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

$725,600

5 3 2



ACCORD 20
DUKE

*façade renders are an artist impression only



Yallarah
Lot 634 Bursaria St, Echuca 3564

Lot Frontage: 16m
Lot Depth: 35m
Land Area: 560(m^2)
Total House Area: 183.15(m^2)
Land Price: $251,000
Build Price: $ 474,600
Exp. Title Date: September 2027
Package Structure: 2 Part Contract
Orientation: East

- AWARD WINNING BUILDER
- BUILDING HOMES FOR OVER 25 YEARS
- 100% FULL TURNKEY PRICE
- LANDSCAPING, FENCING AND DRIVEWAY INCLUDED
- 2590MM CEILINGS
- 900MM APPLIANCES

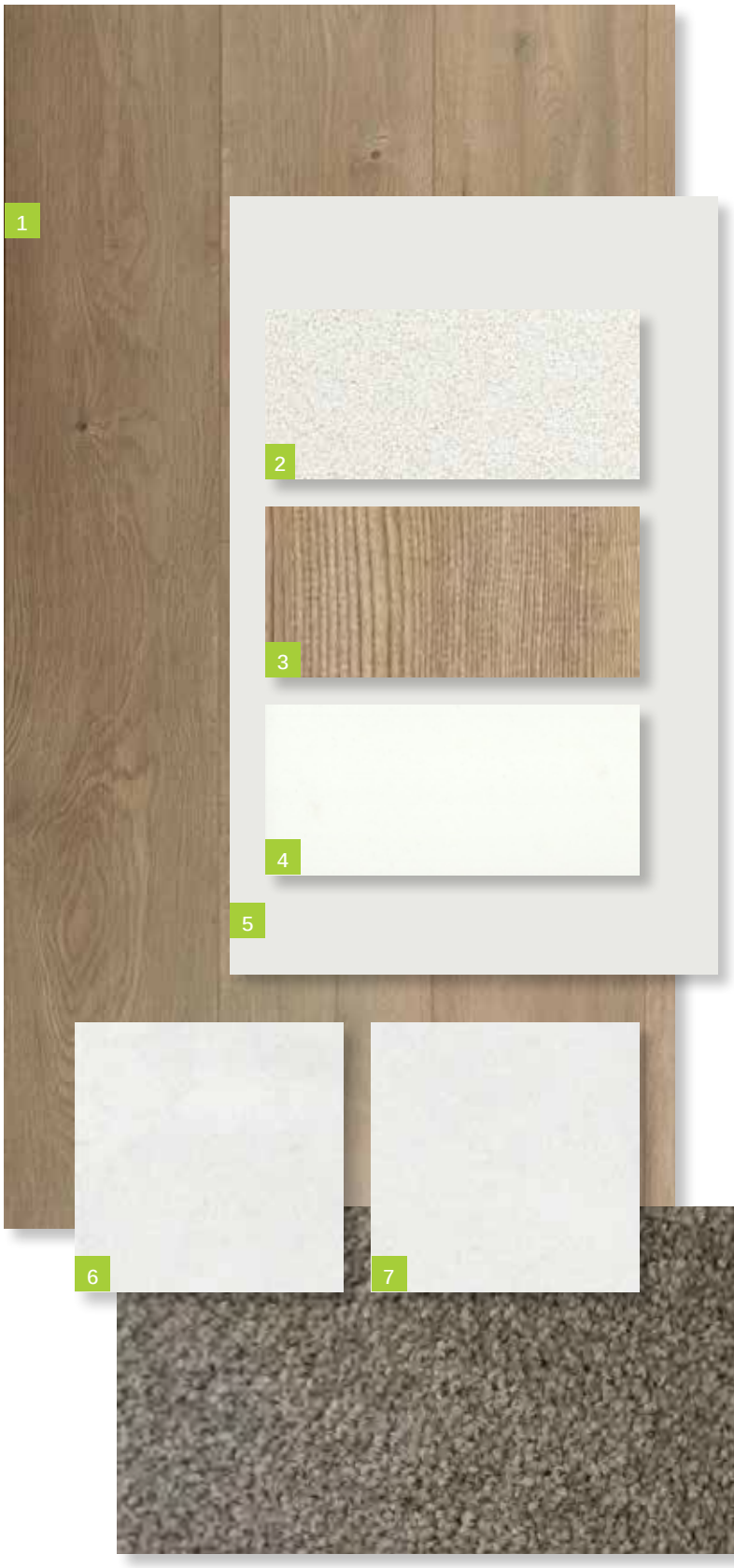
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Please refer to the Business Development Manager for floorplans and further product details. Package current as at 23/09/2026. Package price based on standard floorplan, builder?s nominated façade and builder?s preferred siting. All house and land packages are subject to developer?s final approval. Land prices and availability are subject to change without notice. Plans are exclusively owned by Let's Buy Property and shall not be copied, distributed or altered, without the written permission of Let's Buy Property. Let's Buy Property reserves the right to change package details, prices or substitute the make, model and/or type of any of the above products, specifications, inclusions or promotion without notice or obligation. Images are for illustrative purposes only and may not represent standard inclusions. Please refer to final contract documents and final working drawings for exact details.



INTERNAL COLOURS

INTERNAL COLOUR SELECTION ALPINE



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 3141 Osprey
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velvet Finish
   Square Edge ABS Edging
   Colour: Mocha Firewood
4. **Splashback**
   BEAUMONT TILES
   Colour: United White Gloss (182174)
   Size: 100x300mm
   ARDEX
   Grout: White
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Feather Dawn 19.40
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga White (1204371)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belga White (1204371)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
8. **Carpet**
   ROYAL PARADE
   Colour: March
   Underlay – 7mm



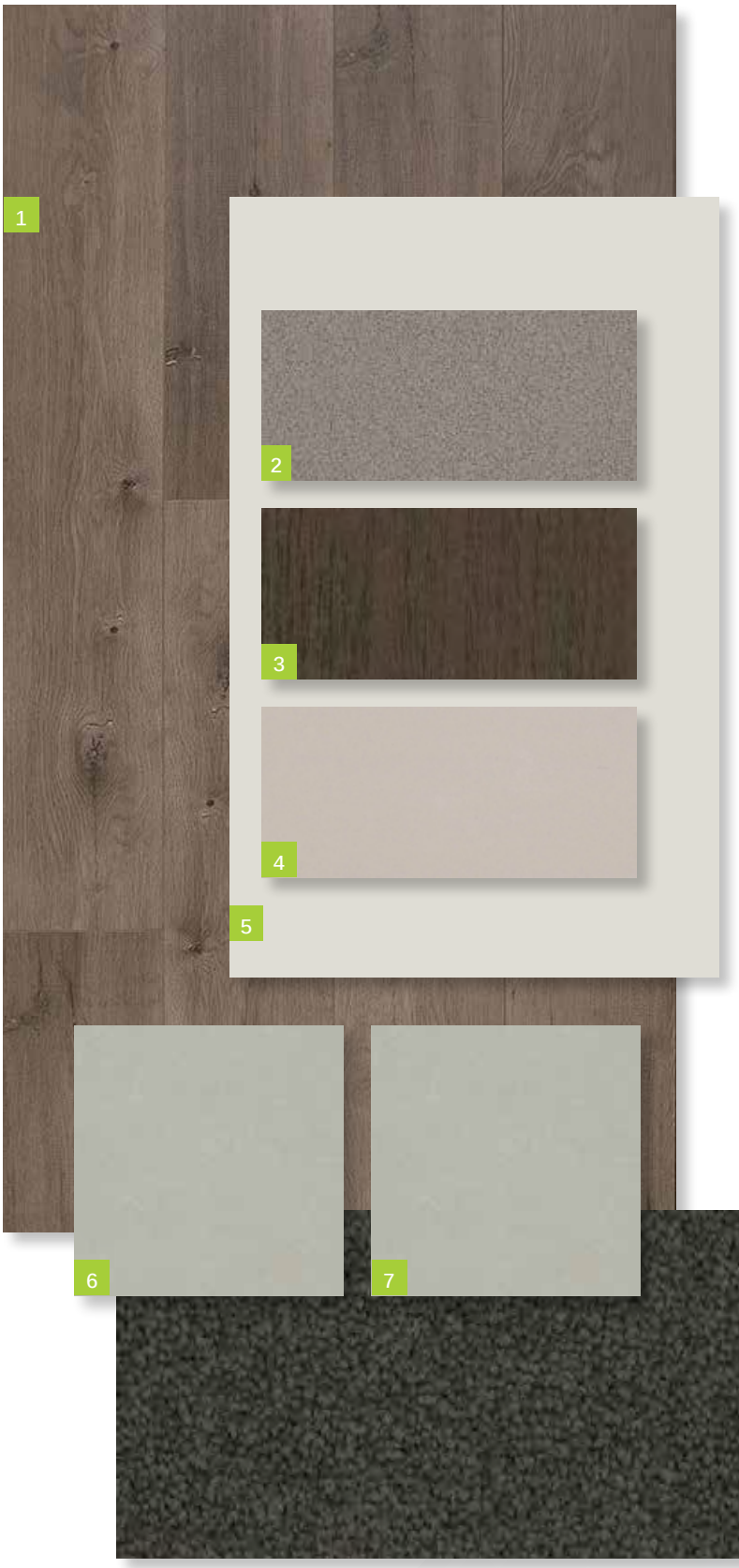


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INTERNAL COLOUR SELECTION BASALT



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 2040 Urban
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velour Finish
   Square Edge ABS Edging
   Colour: Bodega Oak 1009
4. **Splashback**
   BEAUMONT TILES
   Colour: United Pumice Gloss (1006457)
   Size: 100x300mm
   ARDEX
   Grout: Misty Grey
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Floral White ½ strength
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Infinite Dark Grey (1223068)
   Size:450x450mm
   ARDEX
   Grout: Charred Ash
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Infinite Dark Grey (1223068)
   Size:450x450mm
   ARDEX
   Grout: Charred Ash
8. **Carpet**
   ROYAL PARADE
   Colour: Urban Grey
   Underlay – 7mm

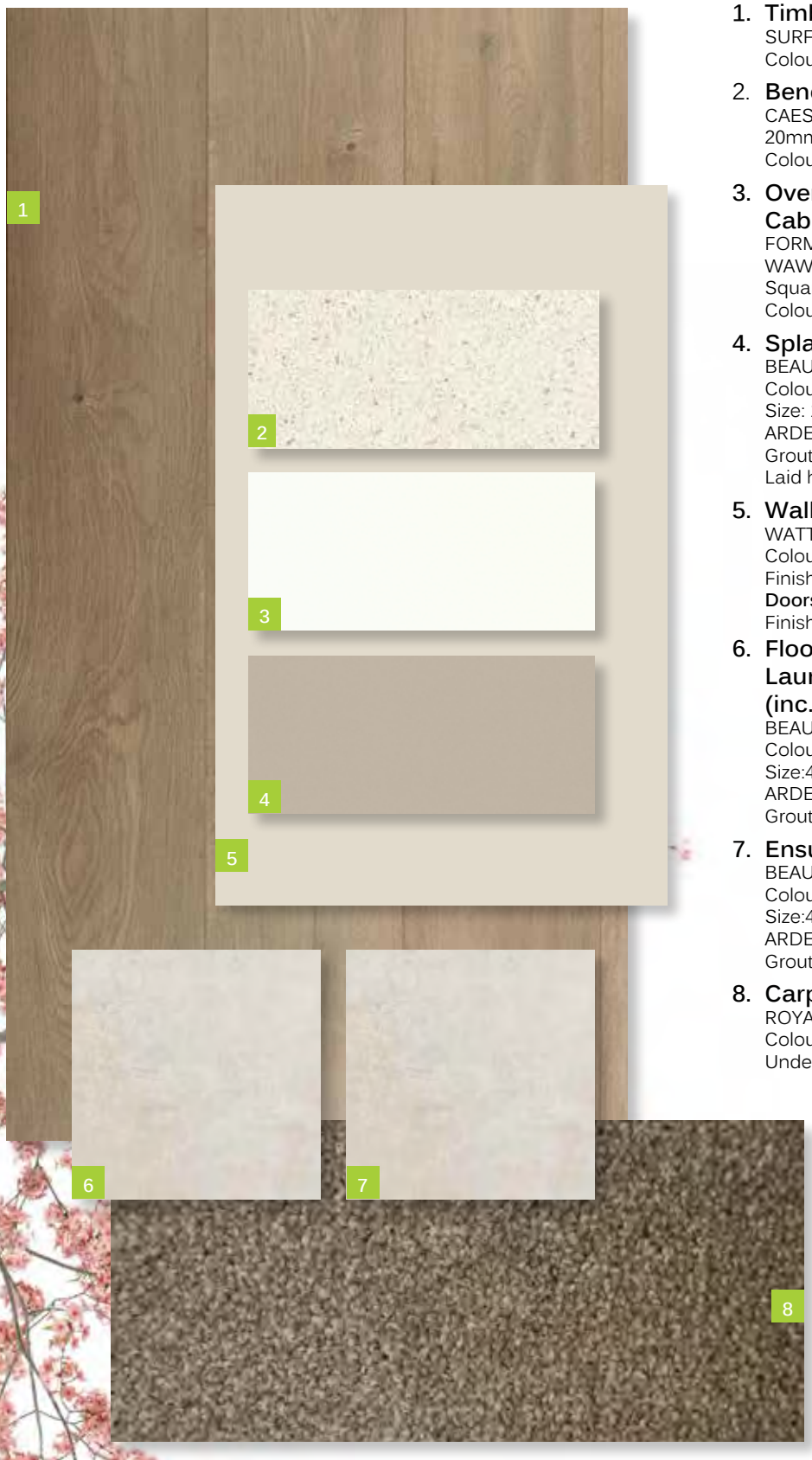


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INTERNAL COLOUR SELECTION IVORY



