Region.
- ***Iconic Events***
  Events such as The Gympie Show and Gympie Music Muster contribute to the region's cultural and economic vitality.
- ***Broad Demographic Appeal***
  Contributes to the region's popularity as a visitor destination.





1 ADVANCED MANUFACTURING

The sector is supported by a strong supply chain and collaboration of Commonwealth and State Government agencies focused on growing the sector through investment, innovation, and international market development.

The manufacturing and engineering sectors are key to the foundation of the region's economy with specialisations in food product, wood product, non-metallic mineral product, fabricated metal product, furniture, machinery, and transport equipment manufacturing.

The sector generated $1.13bn in total sales and produced $685m in export sales during 2023/24. The availability of a skilled workforce and the vocational training sector have supported the growth of 241 businesses and 2,000+ local jobs (2023/24).

In the region, 43.3% of advanced manufacturing workers hold certificate-level qualifications compared to 37.1% in Queensland.

The sector is well positioned to continue growing, providing a range of benefits for investors, including direct access to national and international markets, development land, and opportunities presented by the proposed future development of the Curra investigation area. Monkland and Glanmire industry precincts are strategically located with direct access to the Bruce Highway.

Fast Facts

43.3%
Manufacturing workers hold Certificate level qualifications.

$685M
The largest exporting sector with $685m in total sales.

$1.13BN
The sector generated $1.13bn in sales during 2023/24.

Key Industry Sectors



RENEWABLES AND THE CIRCULAR ECONOMY

Supply chain opportunities will flow from the following projects, including:

- ***Borumba Dam Pumped Hydro-electricity project***
- ***EQUIS Battery Energy Storage System (BESS)***

Opportunities to invest in current and emerging renewables products and services.

Provision of energy options for the growing regional business and residential market.

Recycling projects and the circular economy. Transforming the traditional take-make-waste system into a circular economy reduces the perpetual reliance on primary raw materials and costs, leading to increased efficiency, innovation, and profitability for investors.



INVESTMENT OPPORTUNITIES

- Further development linked to the region's natural resources.
- Growing innovative sector with expanding businesses.
- Direct access to national and international markets.
- Access to a range of natural resources and an advanced supply chain.

2



FOOD AND AGRICULTURE

With a focus on farm-to-fork, Gympie is one of Australia's most productive food producing areas. The sector generated $128m in exports, value add of $151m and supported 1,566 local jobs.

The region is home to recognised food manufacturers, including Nestle, Nolan Meats, and Suncoast Macadamias.

Naturally fertile-rich volcanic soils, a sub-tropical climate, sunshine, spring-fed river systems, and regular seasonal rainfall – coupled with a strong focus on sustainability – ensure only the highest quality food is produced.

You only need to look at Gympie's rolling green pastures to know this is dairy country, and here the local dairy cows and goats produce some of Queensland's purest fresh milk. Sheep, beef cattle and grain farming; meat and meat product manufacturing and fruit and nut growing are the largest employing businesses in this sector.

Fast Facts

$128M
Total export sales during 2023/24.

$315M
Total sector sales during 2023/2024.

1,566
This growth supported 1,566 local jobs

* Value of the agriculture, aquaculture, fishing sectors (2023/24).

Key Industry Sectors

Snapshot

MEAT
BEEF, LAMB, POULTRY, PORK

BEVERAGE
WINE AND CRAFT BEER

FLORA
CUT FLOWERS AND PLANT NURSERIES

RURAL
HAY AND WOOL

FARM AND AGRIBUSINESS PRODUCE

FRUIT AND NUTS
Avocados, mangoes, strawberries, pineapples, orchard fruit, macadamias, oranges and mandarins.

VEGETABLES
Mushrooms, beans, potatoes, broccoli, cabbages, carrots, cauliflowers, pumpkins, lettuces, sweet corn, onions, capsicum, and melons.

DAIRY
Whole milk, eggs, artisan cheese, ice-cream, gelato, yoghurt, butter, cream and custard.

BROADACRE CROPS
Sugarcane, mung beans and cotton.

INVESTMENT OPPORTUNITIES

- **Processing, packaging and distribution of products such as nuts, dairy products, dried and baked goods, avocado and macadamia nut oils, and a range of sauces, jams, and chutneys.**
- **Specialty crops that capitalise on the subtropical climate, quality soil, and reliable rainfall.**
- **Marine-based industries including fishing, marine supplies, and other seafood production.**
- **Increased export demand for local food in the Australian "foodie" market.**
- **Diversified farming including new crop or animal varieties, and on-farm processing.**
- **Agri-tourism through the development of farm-based and nature tourism activities.**

What Makes The Gympie Region Unique?