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   WAW Velour Finish
   Square Edge ABS Edging
   Colour: Warm White
4. **Splashback**
   BEAUMONT TILES
   Colour: United Ash Latte Gloss (182055)
   Size: 100x300mm
   ARDEX
   Grout: Travertine
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Grand Piano 1/4 A204
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga Ivory (79934)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belga Ivory (79934))
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
8. **Carpet**
   ROYAL PARADE
   Colour: Hazelnut
   Underlay – 7mm

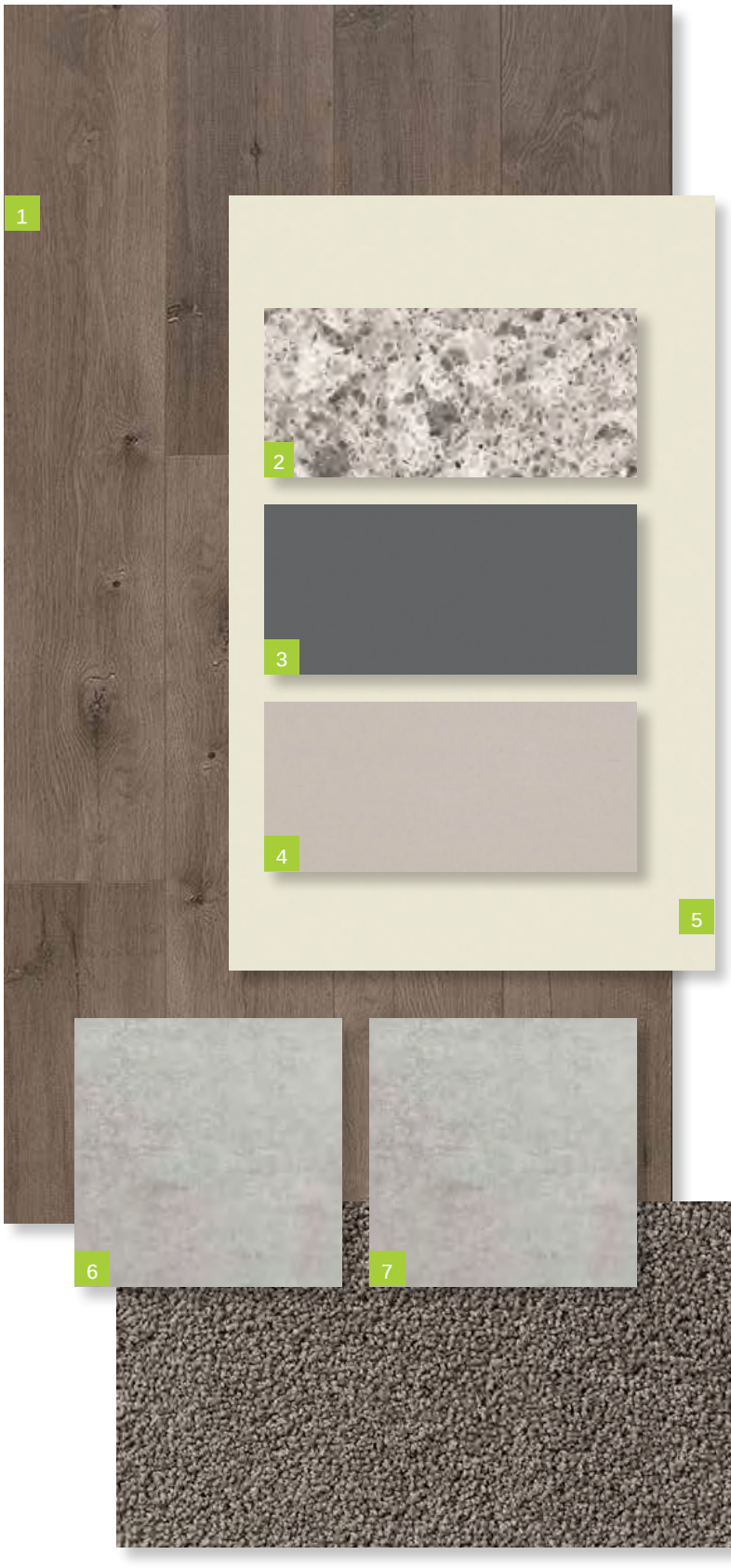


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INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn - Newtown
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velvet Finish
   Square Edge ABS Edging
   Colour: Storm S2
4. **Splashback**
   BEAUMONT TILES
   Colour: United Pumice Gloss (1006457)
   Size: 100x300mm
   ARDEX
   Grout: Misty Grey
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: White Smoke T15 3.6
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga Grey (79931)
   Size:450x450mm
   ARDEX
   Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belg
   Size:450x45
   ARDEX
   Grout: Mage
8. **Carpet**
   GOTHAM
   Colour: Bird
   Underlay –



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INCLUSIONS





EXTERNAL

SITE COSTS

- Fixed Price Site Costs including Rock Excavation

EXTERNAL ITEMS

- Concrete Roof Tiles as per colour document 1
- Colorbond Fascia, Gutter and Downpipes 2
- Bricks as per colour document 3
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch 4
- Letterbox (with numbers)

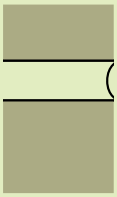
GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls 5
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)







Natural colour mortar with rolled joints





2040mm high x 820mm wide front entry door and entrance set

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KITCHEN



- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry



Cabinet handles



Stainless Steel Dishwasher



900mm Stainless Steel Upright Cooker



900mm Stainless Steel Canopy Rangehood



Mixer Tap

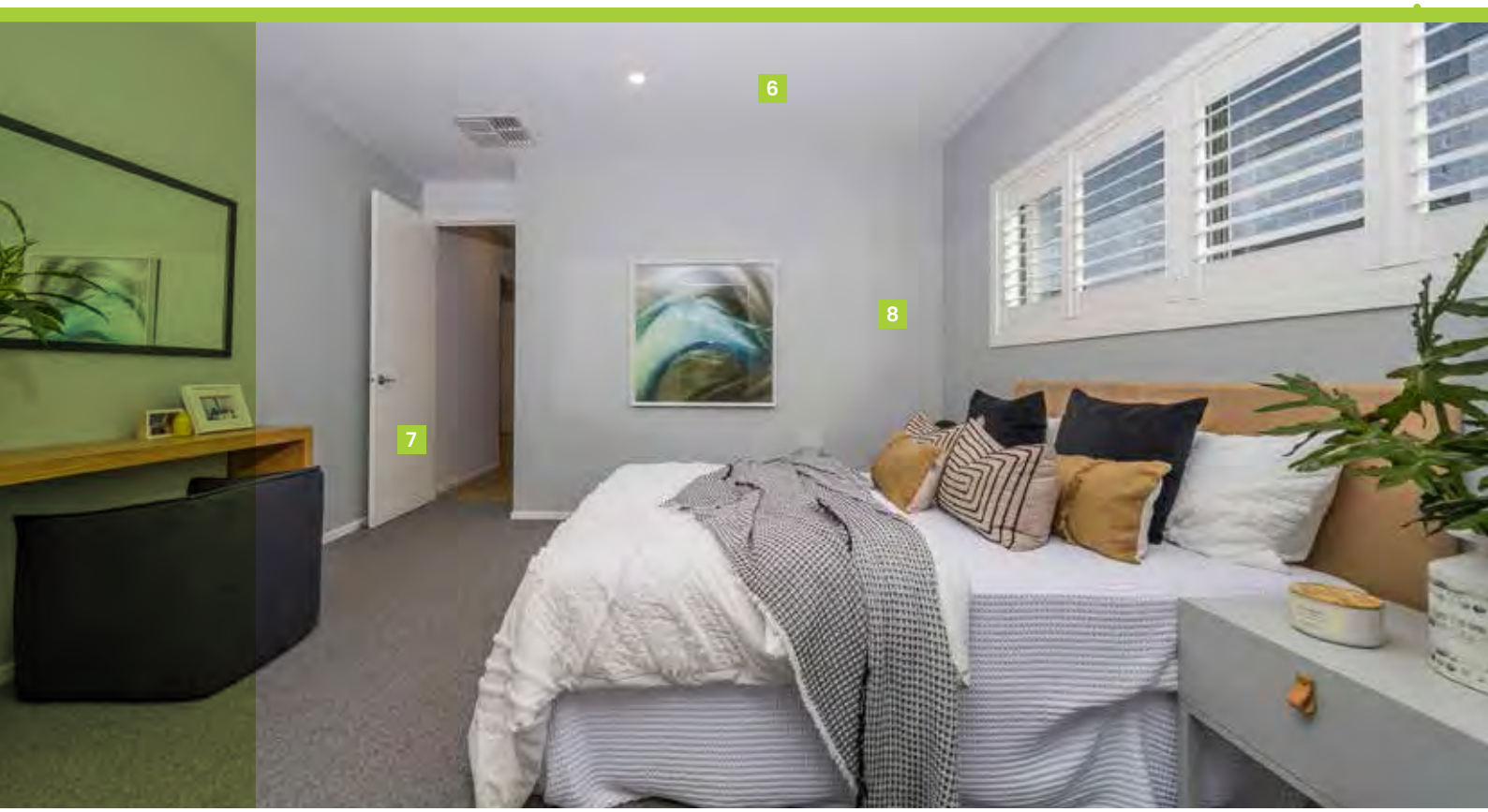


Stainless Steel Double Bowl Sink



20mm Caesarstone Benchtops with 20mm Square Edge

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INTERNAL

INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey 6
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout 7
- Lever Door Handles

WINDOWS

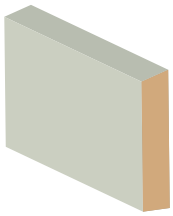
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

PAINTING

- 3No. Coat Paint system throughout 8
- Gloss Enamel Paint to Architrave and Skirting

FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting



Internal lever door handles



75mm scotia cornice

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BATHROOM

BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback



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Shower straight arm



Bath outlet



Laundry mixer tap



Shower mixer tap

Acrylic Bath



Laundry trough and cabinet



Single towel rail



Basin mixer tap



Toilet roll holder



Semi-framed shower screen



Vanity basin



Toilet Suite

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INTERNAL



HEATING / COOLING

- Gas Ducted Heating 9
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

ELECTRICAL

- Double Power Points throughout 10
- LED Downlights throughout 11
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points 12
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