- Diverse range of food production from fresh to value-added.
- Nutrient-dense soils and reliable sub-tropical climate.
- Innovative and consumer-conscious food producers.
- Sustainable and regenerative farming practices.
- Being part of the Great Sandy Biosphere Reserve.





3 TIMBER AND FORESTY INDUSTRY

Logging and timber processing have been and continue to be a strong contributor to the region's economy. During 2023/24 the sector generated $478m in total sales, $390m in exports and supported 686 jobs.

The industry generates 8% of Queensland's wood product manufacturing value and 18% of Queensland's forestry and logging value.

State forests managed for plantation timber production make up a significant proportion of the Gympie region land base at 84,000 hectares of Araucaria (Hoop Pine) and Southern Pine (Hybrid Pinus species) plantations. From this area, approximately 600,000m3 of plantation timber is harvested each year, enough to build around 9,000 houses.

Timber from the region is delivered to timber processors both within the region and South East Queensland.

The plantations are managed, with between 2,000 and 3,000 hectares of plantations re-established each year, planting approximately two to three million seedlings predominantly grown at a nursery located in the Gympie region.

Fast Facts

$390M

- *The sector generated 24% of the regions exports during 2023/2024.*

686

- *Sector supported jobs with 10% degree educated.*

INVESTMENT OPPORTUNITIES

- The requirement to provide timber products to support the demand for new housing across Australia.
- Drive innovation in Australia's sustainable building resource and investment in timber buildings.

Key Industry Sectors



4 CONSTRUCTION INDUSTRY

The sector generated $1.138bn in sales during 2023/24 supporting 2,382 local jobs broadly across building construction, heavy and civil engineering construction and construction services.

INVESTMENT OPPORTUNITIES

Residential Development

To meet projected population growth, the region will require 7,100 new dwellings by 2046. Building approvals remain strong, driven by residential building activity.

Opportunities exist to diversify typologies to improve availability, affordability, and housing choice.

Expanding businesses and major projects require residential accommodation for employees, including accommodation that could be converted to future legacy uses.

Industrial and Commercial Construction

- **Commercial floor space supply requirement will grow from 45,533m² to 62,814m² by 2046.**
- **Intermodal and logistics/distribution-based business parks.**
- **Industrial and distribution property supply to support a growing business sector.**
- **Opportunities to drive sustainability and innovation, including buildings made from wood with direct access to the raw material in the region.**

Fast Facts

$1.138BN
The sector generated local sales during 2023/24.

2,382
A workforce of 2,382 employees, across construction and civil.

$1BN
Investment in the Gympie Bruce Highway extension completed during 2024.

5



TOURISM

With a growing visitor economy and a burgeoning national event calendar, the Gympie region provides significant opportunities for investment. The sector is a significant contributor to the economy with $167m in total sales, 1.6m visitor nights, and 807,000 day trips to the region*.

THE REGION PROVIDES A RANGE OF SIGNATURE EXPERIENCES FROM BUSH TO BEACH, INCLUDING:

- Rainbow Beach, Tin Can Bay, and direct access to the world-famous K'gari.
- Mary Valley Rattler heritage steam train.
- Hinterland villages – Imbil, Kandanga, Amamoor, Dagun, Kilkivan and Goomeri.
- Range of drives, eco-tourism, adventure tourism, surfing and water sports, walking and cycling trails.
- Growing agri-tourism sector.
- A range of iconic events, including the Gympie Music Muster.
- The 2032 Olympic Games in Brisbane provides a range of opportunities, including visitation and tourism for the region.

Fast Facts

$167M

- *The region's tourism sector generated $167m in sales (2023/24).*

807,000

- *Day trip visitors to the region.*

INVESTMENT OPPORTUNITIES

- **Opportunities flowing from the 2032 Olympics in Brisbane.**
- **New hotel, motel, and other accommodation options.**
- **Tourism infrastructure and activities.**
- **Agritourism, adventure and ecotourism experiences.**
- **Food service opportunities.**
- **EV charging stations.**

*Source: NIEIR, 2024; ABS Census 2021; ABS Business Register, 2023; Tourism Research Australia, 2023.