ENERGY EFFICIENCY

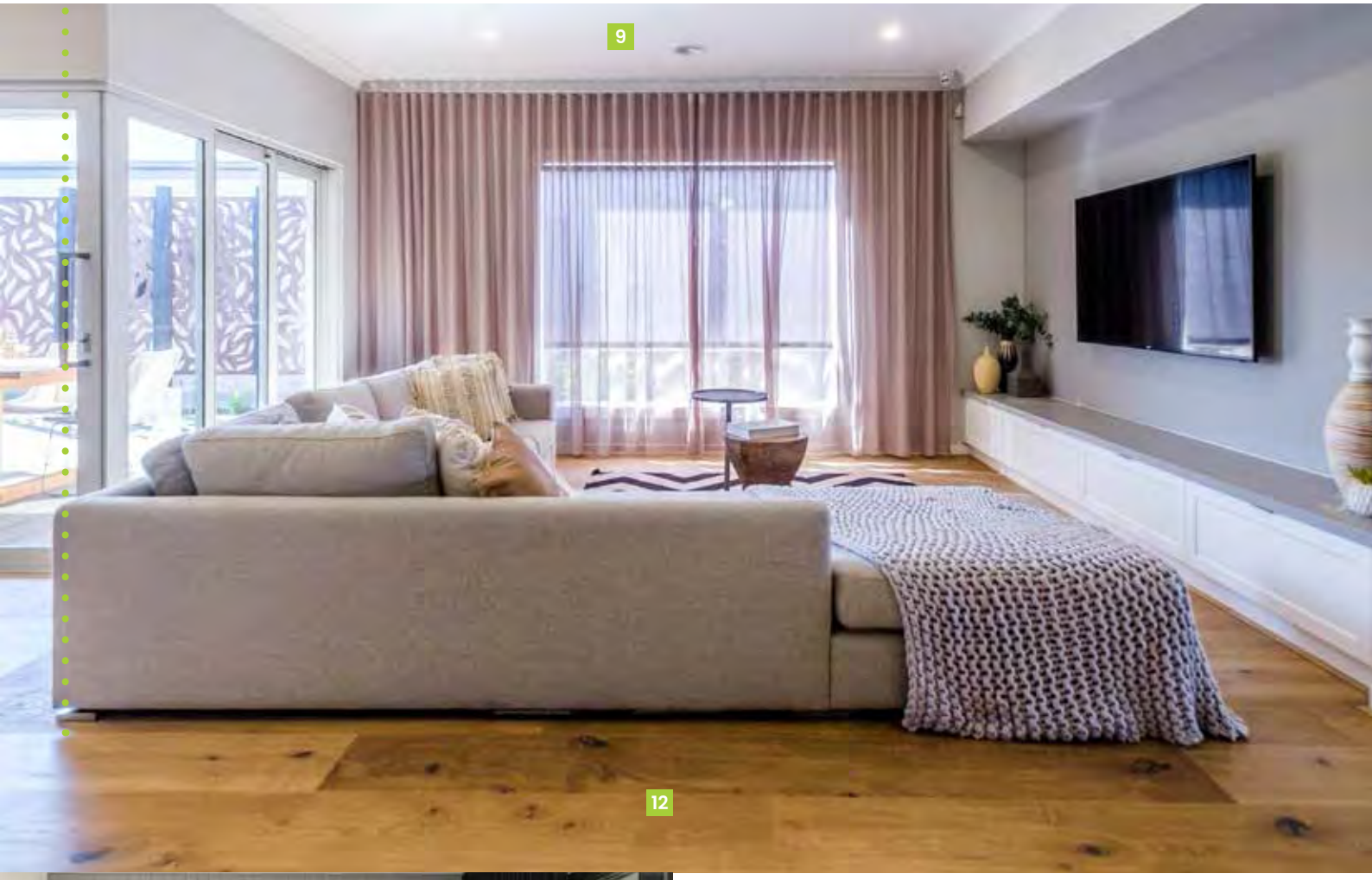
- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

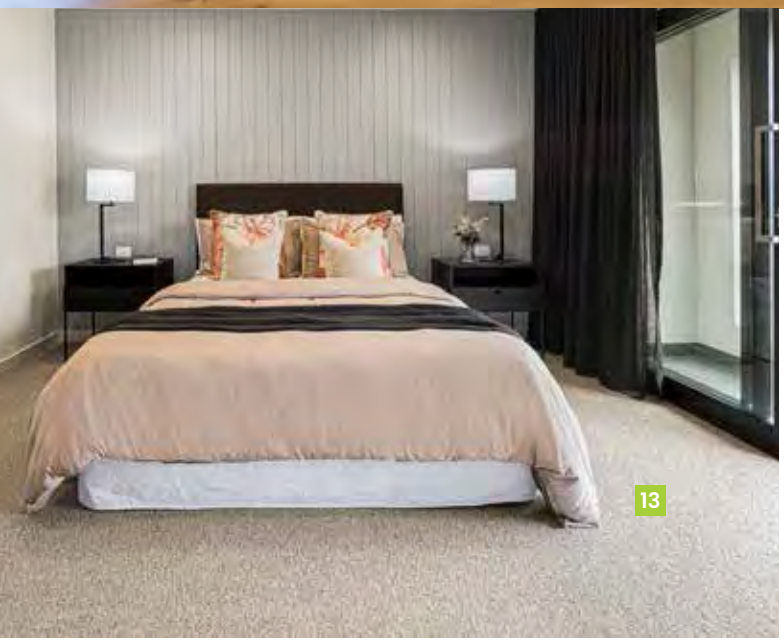
LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

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SURFACES AND FINISHES





FLOOR COVERINGS

- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) 12
- Carpet to remainder of House (as per standard house plan) 13

GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty

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PS935541A

ENLARGEMENT
SCALE 1:100

MGA 2020
ZONE 55

BURSARIA STREET

BEECH STREET

See Enlargement

637 490m²
636 490m²
635 490m²
634 560m²
633 607m²
632 625m²
638 560m²
639 560m²
640 640m²
641 640m²
642 640m²
643 640m²
644 560m²
645 560m²
631 521m²
630 560m²
629 560m²
628 560m²
627 556m²
RESERVE No 1 34·6m²
601 628m²
602 558m²
603 628m²
604 628m²
605 627m²
606 697m²
607 697m²
608 538m²

BRANCH DRIVE

ROAD R-1 6473m²

McSWAIN ROAD

SURVEYOR'S FILE REF: 321524-006SV00	SCALE 1: 750 — 7.5 0 7.5 15 22.5 30 — LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
spiire 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au	Licensed Surveyor: James Philip Tyrrell Version: 5		

24th September 2026

To whom it may concern,

Subject: Curb Side Rental Appraisal – Lot 634 Bursaria Street, Yallarah Estate, Echuca Victoria 3564 & Lot 634A Bursaria Street, Yallarah Estate Echuca Victoria, 3564

We have undertaken a curb-side rental assessment of the above-mentioned site to determine its potential market rental value upon completion in accordance with the provided plan drawings. In forming our opinion, we have taken into consideration the following factors:

- Recent rental evidence from comparable properties within a 1000mt radius over the past six months
- 4 Sillion Street Echuca
- 28 Beech Street Echuca
- 1 Sillion Street Echuca
- The property's location and surrounding amenities
- Current market conditions and rental demand
- Supply levels within the local rental market
- Dwellings to be separately metered , electrical, gas and NBN
- Individual access and rear yard spaces
- Seperate stoned or concreted car space for the unit (3 car spaces in total) if possible
- No oncharge of water usage to renters
- Seperate heating/cooling for both areas

Based on this analysis, it is our professional opinion that the property could possibility achieve a rental return in the range of:
Lot 634 - $700-$720 per week
Lot 634A - $500-$520 per week
Should you require any further information, please do not hesitate to contact our office.

Important Notice: This appraisal is a professional estimation provided by LJ Hooker to assist in guiding your rental strategy. It is not a formal valuation and should not be relied upon as a guarantee of income. We recommend that you seek independent financial and property advice before making any critical investment decisions.

Kind regards,

Kobi McLaren
Senior Investment Property Manager
0467 911 046
echucarentals@ljhooker.com.au
LJ Hooker Echuca Moama
1/249 Anstruther Street
Echuca. Vic 3564
54806922
ABN: 48 029 904 981
ACN: 138197734

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Your Property Tax Depreciation Estimate







Helping you maximise your return on your investment

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Lot 634 Bursaria St, Echuca, VIC 3564



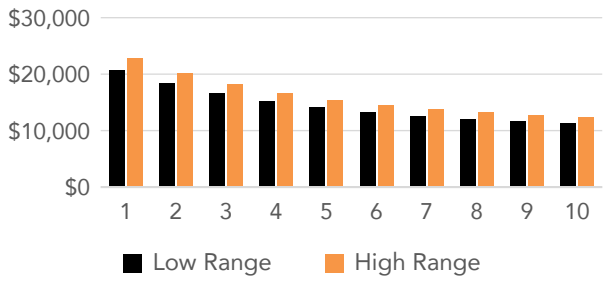
Low Range

Year	Capital Works	Plant & Equipment	Total
1	$10,100	$10,600	$20,700
2	$10,100	$8,300	$18,400
3	$10,100	$6,500	$16,600
4	$10,100	$5,100	$15,200
5	$10,100	$4,000	$14,100
6	$10,100	$3,100	$13,200
7	$10,100	$2,400	$12,500
8	$10,100	$1,900	$12,000
9	$10,100	$1,500	$11,600
10	$10,100	$1,200	$11,300
11+	$301,800	$3,500	$305,300
Total	**$402,800**	**$48,100**	**$450,900**

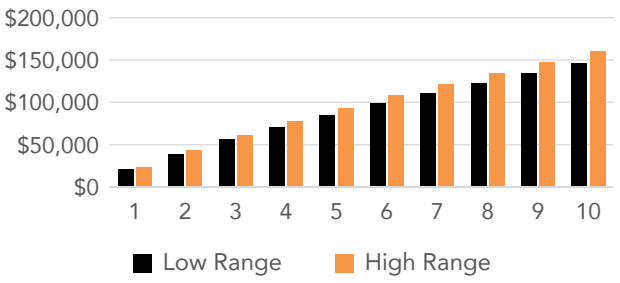
High Range

Year	Capital Works	Plant & Equipment	Total
1	$11,100	$11,700	$22,800
2	$11,100	$9,100	$20,200
3	$11,100	$7,100	$18,200
4	$11,100	$5,500	$16,600
5	$11,100	$4,300	$15,400
6	$11,100	$3,400	$14,500
7	$11,100	$2,700	$13,800
8	$11,100	$2,100	$13,200
9	$11,100	$1,600	$12,700
10	$11,100	$1,200	$12,300
11+	$334,200	$4,500	$338,700
Total	**$445,200**	**$53,200**	**$498,400**

Year by Year Comparison



Cumulative Comparison



Please note this is an ESTIMATE ONLY. It cannot be submitted to the ATO as it does not meet the ATO's criteria for final settlement and construction cost for each individual purchase. This estimate shows the first 10 years, the full schedule will contain 40 years of depreciation. For a tailored report that would be accepted by the Australian Taxation Office please contact Duo Tax to arrange your report.

PropCalc

Powered by BMT Tax Depreciation

Property Report



Lot 634 | Bursaria St **Echuca VIC 3564**

BMT Tax Depreciation
QUANTITY SURVEYORS

1300 728 726 | bmtqs.com.au

Investment results



Lot 634 | Bursaria St **Echuca VIC 3564**

Holding costs per week **$226**

Property result **POSITIVELY GEARED**

Rental yield **8.54%**

The report provided is for information purposes only. The report is not a valuation and nothing in this report constitutes legal, taxation or financial advice. Please refer to the Disclaimer contained within the report.

Your detailed information

Property overview

Est. year of construction	2026	Est. year of purchase	2026
Was property purchased new	Yes	Ownership	Investment property
Purchase price	$725,600	Deposit Percentage	10%
Deposit Amount	$72,560	LMI capitalised	Yes
Lenders Mortgage Insurance (LMI)	$14,106		

Purchase cost

Loan Amount	$667,146	Other costs	-
Stamp duty	$10,130	Registration fees	$300
Legal fees	$1,500	Pre-purchase reports	$1,500
Loan to value ratio	91.9%	Interest rate	6.75%
Total funds required	$85,990		

Income

Rent per week	$1,240	Number of weeks rented	50
Other annual income	-	Annual income	$62,000

Expenses

Body corporates fees	-	Council rates	$3,000
Insurances	$3,000	Interest on loan	$45,032
Property management rate	6%	Property management fees	$3,720
Repairs	$500	Advertising/Stationery	$300
Water charges	$1,200	Other costs	-
Total expenses	$56,752		

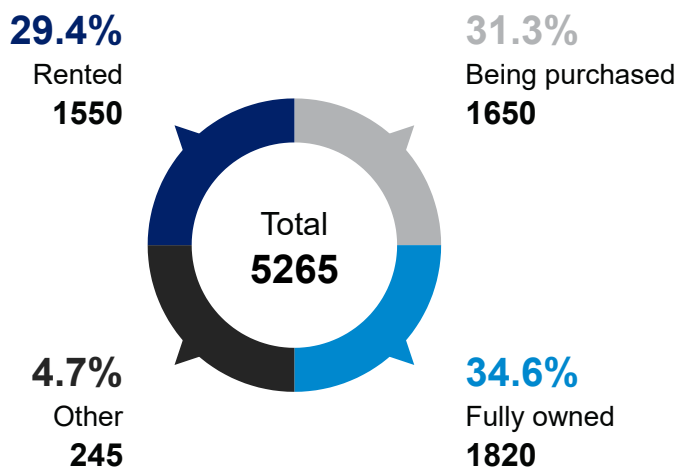
Cashflow

Total income	$62,000	Total expenses	$56,752
Depreciation estimate	$22,800	Tax deductions	-$17,552
Marginal tax rate	37%	Tax refund	$6,494
Before tax cashflow	$5,248	Yearly cashflow result	$11,742

Property address: Lot 634 | Bursaria St Echuca VIC 3564

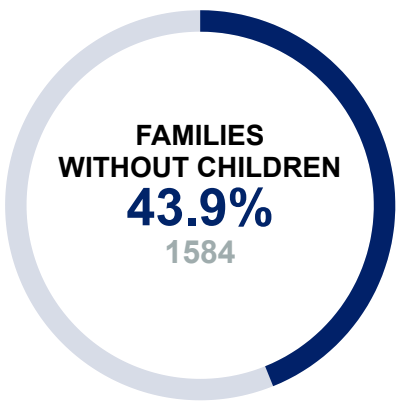
Statistics

Home ownership - Echuca



Data Provided by © 2026 Australian Bureau of Statistics (ABS)

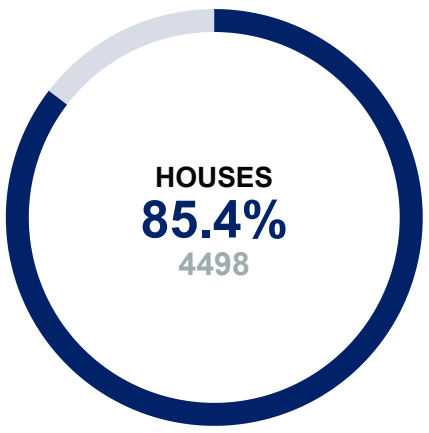
Neighbours

Families	Median monthly mortgage repayments	Median weekly rent	Weekly household income
	$1,353	$250	$1,139

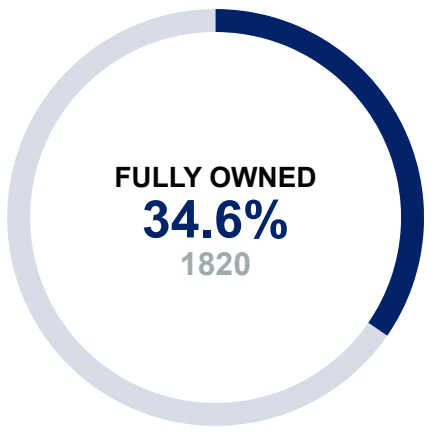
Data Provided by © 2026 Insight Data Solutions Pty Limited

Neighbourhood

Dwelling type



Home ownership



Data Provided by © 2026 Insight Data Solutions Pty Limited and Australian Bureau of Statistics (ABS)

Property notes

DISCLAIMER

PropCalc is provided with an illustrative calculator for information purposes. Calculations and results are estimates and provided as a guide only and may only be used as an illustrative estimate of the potential holding costs of a residential investment and owner occupied property. PropCalc provides results and outcomes based upon information provided by you, the user, and assumptions made. Income, expenses and other costs are assumed to be evenly spread throughout the period indicated by the PropCalc, but PropCalc may not take into account all fees, charges or other amounts that may be charged to you and your personal tax circumstances (for example, Medicare Levy and HECS contributions). The PropCalc combines inputs of income, expenses, marginal tax rates and depreciation estimates. All depreciation entitlements are estimated using the BMT Tax Depreciation estimation tools. Accordingly, you should consider the potential longer term impacts of any factors of property investing when reviewing the affordability of a property over any period.

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INVESTMENT **PROSPECTUS**

THRIVE BY THE MURRAY



murray river council

DISCOVER MURRAY River Country

LIVE WORK INVEST River Country

ACKNOWLEDGEMENT OF TRADITIONAL CUSTODIANS

Murray River Council acknowledges the Yorta Yorta, Wamba Wamba, Wiradjuri and Barapa Barapa peoples as the traditional custodians of the land on which the Murray River Council townships are located. We pay our respects to Elders past, present and future. We acknowledge the stories, traditions and living cultures of Aboriginal and Torres Strait Islander peoples on this land and commit to building a brighter future together.

SOURCES

Data and statistics referenced in this document have been sourced from the following sources: REMPLAN; REMPLAN Forecasts; ABS 2021 Census Place of Work Employment (Scaled); ABS 2021 / 2022 National Input Output Tables; ABS June 2023 Gross State Product; ABS 2021 Census of Population and Housing; ABS 2022 / 2023 Tourism Satellite Account and TfNSW TZP22.

DISCLAIMER

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While Murray River Council has exercised reasonable care in preparing this document, it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.

REFERENCES

Throughout this document, the phrase Murray River region is used to reference the Murray River Council Local Government Area (LGA). The Murray River Council LGA consists of the main towns of Moama and Barham and the surrounding villages of Mathoura, Wakool, Moulamein, Murray Downs and Tooleybuc, covering a total land area of 11,85 square kilometres.

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DISCOVER

- Why Murray River Council
- Murray River Council snapshot
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- Economic profile
- Murray River advantages

INVEST

- Major projects
- Discover opportunities
- Murray River industries
- Agriculture
- Construction
- Manufacturing
- Health care and social assistance
- Tourism, sport and leisure
- Accommodation and food services
- Education and training
- Renewable energy

THRIVE

- Murray River lifestyle
- Work-life balance
- Arts and culture
- Major events
- Incentives and assistance
- Contact

2024 edition
www.investrivercountry.com.au
52 Perricoota Road, Moama, NSW, 2731

DISCOVER
MURRAY RIVER COUNCIL

WELCOME TO A REGION TEEMING WITH UNTAPPED POTENTIAL.

Located in the heart of southeastern Australia, the Murray River Council Local Government Area (LGA) is one of NSW's fastest growing regional municipalities. Spanning 11,865 square kilometres of rich, fertile land the region is located 227 kilometres north of Melbourne and 800 kilometres south of Sydney. Positioned as the 6th fastest growing local government areas in Regional NSW, the Murray River Council region is projected to grow by 17,267 new residents by 2046.

Proximity to major urban centres, strong population growth, robust infrastructure and availability and affordability of developable land make the Murray River region an ideal destination for investors seeking sustainable, long-term growth.

KEY INVESTMENT SECTORS

- **Agriculture**
- **Construction**
- **Manufacturing**
- **Healthcare and social assistance**
- **Tourism, sport, and leisure**
- **Accommodation and food services**
- **Education and training**



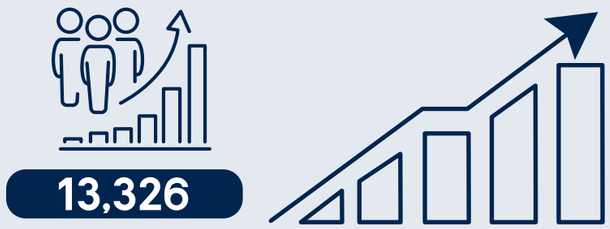
MURRAY RIVER SNAPSHOT

Situated on the Victorian-New South Wales border, the Murray River Council region offers central connectivity to major urban centres, facilitating seamless trade and commerce with domestic and international markets. Its robust infrastructure, including well-developed transport networks supports a wide range of industries from agriculture and manufacturing to tourism.



ECONOMIC **PROFILE**

POPULATION



13,326

28.6%
Growth by 2046

UNEMPLOYMENT



2.2%
Unemployment

2.5%
YoY decrease in unemployment

JOBS 4,860



2,856
Businesses

30.6%
Growth Rate 2011-2021

TOP EMPLOYERS BY SECTOR 2023



24%
Agriculture, Forestry & Fishing



15.4%
Accommodation & Food Services



8.3%
Construction



8%
Health Care & Social Assistance

Source: REMPLAN, ABS Census 2021, ABS 2022 / 2023 Tourism Satellite Account and TfNSW TZP22.



$925M
Gross Regional Product (GRP)

3.7%
Annual GRP Growth

$1.8B
Economic Output

$795M
Regional Exports

$114M
Visitor Expenditure

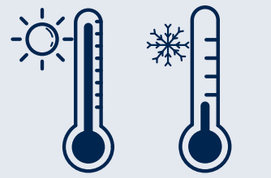


2.5
Hours to Albury

2.5
Hours to Melbourne



60 MINS
to Bendigo Airport



30C **16C**



Affordable Diverse land



Highly Productive Soils

ECONOMIC **PROFILE**

300 DAYS
of Sunshine

$1.6M
Annual Visitors

$593K
Median House Price

363 M3/S
Secure Water

$114M
Visitor Spend

14%
Increase in Residentual Building Approvals

41%
of Residents have a Certificate III & IV

2.5 HRS
to Melbourne International Airport

25%
Lower Rental Prices than Sydney

36.8%
of residents have a Batchelor or Higher Degree

Source: REMPLAN, ABS Census 2021, ABS 2022 / 2023 Tourism Satellite Account and TfNSW TZP22.

MURRAY RIVER **ADVANTAGES**

OUR STRENGTHS, YOUR OPPORTUNITY

ABUNDANT NATURAL RESOURCES

The Murray River region's temperate climate, fertile soils, abundant natural resources, and cost-effective business environment make it ideal for agriculture, horticulture, and tourism. Consistent sunshine ensures high-yield crops and premium wine production, while also attracting tourists year-round.

- **300+ days** of sunshine a year
- 363 m3/s of **secure water** via the Murray River
- Southwest **Renewable Energy Zone** harnessing wind and solar
- Rich, fertile soils for cultivating **high-quality** ingredients

STRATEGIC LOCATION + SUPPLY CHAIN ADVANTAGES

Investing in the Murray River Council region means benefiting from its strategic location, established supply chains and excellent transport network. With built-in routes to market and an existing skilled workforce, the region provides a strong and stable foundation for new and existing ventures.

- **Centrally** located between Sydney and Melbourne
- 6,716+ existing **skilled workforce**
- **Well-developed** transport network: highways, rail and airports
- Direct access to **established industries:** manufacturing, construction, agriculture and tourism



FLOURISHING VISITOR ECONOMY

Boasting picturesque landscapes, vibrant cultural attractions, year-round sunshine and endless river activities, the Murray River region is a premier tourism destination. Generating $114 million annually, the regions thriving visitor economy provides investors extensive opportunities in hospitality, accommodation, entertainment and tourism services.

- Established visitor economy generating **$114 million** annually
- **Year-round** tourist appeal due to its favourable climate
- Close **proximity** to Melbourne
- **1.6 million** visitors annually

VERSATILE + AFFORDABLE LAND

In the Murray River Council region, land is abundant, affordable, and diverse, catering to a range of industries and projects. From expansive agricultural holdings to commercial and residential projects, investors have ample opportunities to tailor their investments to suit their needs.

- **Competitive** pricing
- Versatile **zoning**
- Large lots with **no height restrictions**
- **Cost-effective** operations

GROWING + RESILIENT ECONOMY

The Murray River Council region has experienced two decades of strong population growth, becoming a thriving centre to live, work and invest. Significant population increase projections set the stage for future growth, opening up extensive opportunities in all major industries.

- **16%** population increase over two decades
- Significant recent growth with a **quarter increase in residents** over the last two years
- Projected **28.6%** population rise by 2041

CROSS-BORDER WORKFORCE ADVANTAGE

Located on the NSW-Victorian border, the Murray River region offers unique workforce advantages with its cross-border communities like Echuca-Moama and Barham-Koondrook. Residents enjoy enhanced work-life balance opportunities while businesses and investors benefit from access to a diverse talent pool from both sides of the border.

- Regional clusters of **exceptional talent** in agriculture, manufacturing, hospitality, construction and health
- **Double** the workforce, through cross-border communities
- Strong industry and education **partnerships** for next-generation talent

INVEST IN **MAJOR PROJECTS**

Over the next 5 years a project pipeline of $1.9 billion will propel growth across the Murray River Council region, providing extensive job opportunities and economic growth.