6



INVESTMENT OPPORTUNITIES

KNOWLEDGE INDUSTRIES AND PROFESSIONAL SERVICES

The diversity and growth of the region's economy support a growing professional, scientific, and financial services sector, which generated $302m in sales. This growing demand supports 459 businesses and 1,260 local jobs, of which 34% are degree-level educated*.

INVESTMENT OPPORTUNITIES

Economic growth, increasing business formation rates, and population growth all provide opportunities to invest in the provision of professional, financial, and related insurance services to service Gympie and the wider region.

Fast Facts

$302M

The sector generated in sales.*

HEALTH AND AGED CARE ASSISTANCE

Largest employing industry and fastest growing in terms of jobs based on increasing demand from an ageing demographic.
The sector supports 3,894 local jobs and generated $394m in local sales during 2023/24.
The sector's average value-added growth rate over five years was 8.2% and employment was 8.9%, which was above the state average.

INVESTMENT OPPORTUNITIES

Health care and social assistance jobs' economic value has increased strongly over the last five years driven by population growth and ageing, which creates aligned investment opportunities including:

- **Medical and allied health services.**
- **Lifestyle, health and wellness services.**
- **Residential accommodation including housing diversity options .**
- **Purpose designed commercial premises for lease and sale.**

*Sources: NIEIR, 2024; ABS Census 2021; ABS Business Register, 2023

Key Industry Sectors

7



EXPORTING BUSINESSES LEAD THE WAY

Exporting businesses generated $1.41bn during 2023/2024, with manufacturing the largest exporting sector with a mix of Australian and international sales. The region's largest exporting industries are food products ($276m) and wood products manufacturing ($331m); agriculture, forestry and fishing ($169m), and mining ($95m). (NIEIR 2023/24).

IMPORTED GOODS SIGNAL OPPORTUNITIES FOR INVESTORS AND ENTREPRENEURS.

Imports by industry are sales of goods and services from outside of the region to resident households, businesses, and other organisations located in the region.

The leading importing industry sectors include manufacturing $911m; health care and social assistance $295m; professional, scientific, and technical services $207m. Other sectors of note include retail, wholesale, and financial and insurance services through the sale of products and services. The total of goods and services imported amounted to $2.971bn during 2023/24, providing opportunities to service demand from within the region.

Fast Facts - Imports

$911M
From manufacturing.

$295M
From health care and social assistance.

$207M
From professional, scientific, and technical services.



THE GYMPIE CBD

The Gympie CBD, including Mary Street, provides a range of services to the wider region, including government, professional and financial services, and retail. With the growing population, the business community and tourism sector will require a range of additional services to support increasing demand.

INVESTMENT OPPORTUNITIES

- The development and creation of new retail, dining, and entertainment precincts.
- Speciality and boutique retailers.
- Consumer-based service industries.
- Professional, business, and financial services firms.



KEY BUSINESS LOCATIONS



GYMPIE *CBD*

The centre of the Gympie region accommodating a mixture of retail, commercial, government and residential accommodation. Mary Street is the heart of the CBD, characterised by historic and character buildings, providing opportunities for retail, leisure, food and beverage and professional service investments.

Property Overview

The Mary Street core of the Gympie CBD is zoned "principal centre" to reflect the primacy of the Gympie Town Centre in the retail and commercial hierarchy of the Gympie region. The town centre is surrounded by civic, residential, lower order commercial and low impact industry precincts.

Access

Access to the town centre is available at numerous points from both the existing and new Bruce Highway alignments.

Lot sizes

A diverse range of lot sizes and existing floor plates are available for retail, commercial, light industrial and residential buildings.



MONKLAND *AND GLANMIRE*

Strategically located adjacent to an interchange on the upgraded Bruce Highway with a range of existing manufacturing, engineering, and commercial uses.

Property Overview

Current zoning includes low, medium and high-impact industry zones and an area zoned specialised centre to support large format retailing.

Access

Located on the existing Bruce Highway to the south of the Gympie CBD, and with access to the new Bruce Highway.

Lot sizes

Flexible individual lot sizes from 1,000m² are available.



CURRA

Preliminary investigations indicate that the site has the potential to generate up to 300 hectares of readily developable industrial land. Future uses could include a rail/road modal interchange. The site is identified by the draft Wide Bay Burnett Regional Plan as an industrial investigation area with potential for large format, medium and high-impact industries, freight logistics and primary products processing.