Several major projects including, but not limited to, the Meninya Street redevelopment, Bridge Art project and Transgrid Energy Connect project will enable long-term growth and sustainability for new and existing businesses.



1 PROJECT ENERGY CONNECT

AUSTRALIA'S LARGEST ENERGY TRANSMISSION PROJECT

Project EnergyConnect will deliver a 900-kilometre energy interconnector between the power grids of South Australia and New South Wales, enabling the transition of Australia's energy network to a greater mix of renewables.

2 COMMERCIAL PLAZA, MOAMA

$30 MILLION

Making way for a new commercial plaza, the 37,000ms site will include space for a large supermarket, medical and childcare centre, service station, café and takeaway outlets.

3 RICH RIVER GOLF CLUB EXPANSION

$10 MILLION

Expanding its existing footprint, the Rich River Golf Club in Moama will deliver a new three storey, 5-star Motel with 38 luxury suites.

4 MURRINDAAL PARK, MOAMA

$50 MILLION

Developed by Oakbridge Developments, a new large residential estate is being developed in Moama offering expansive 2000m2+ blocks and a commercial centre for a local business.

5 MOAMA BOWLING CLUB EXPANSION

$20 MILLION

Undergoing major growth, the Moama Bowling Club expansion project delivers a premium resort featuring 64 rooms, two pools, a gym, café and upscale restaurant.

6 BRIDGE ARTS PROJECT

$27 MILLION

Development of the Moama Bridge Art Precinct is a transformative, high-profile project that will provide a world-class arts precinct on the Murray River. The first of its kind, the Bridge Art Project will include a new gallery, 1km raised walkway through riverine forest and several art activations.

7 MENINYA STREET, MOAMA REDEVELOPMENT

$52.9 MILLION

The Meninya Street redevelopment project will reimagine the heart of Moama through major construction, beautification, and commercial development of five key precincts. Creating a vibrant hub for visitors and businesses alike, the redevelopment will significantly increase visitation and commercial opportunities.

8 BORDER INN, MOAMA REDEVELOPMENT

$10 MILLION

Redevelopment of the existing Border Inn on Meninya Street in Moama will see major modifications made to key facilities as well as alterations and additions to the existing footprint.

9 MOAMA PRESCHOOL

$9.6 MILLION

A brand new, state of the art Childcare centre in the heart of Moama

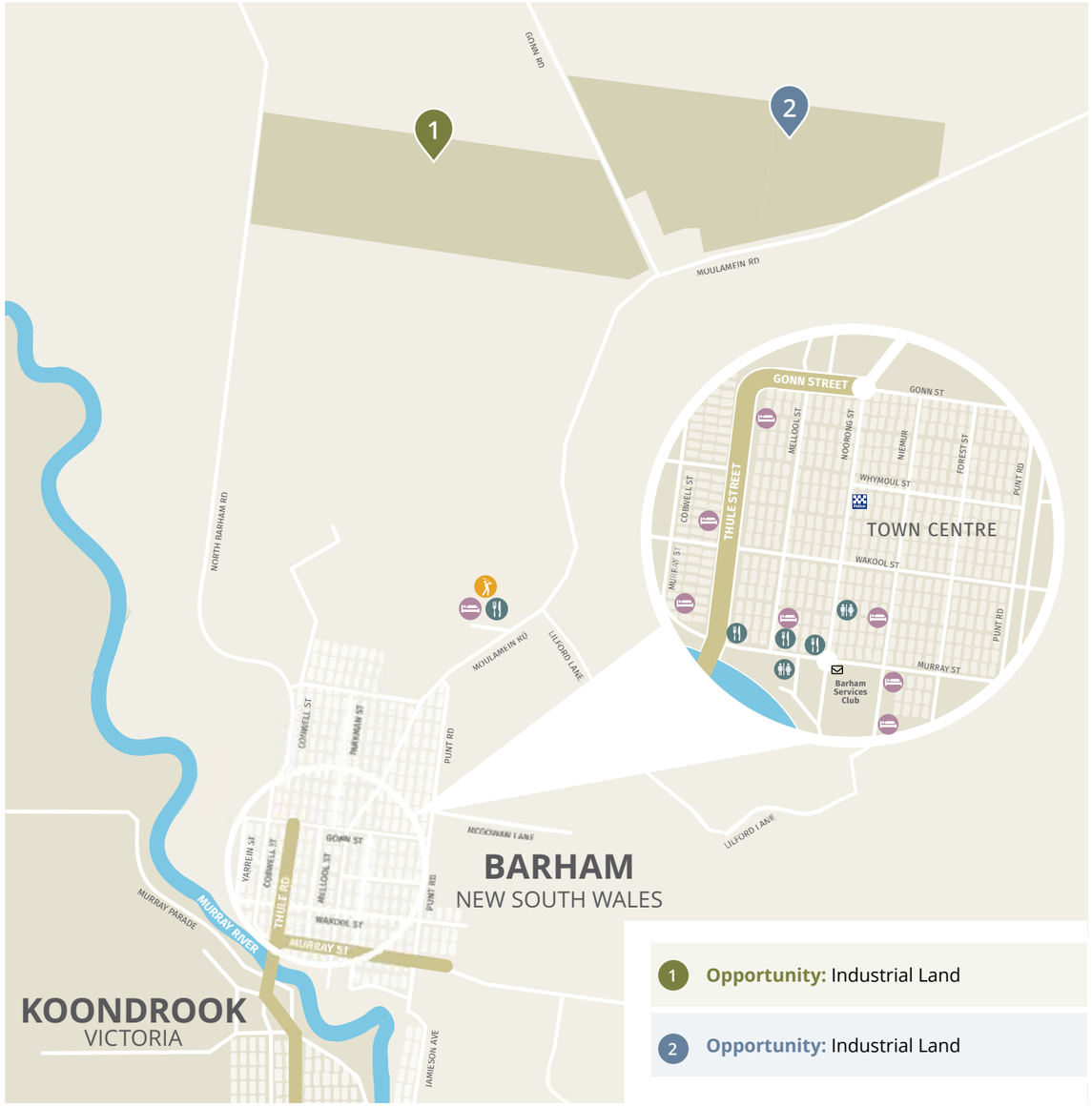
IN MOAMA

Emerging as the most sought-after location for businesses and residents alike, Moama is central to the regions accelerated growth. Today, Moama is home to 56% (6,204) of the LGA's population with the highest concentration of businesses and homes. Invest in Moama to capitalize on a growing market.

1. **Opportunity:** Industrial Land
2. **Opportunity:** Business or Industrial Land
3. **Opportunity:** Commercial, Residential or Retail
4. **Opportunity:** Residential Development
5. **Opportunity:** Riverfront Resort
6. **Opportunity:** Commercial Centre
7. **Opportunity:** Commercial Land
8. **Opportunity:** Multi-purpose Commercial
9. **Opportunity:** Industrial or Commercial Land

OPPORTUNITIES
IN BARHAM

Barham, the second largest township in the Murray River Council region, offers prime investment opportunities with its thriving agricultural sector, scenic riverfront, and strategic location for tourism and hospitality businesses.



1 **Opportunity:** Industrial Land

2 **Opportunity:** Industrial Land

OPPORTUNITIES
IN MURRAY DOWNS

Bordering the bustling town of Swan Hill in the western corner of the Murray River Council region, Murray Downs is a historic town known for its high-quality orchards and vibrant tourism sector. With its unique positioning, Murray Downs offers exceptional opportunities for businesses looking to thrive.



1 **Opportunity:**
Industrial or Commercial Land

2 **Opportunity:**
Industrial or Commercial Land

3 **Opportunity:**
Industrial Land

4 **Opportunity:**
Riverfront Development

5 **Opportunity:**
Riverfront Resort or Tourism Development

NSW: **AUSTRALIA'S MOST START-UP FRIENDLY STATE**

NSW's supportive business environment and thriving population provides strong foundations for commercial success and scalability.

RANKED #1

for fostering start-ups and meeting essential needs for a flourishing community

Source: Cisco Australia Digital Readiness Index 2022

MURRAY RIVER **INDUSTRIES**

Murray River Council is committed to fostering a thriving economy within our region, guided by a visionary 10-year blueprint for sustainable growth. At the heart of our strategy lies the **Economic Development and Tourism Strategy**, a comprehensive framework designed to accelerate growth and attract investment by 2034.

This strategy includes a range of initiatives and priorities aimed at enhancing growth in key industries and sought-after services. Among these priorities, Murray River Council has identified high-value sectors that are positioned to drive economic expansion and unlock new investment opportunities.

We invite investors to explore the wealth of opportunities within these identified industries and become integral partners in the economic transformation of the Murray River region.



AGRICULTURE
Where natural resources are plentiful

CONSTRUCTION
Paving the way for our future

MANUFACTURING
Supplying the nation

HEALTH CARE AND SOCIAL ASSISTANCE
Creating a healthy, thriving community

TOURISM, SPORT, AND LEISURE
A must-see destination

EDUCATION AND TRAINING
Live, learn, thrive

RENEWABLE ENERGY
Powering the future

ACCOMMODATION AND FOOD SERVICES
Experience the region

INVEST IN **AGRICULTURE**

ABUNDANT RESOURCES AND FERTILE SOILS

The Murray River region provides an ideal environment for agricultural production. With its temperate climate, fertile soils, abundant natural resources, and cost-effective business environment, it presents a winning combination of location advantages. The Murray River serves as a vital source of irrigation for farmers and ensures a reliable water supply for businesses.

ROBUST FOOD AND AGRIBUSINESS SUPPLY CHAIN

As a premium agricultural area, producers in the Murray River Council area lead the way in agricultural innovation, using advanced technologies to maximise diversification and output. The region's significant supply chain allows businesses to benefit from established pathways to market including access to trusted suppliers, streamlined transport and logistics and local manufacturing.

RENOWNED FOR PRODUCING HIGH-QUALITY RAW INGREDIENTS AT SCALE

The Murray River region has earned a reputation as a prime agricultural hub, producing high-quality raw ingredients year-round. With excellent growing conditions, the region excels in cultivating premium products and delivering a steady supply of diverse raw materials. Home to an extensive network of large, premium growers, producers, and farmers, the area offers investors significant advantages. These include established infrastructure, reliable production capabilities, and a well-deserved reputation for quality.

HIGHLY DIVERSIFIED INDUSTRIES

With growing demand for locally sourced, Australian-grown produce, there's a growing need for new and diversified agricultural activities in the region. Building on its rich history of traditional farming practices focused on livestock, grain and dairy production, the Murray River region is primed to serve as a strategic base for new and expanding businesses. Recent years have seen a notable shift towards diversified agricultural ventures, including vegetable and fruit crops, grape, and plant and turf cultivation. This diversification not only broadens the region's economic base but also positions it favourably to capitalise on emerging market trends and opportunities.

- Productive soils nurtured by a temperate climate with **more than 300 days of sunshine** each year
- Recognised as the food bowl of NSW for its **prime growing conditions**
- An **experienced agribusiness workforce**
- **Affordable** land and operating costs

Good soils, sunshine, and water… all the right ingredients for a thriving agricultural sector.



MANUFACTURE WHERE YOU GROW

From farm to fork, the Murray River region offers a robust infrastructure and established manufacturing ecosystem for food and beverage production. With state-of-the-art facilities, strategic logistical networks, and a highly skilled workforce, businesses can scale up or establish operations with ease. From sourcing quality ingredients to packaging and distribution, businesses can rely on the expertise and efficiency of Murray River's manufacturing ecosystem to meet diverse consumer demands and capitalise on emerging market trends.

FAST FACTS

- The agriculture sector contributes **$570.667 million (30.1%)** of total output [14]
- **56.5%** of Murray River's exports are primary industries [15]
- **Agribusiness is the region's largest employer** producing 1,167+ Jobs [16]
- **18.7% projected job growth** in Agribusiness by 2041 [17]
- **$190 million-dollar** industry revenue added [18]

14 REMPLAN | 15 REMPLAN | 16 REMPLAN | 17 | 18 ABS 2021

LIVESTOCK + MEAT

- **$69m** gross value [19]
- **614,000** livestock produced and **39,000** eggs [20]

DAIRY

- **$24m** milk gross value [21]
- **10,000** dairy cattle [22]

HORTICULTURE

- **$62m** gross value [23]
- Produced **27,000** tonnes of fruit, vegetables and plants [24]
- **14,000** tonnes of carrots produced [25]
- **9,500** tonnes of tomatoes produced [26]

HAY + SILAGE

- Produced **89,000** tonnes of pasture, cereal and crops for hay and silage [27]
- **$18m** gross value [28]

FIELD CROPS

- **$123m** gross value [29]
- Produced **163,000** tonnes of wheat [30]
- **117,000** tonnes of barley produced [31]

WINE

- **$4.3m** gross value [32]
- **5,116** tonnes of grapes produced [33]

19-33 source: ABS Agricultural Census 2020-2021

INVEST IN **CONSTRUCTION**

PAVING THE WAY FOR OUR FUTURE

Strong population growth has led to a growing demand for new residential and commercial construction in the region and that trend is set to continue. This demand is amplified by a growing visitor economy and expanding workforce, creating a continuous need for new residential, commercial, and infrastructure projects.

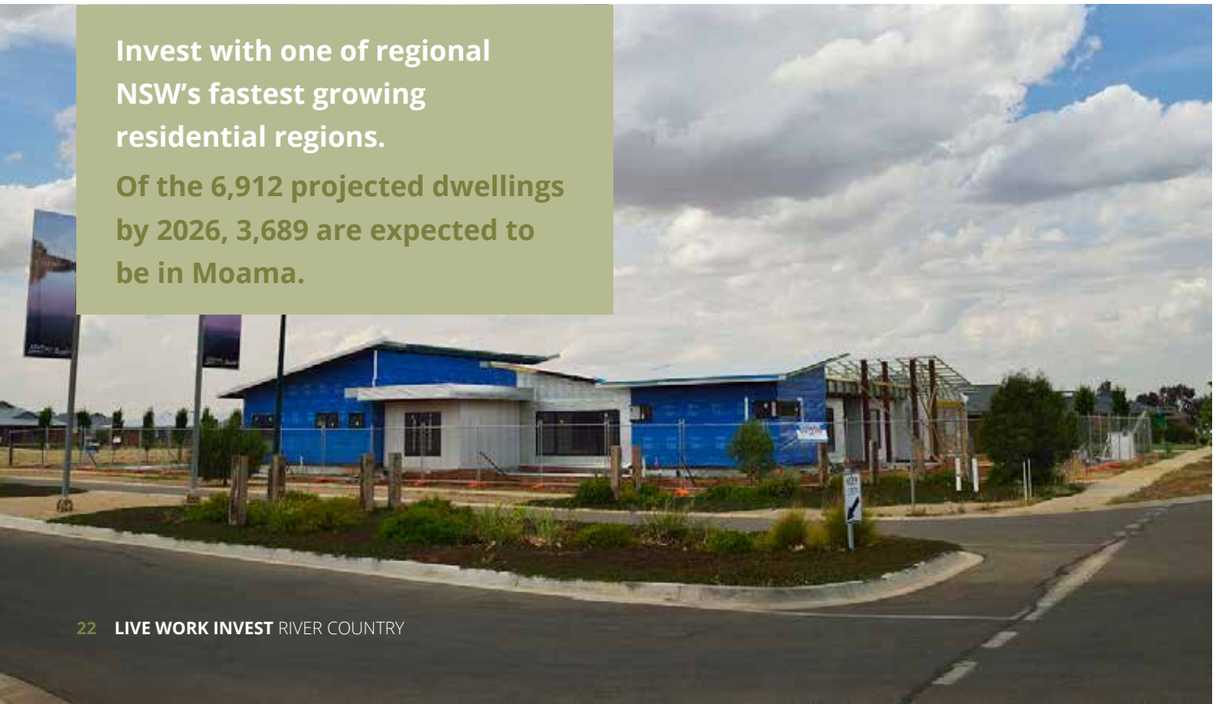
THE LOCATION OF CHOICE

Situated just 2.5 hours north of Melbourne along the picturesque Murray River, the region attracts both visitors and relocators seeking its desirable lifestyle and affordable cost of living. Recent years have witnessed a surge in regional migration, presenting increased opportunities for investors. With its affordable land prices, skilled workforce and supportive local government, the Murray River Council area offers an ideal environment for construction businesses to thrive and capitalise on its promising market potential.

- Locally made, readily available materials
- Highly experienced trade workforce
- Growing population
- Affordable land = high development demand
- 56% annual increase in residential building application FY 20/21

OPPORTUNITIES

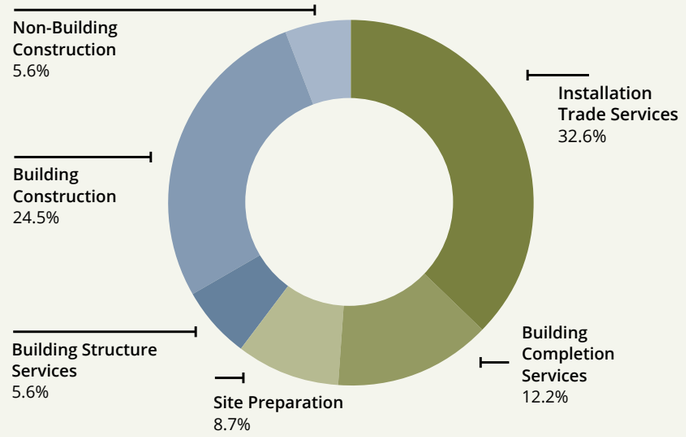
- Hotel developments
- Property developments
- Renovation and refurbishment
- Industrial and commercial developments
- Civil Infrastructure
- Age-friendly infrastructure and care homes



Invest with one of regional NSW's fastest growing residential regions.

Of the 6,912 projected dwellings by 2026, 3,689 are expected to be in Moama.

LOCAL WORKFORCE



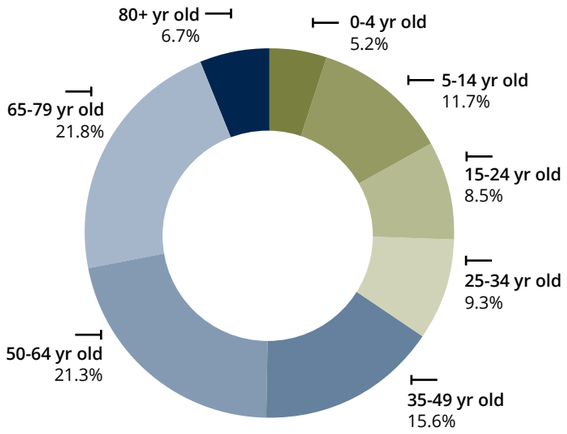


FAST FACTS

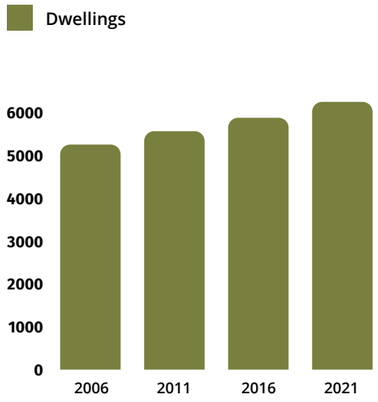
- **$243 million-dollar** industry revenue added
- **560+ Jobs** [35]
- **28.6% projected population** growth by 2046 [36]
- **Rising** regional migration
- Construction is the regions **third largest** employment sector
- **6.5% projected job growth by 2041** [37]
- **$67 million** industry value added [38]

34-38 Source: REMPLAN, ABS Census 2021

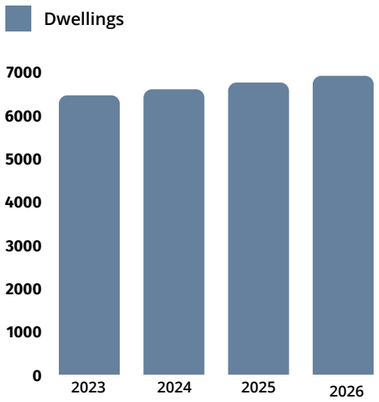
LGA DEMOGRAPHICS
2023



CONSTRUCTION GROWTH
2006-2021



PROJECTED PROPERTY GROWTH
2023-2026



INVEST IN **MANUFACTURING**

SUPPLYING THE NATION

Manufacturing is part of Murray River Council's long-standing history in innovation. The region is home to a diverse array of value-added manufacturing operations, particularly in machinery, processing, and packaging. With easy access to transport networks including rail, road, sea, and air, the Murray River region offers an ideal environment for manufacturers, investors, and major international industry players to establish their footprint. While the region is already home to several companies specialising in metals manufacturing, engineering, processing, packaging, and wine production, there remains ample room for new ventures to thrive and contribute to the region's dynamic manufacturing landscape.

- **Flexible** land sites for manufacturing and logistics
- **Well-established** supply chain
- **Affordable** cost to business
- **Proximity** to growers and producers
- **Quality producers** seeking premium processing, packaging and manufacturing



FAST FACTS

- **$294 million-dollar** industry revenue added [39]
- **$150 million-dollar** regional exports [40]
- **370 +** jobs [41]
- **Prime domestic and international** distribution routes
- **14.2% projected** job growth by 2041 [42]
- **$51 million industry** value added [43]

39 -43 Source REMPLAN, 42 Source: ABS Census 2021

ACCESS OUR LOCAL, SKILLED WORKFORCE

- **1,255** Managers
- **769** Technicians and trades workers
- **763** Labourers
- **433** Clerical and administrative workers
- **369** Machinery operators and drivers



LEVERAGE LOCAL INFRASTRUCTURE

- Established manufacturing clusters in in key central locations across the region
- Freight rail and road networks connecting the region to international markets
- Large-scale freight terminals and distribution centres within 2 hrs

$80.74M

Transport, postal and warehousing

Output 2023

$30.6M

Wholesale trade

Output 2023

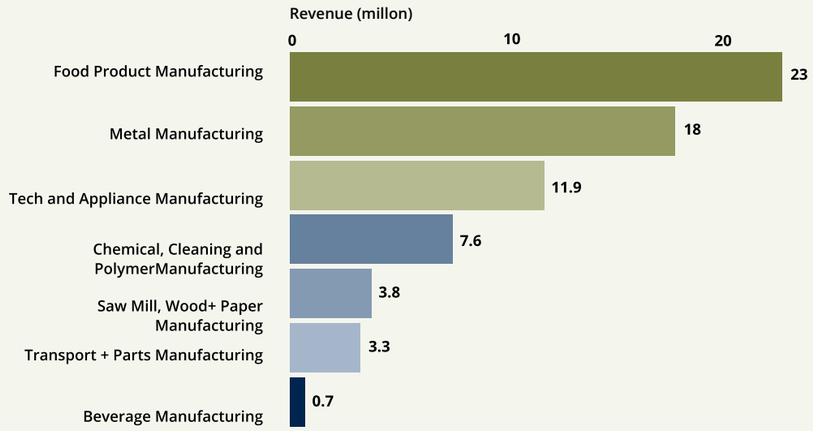
START IN MURRAY RIVER LGA TO LEVERAGE OUR LOCATION AND AFFORDABILITY

As part of Murray River Council's Employment Lands Strategy, key land rezoning will take place to provide essential commercial and industrial land to support in the growing manufacturing demand.