Access

Direct access from the Bruce Highway and provides an opportunity to connect to the North Coast Railway, which would facilitate rail freight access north to Central Queensland and south to Brisbane.

Lot sizes

Further planning is underway to confirm the feasibility and characteristics of this potential new industrial area.



GYMPIE *NORTH*

Gympie North is a mixture of industrial and commercial precincts across north Gympie, commercial precincts accommodating a wide range of manufacturing, engineering, commercial, and retail uses, including the Nestle factory.

Property Overview
A mixture of low, medium and high impact zoning and activities.

Access
Located on either side of the Bruce Highway.

Lot sizes
Existing industrial, commercial and retail premises available on leasehold and freehold.



GYMPIE *AERODROME*

The Gympie Aerodrome caters for a mixture of private and commercial hangar lessees, aircraft manufacturing, engineering, aviation services businesses, and flight schools. The aerodrome also supports multiple airside operations, including glider operations, recreational and general aviation flying, aerobatic, and flight school operations, parachuting operations, and aerial fire-fighting operations via QFES.

Property Overview
The aerodrome property is owned freehold by Gympie Regional Council. Permitted land uses include aviation related activities.

Access
Located 12 kilometres south of the Gympie Town Centre, access to the Gympie Aerodrome is off the Old Bruce Highway and Lobwein Road at Kybong.

Lot sizes
Currently fully leased.
Options may arise in the future.



GYMPIE *SOUTHSIDE*

Located across the Mary River to the south-west of the Gympie CBD, Southside has been the focus of new residential development within Gympie for the past two decades. The area continues to grow with ongoing potential for low and medium-density residential development and supporting retail and commercial development.

Property Overview
A range of zones have been applied to the Southside area to facilitate the development of a new urban area.

Access
The Southside area may be accessed from the East (Gympie Town Centre) via the Kidd Bridge from the Bruce Highway, from the South via the Mary Valley Road and from the North and West via Glastonbury Road from the Wide Bay Highway.

Lot sizes
A range of residential densities from very low rural residential to medium-density residential development are provided for within the Southside area.

Key Business Locations

KEY BUSINESS LOCATIONS



RAINBOW *BEACH*

Rainbow Beach is one of the region's iconic tourism destinations located on the Cooloola Coast and provides access to K'gari via the barge at Inskip Point.

Property Overview

Rainbow Beach offers a range of residential and tourism opportunities. The town includes a suite of urban zonings including low and medium-density housing, tourist accommodation, commercial and medium impact industry. Nearby Inskip Point is the jumping-off point for the ferry service to K'gari. Beach camping and 4WD driving, fishing, boating, water sports and the extensive surrounding national park areas combine to create a broad tourism appeal.

Access

Access is via the Bruce Highway (M1) and the Tin Can Bay/Rainbow Beach Road.



IMBIL

Imbil is a rural township in the heart of the Mary Valley offering a range of opportunities to service a growing population and tourism demand. The town supports a diverse rural hinterland with strong agriculture, tourism, and forestry sectors. Imbil is expected to play a significant supporting role in the nearby Borumba Dam Pumped Hydro-Electricity project.

Property Overview

A full suite of urban land use zones are available within the township to support its function as the key centre within the Mary Valley, including low and medium-density residential, commercial and medium impact industry zones.

Access

Located in the southwest of the region, 20km from the Bruce Highway (M1), readily accessible from the growing South-East Queensland population centres.



TIN CAN *BAY*

Located on the east coast of the region, Tin Can Bay is a popular tourism destination. Tin Can Bay provides a range of residential, marine, commercial, and tourism opportunities.

Access

Access via the Bruce Highway (M1) and Tin Can Bay Road. Tin Can Bay also has a 172 berth marina.





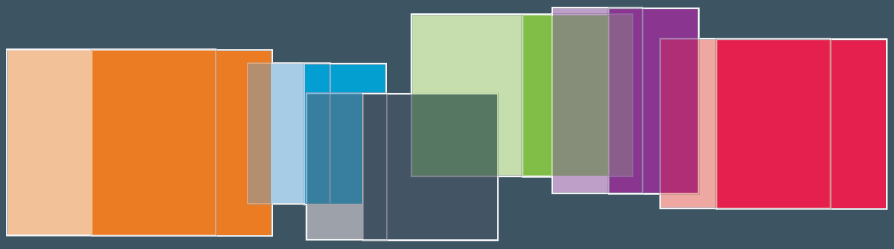
HOW CAN WE HELP?