Emerging opportunities include:

- Industrial parks
- Commercial and homemaker centres
- Muti-purpose commercial, retail and residential developments
- Tourism developments on prime river-front sites

MANUFACTURING SUB SECTOR REVENUE



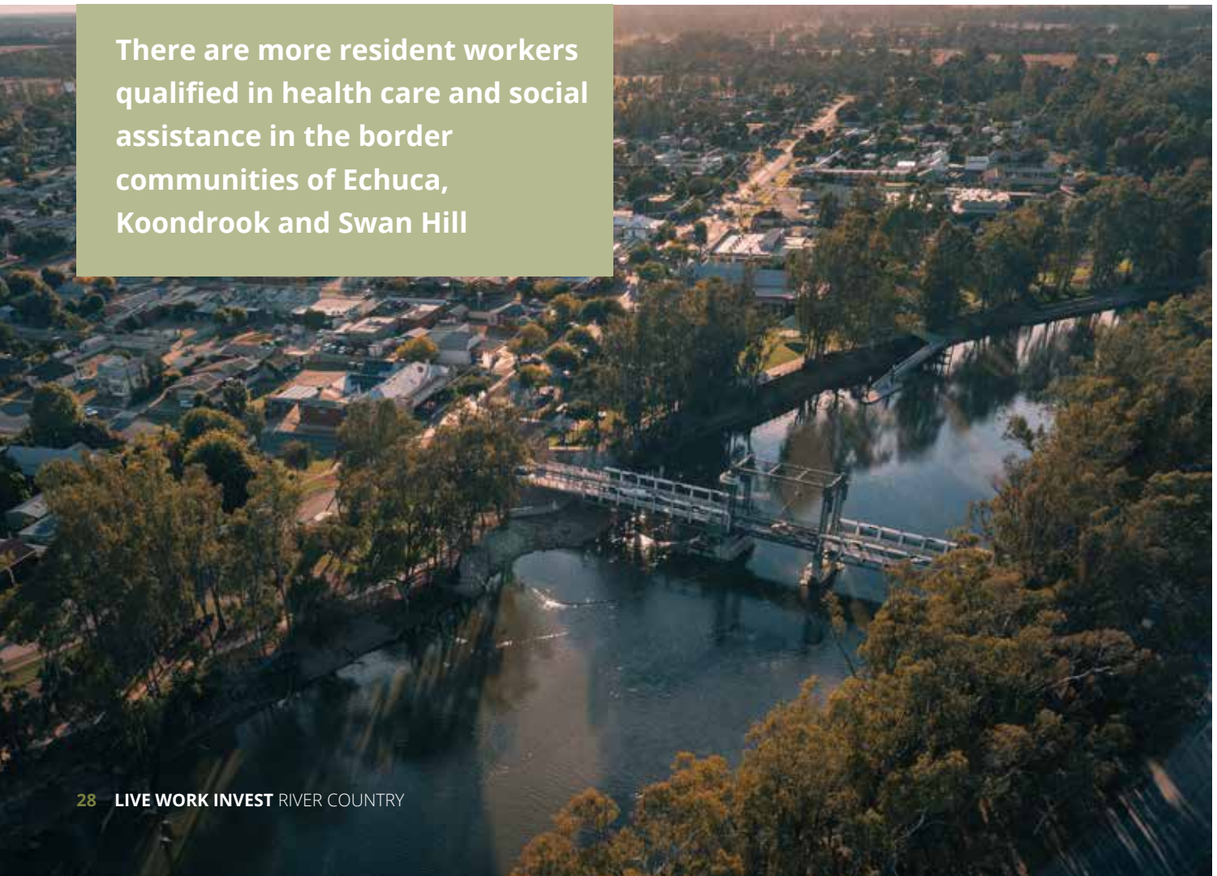
INVEST IN
HEALTH CARE + SOCIAL ASSISTANCE

CREATING A HEALTHY, THRIVING COMMUNITY

As one of the fastest-growing regions in regional NSW, the projected resident population is expected to increase by 28.6% by 2046, taking the total population from 13,016 to 17,267. This strong population growth, combined with a skilled health workforce, a strategic location, and demonstrated economic performance, offers businesses significant opportunities for expansion and innovation in the healthcare and social assistance sectors.

FAST FACTS

- **$65 million-dollar** industry revenue added [44]
- **$50.2 million-dollar** value added
- **675+ Jobs** [45]
- **28.6% projected** population growth by 2046
- **6.4% projected** job growth by 2041 [46]



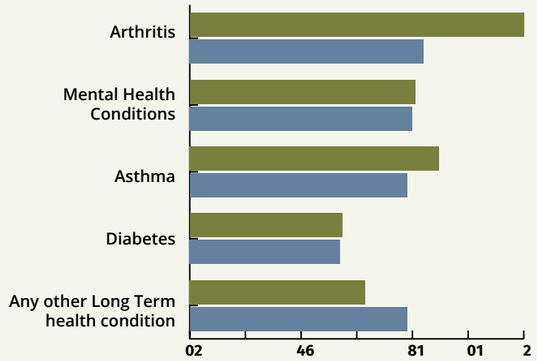
There are more resident workers qualified in health care and social assistance in the border communities of Echuca, Koondrook and Swan Hill

EMPLOYMENT DATA

Health care and social assistance total jobs (675)

- Hospitals 208
- Social assistance services 181
- Medical and other health care services 147
- Residential care services 139

HEALTH CONDITIONS



TOP OCCUPATIONS IN 2023

- Carers and aides 272
- Health professionals 255
- Health support workers 77
- Clerical and administrative 71

11.95% of the total population work in Health Care and Social Assistance.

CAPITALISE ON OUR AGEING POPULATION

A healthy population is key to the area's economic productivity and growth, enabling greater spending, longer workforce participation, and better health outcomes. As a region with a high percentage (49.78%) of residents over the age of 50 and 30% of the population having one or more long-term health conditions, there are higher than average opportunities for health and social care services due to the ever-growing demand.



INVEST IN **TOURISM, SPORT & LEISURE**

A MUST-SEE DESTINATION

The Murray River Council region stands as one of Australia's premier regional tourism destinations and serves as a significant economic driver for the area. Drawing in 1.6 million visitors annually and generating $2.1 million in direct expenditure, it presents limitless opportunities for tourism, sport, and leisure enterprises.

The region's allure is closely tied to the majestic Murray River, its stunning landscapes, and its convenient proximity to Melbourne. Tourism in the Murray River region sustains over 650 jobs and plays a vital role in the local economy.

On the river itself, tour operators offer an array of activities, from historic paddle steamer cruises to water sports and unique culinary experiences. Additionally, both visitors and residents can participate in a range of festivals and events happening throughout the year.

REGIONAL TOURISM IS THRIVING

Represented and promoted by Visit River Country at visitrivercountry.com.au, the tourism industry in the Murray River region continues to thrive, showcasing the area's natural beauty and vibrant cultural offerings.

DOMESTIC VISITATION TO ECHUCA-MOAMA

July 2022 to June 2023

804,000
Overnight visitors
Up 27.1% on the previous year

2.2M
Overnight stays
Up 4.7% on the previous year

2.7
Average nights spent

$436M
spent by overnight visitors

$199
Average per night spend

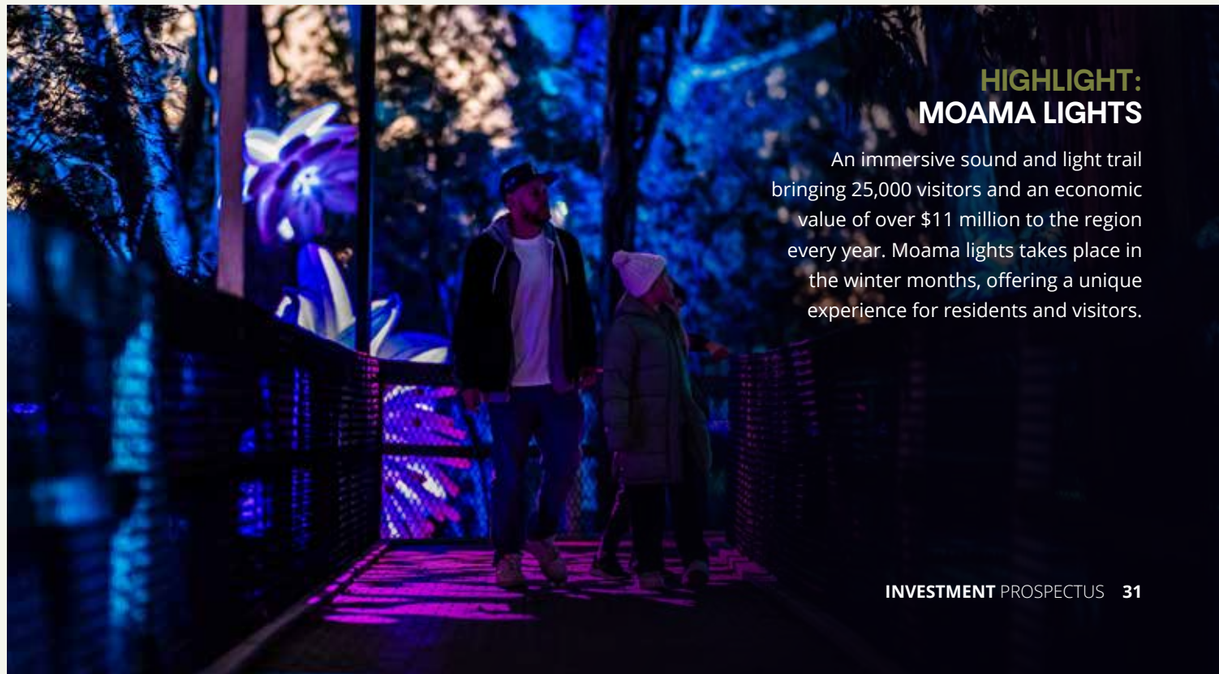
879,000
daytrip visitors
Up 78.5% on the previous years

- The Murray River is home to several destination-based events including the NSW Open Golf Championship, Australian Grand National Cross Country, Southern 80 boat race, and Riverdaze Music Festival.
- Murray River Council invests strategically in major events that attract tourists during the low seasons and expand the visitor economy.

REGIONAL DRAWCARDS DRIVING VISITOR DEMAND

- Perricoota wine region
- The historic port of Echuca
- Murray River paddlesteamers
- Murray Valley National and Regional parks
- World-class water sports and leisure activities





HIGHLIGHT:
MOAMA LIGHTS

An immersive sound and light trail bringing 25,000 visitors and an economic value of over $11 million to the region every year. Moama lights takes place in the winter months, offering a unique experience for residents and visitors.

INVEST IN **ACCOMMODATION + FOOD SERVICES**

BECOME PART OF A BOOMING VISITOR ECONOMY

With a strong history of growth in visitation and an established tourism economy, the Murray River Council region has huge potential for accommodation, dining, and hospitality services.

As the region's second-largest employer, the accommodation and food services industry currently support over 750 jobs and injects more than $97 million into the local economy. With a steady 4% annual growth in visitation, the region experiences a consistent demand for accommodation and dining options. Boasting a diverse range of offerings, from motels to resorts and quaint cafes to upscale restaurants, investors have ample opportunities to capitalise on the region's popularity.

FAST FACTS

- **1.6 million visitors** each year [47]
- **780,000+** overnight visitors [48]
- **2.1 million** nights spent each year [49]
- **2.7 average nights** per visitor [50]
- **$419 million** spent on overnight stays [51]
- **$49 million** industry value added [52]

Source: REMPLAN, ABS Census 2021, 47-51 Source: TfNSW TZP22

54.6%
reported dining out as the most popular activity for visitors

April
the most popular month for visitors. Followed closely by November

53.4%
visited for a 'holiday'

$199
average per night spend

45+
is the largest age group of visitors

71.3%
of visitors travel from Victoris

Source: Murray River Regional Tourism Visitation statistics 2023

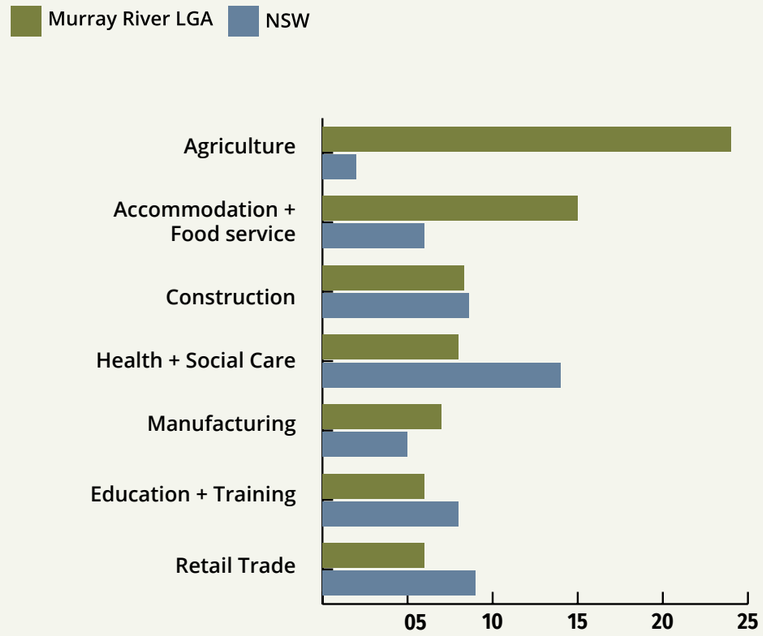
GROWING DEMAND FOR VISITOR ACCOMMODATION

A recent study (**Murray Region Accommodation Study by Murray Regional Tourism**) into the current supply of, and future demand for visitor accommodation in the central Murray region estimates that 640+ additional rooms are needed by 2032 to support the needs of the region's growing visitor economy. The combination of a rapidly growing population and continual growth in visitation provides a strong foundation for investment.