Gympie Regional Council provides a range of services to assist investors, including:

- **Support to identify development land and commercial property.**
- **Government liaison including assistance with planning, development approval and regulatory requirements.**
- **Access to government programs, financial incentives and supply chains.**
- **Connections to government agencies, industry associations and related contacts.**
- **Economic, demographic data and analysis, including key industry sector profiles.**



GYMPIE REGIONAL COUNCIL



CONTACT US

For a confidential discussion regarding investing in the Gympie region and the available opportunities, contact:

Coordinator Economic Strategy and Advocacy
Gympie Regional Council

Phone: 1300 307 800
Email: invest@gympie.qld.gov.au
Visit: Business – Gympie Regional Council

Note: Council accepts no liability with respect to the accuracy or currency of data or information contained in this prospectus. The content is also not investment advice and has been prepared without taking into account your investment objectives, financial situation and particular needs (including financial and taxation considerations) as an investor. You should seek independent and qualified professional advice. Data is compiled and presented by .id (informed decisions)

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SAM PATEL 1300 105 049|0411 072 012

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SAM PATEL 1300 105 049|0411 072 012

WHAT OUR CLIENTS SAY ABOUT US?

Matt Lui — ★★★★★

Working with Sam Patel at Let's Buy Property for my dual key property purchase in Brabham, Perth, was a smooth and straightforward experience. The team provided clear advice, excellent support, and kept me informed throughout the entire process. Whenever I had a question, Sam provided an answer straight away. I highly recommend them to anyone looking to invest in dual-key properties.

Elias Makanyire — ★★★★★

Sam is very professional and goes above and beyond to explain the nitty-gritty of property buying. He is always available to communicate and assist at any time of the day. I can confidently rely on Sam for any future purchases.

Pawandeep Kaur — ★★★★★

I would confidently recommend Sam to anyone purchasing investment property in Rockhampton. Their combination of expertise, integrity, and genuine care for client outcomes is rare and invaluable. Whether you're a first-time investor or an experienced buyer, they will guide you toward a sound investment decision.

Harmeet Singh — ★★★★★

Sam is very friendly and genuine person. He always remains professional and provides correct guidance. His team is very approachable and dedicated to provide high quality service. Highly recommended agent for investment and first home properties.

Deepak Mahe — ★★★★★

I recently purchased a house and land package in South Yunderup, WA, and I couldn't be happier with the experience. Sam guided me throughout the entire process and helped me find a beautiful place that perfectly suits my needs. He was always responsive, professional, and willing to assist with any questions along the way. His knowledge and support made the entire journey smooth and stress-free. I truly appreciate his dedication and would highly recommend Sam to anyone looking to buy a home.

Rimpy Saini — ★★★★★

We had an excellent experience working with Sam. From start to finish, they were professional, knowledgeable, and truly understood our needs. They guided us through every step of the process, provided honest advice, and made the entire journey smooth and stress-free. Their negotiation skills were outstanding, helping us secure the property at a great price and on favourable terms.
Communication was always clear and prompt, which gave us a lot of confidence throughout. We highly recommend their services to anyone looking to buy a property - reliable, trustworthy, and genuinely committed to achieving the best outcome for their clients.

EXPRESSION OF INTEREST

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PURCHASER 1 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PURCHASER 2 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PACKAGE DETAILS

Lot#
Address:
Estate:
Suburb:
Land Price: $
Build Price: $
Package Price: $

SOLICITOR DETAILS

Company Name:
Company Address:
Contact Name:
Contact Mobile:
Contact Email:

PURCHASING AS

Investor: ☐ Owner Occupier: ☐

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Email Address: admin@letsbuyproperty.com.au
Contact Number: 1300 105 049 | 0411 072 012

SEND WITH EOI

ID (front and back): ☐
Deposit Slip: ☐
Finance Pre-Approval / Eligibility Letter: ☐

ACKNOWLEDGEMENT

This EOI is non-binding and subject to acceptance. I authorise Let's Buy Property to collect, use and disclose my personal information to relevant parties as required to facilitate my property purchase and comply with applicable AML/CTF and legal requirements.

CONSENT

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