FARM TO FORK

A key attraction of the region is its quality and diversity of food experiences. From waterfront dining and food markets to farmgate experiences and premium cafes, the area boasts an array of quality produce and eateries. As a major food-producing region, the Murray River LGA provides businesses with direct access to high-quality, locally grown ingredients, offering a marketing advantage for "fresh and premium" products. Not only is quality a major draw, but the direct access to growers and producers also ensures a cost-effective business model.

THE REGION'S 2ND LARGEST EMPLOYER



ACCOMMODATION OPPORTUNITIES

- Resort accommodation
- Self-contained apartments and Airbnb's
- Luxury riverfront accommodation
- 5-star hotel and conference centres
- Boutique luxury hotels
- Midscale hotels

FOOD OPPORTUNITIES

- Upscale restaurants and dining experiences
- Cafes
- Luxury, fine dining
- Pop Up and Kiosk food services
- Waterfront dining

PREFERRED HOLIDAY EXPERIENCES

Visitors reported the following experiences as their preferred activities when visiting the Murray River region.

51% Relaxing in beautiful accommodation

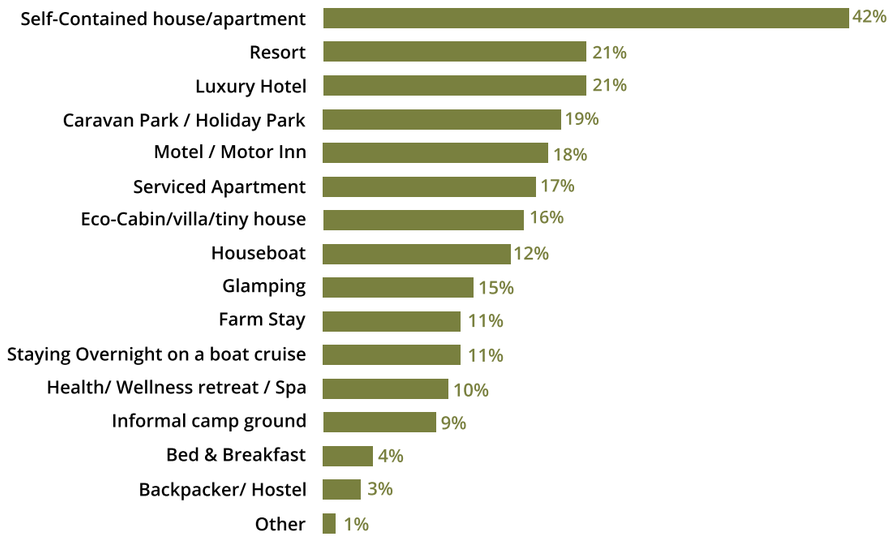
51% General sightseeing

48% Food + Drink experiences

39% Feel immersed in nature

Source: Murray region Audience Survey, Urban Enterprise 2022

PREFERRED ACCOMMODATION TYPE



Source: Murray region Audience Survey, Urban Enterprise 2022

INVEST IN **EDUCATION + TRAINING**

LIVE, LEARN, THRIVE

Home to a robust educational system, the Murray River Council region includes 10 preschools, 8 primary schools, and 4 secondary schools, offering a diverse range of public and private options, with ample opportunities for expansion. Situated on the Victoria-NSW Border, educational services extend to communities on both sides of the river, widening the student catchment area and driving the demand for additional facilities. As the population of the Murray River region continues to grow, the opportunities for new educational infrastructure and further childcare are extensive.

FAST FACTS

- **10 preschools**
- **8 primary schools**
- **4 secondary schools**
- **Tertiary education** offerings through Tafe NSW and Tafe Echuca
- **11.2% projected** job growth by 2041 [53]
- **$30 million-dollar** value added 54
- **430+ Jobs** [55]

Source: REMPLAN, ABS Census 2021, 47-51 Source: TfNSW TZP22



TOP OCCUPATIONS IN 2023

- **Preschool teachers**.....39
- **Primary and secondary teachers**.....345
- **Tertiary education teachers**.....21
- **Adult, community or other educators**.....21
- **General education and training**.....5

A GROWING POPULATION AND EXPANDING WORKFORCE ARE ACCELERATING THE NEED FOR CHILDCARE, PRIMARY, SECONDARY, AND TERTIARY EDUCATION.

Emerging opportunities include:

- Childcare centres
- Primary and secondary education
- Tertiary education

7.63% of residents in Murray River Council work in the education and training industry.



INVEST IN **RENEWABLE ENERGY**

The Murray River LGA is poised to become a leading producer, user, and exporter of renewable energy.

With abundant high-quality wind and solar resources, available land, and existing and developing infrastructure and skills, this region is an ideal location for renewable energy investment.



JOIN THE NSW SOUTHWEST RENEWABLE ENERGY ZONE (REZ)

Chosen by the NSW government for its renewable energy potential, Murray River LGA forms part of the NSW Southwest Renewable Energy Zone (REZ). This zone will have a network capacity of 2.5 gigawatts, providing crucial infrastructure to support Australia's renewable energy network by connecting transmission across South Australia, NSW, and Victoria.



BENEFITS FOR INVESTORS AND BUSINESSES

Investing in the Southwest REZ offers numerous advantages, including:

- Lower Power Prices: Benefit from reduced energy costs.
- Improved Energy Security: Enjoy a more reliable energy supply.
- Increased Economic Activity: Participate in a thriving local economy.

Additionally, the community will gain from job creation and local procurement during both construction and long-term operations. The Southwest REZ will also drive demand for housing, services, and utilities in the Murray River LGA, presenting exciting prospects for future investment.

- Private Investment: The Southwest REZ is projected to attract up to $2.8 billion in private investment by 2030.
- Job Creation: At its peak, the REZ is expected to support over 2,000 construction jobs in the region.

*Source: Energy Co NSW

The Murray River Council's involvement in the NSW Southwest REZ positions it as a key player in Australia's renewable energy future. Join us in harnessing the power of renewable energy and contribute to a sustainable, prosperous future.

THRIVE IN
RIVER COUNTRY

ENJOY A FULFILLING AND AFFORDABLE LIFESTYLE

The Murray River Council region offers an enviable work-life balance, characterized by lower living costs, ample space, riverfront living, and a family-friendly environment. With short commute times and easy access to work, study, and recreational activities, it is an ideal place to live and work.

Many of the country's best and brightest are relocating to the Murray River region, lured by our magnificent natural environment and affordable lifestyle.

The region's desirability and quality of life provide a competitive advantage for businesses, particularly in attracting highly skilled staff. Individuals looking to escape the urban hustle and bustle can immerse themselves in the diverse tranquillity of the region, all while enjoying its close proximity to Melbourne and year-round sunshine.

LIFESTYLE ENHANCING ARTS AND CULTURE

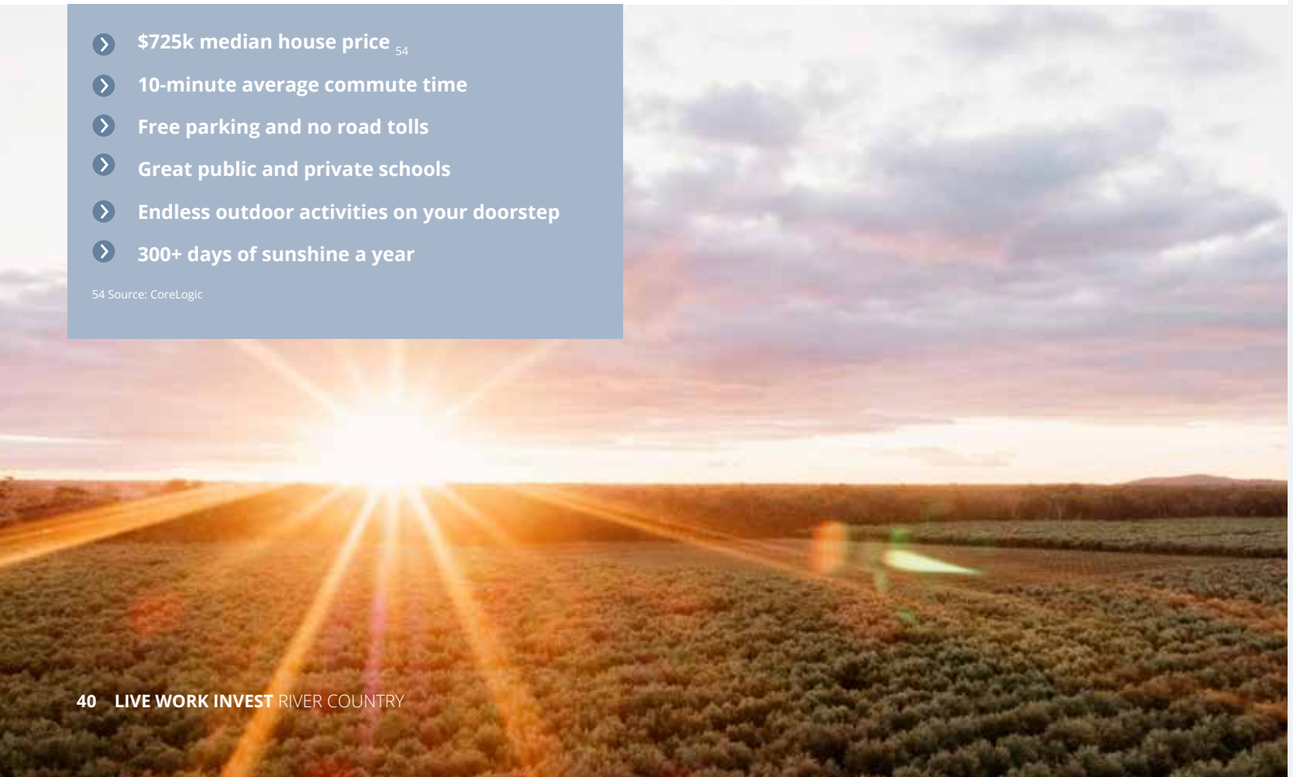
Boasting a vibrant arts and culture scene, the area is rich with galleries, festivals, art experiences and community events that celebrate local and indigenous talent.

- **Moama Lights Festival**
- **Riverboats Festival**
- **Echuca Moama Winter Blues Festival**
- **River Country Art Trail**
- **Moama Bridge Art Precinct**

Council supports the arts and culture sector through partnerships, an **Arts and Culture Strategy**, and targeted investments.

- **$725k median house price** [54]
- **10-minute average commute time**
- **Free parking and no road tolls**
- **Great public and private schools**
- **Endless outdoor activities on your doorstep**
- **300+ days of sunshine a year**

54 Source: CoreLogic



ICONIC EVENTS AND YEAR-ROUND ACTIVITIES

Home to a variety of annual and high-profile events, Murray River is a top events destination.

- **NSW Golf Open Championships**
- **International and National Bowls Championships**
- **Australian Grand National Cross Country**
- **Southern 80 Water Ski Race**
- **Riverdaze Music Festival**
- **Riverboats Festival**
- **Country Music Stampede Festival**
- **Rock by the River Festival**
- **Echuca Moama Winter Blues Festival**
- **Perricoota Pop and Pour Festival**
- **Echuca Moama Triathlon**



IMAGE CREDIT:
POP + POUR FESTIVAL

EMBRACE COUNTRY LIVING

Set along the Murray River, our region offers the perfect blend of activity and tranquillity, with breathtaking river panoramas and forest playgrounds ready to be explored. It is the perfect place to slow down, unwind and soak in all the natural beauty river country has to offer.

Our Mediterranean climate, with hot, dry summers and mild, wet winters, makes outdoor living and an active, healthy lifestyle easy. With numerous parks, walking trails, and endless water-based activities, there is something here for everyone.

VISIT RIVER COUNTRY

Murray River Council has created **Visit River Country** to give residents and visitors inspiration on new ways to explore the region.

With a growing list of things to do and see, Visit River Country is an essential guide to experiencing the region to the fullest.

Search for places to stay, find out what's on and select what to explore next:

- Online visitors guide provided by Murray River Council
- Discover all the must-see sights with the regional touring map
- Visit local wineries, eateries and local producers using the food, paddocks, and produce guide
- Discover the numerous walking and cycling trails across the region
- Relax, discover and be active in a beautiful and unique natural environment

Visit **visitrivercountry.com.au**

YOUR FUTURE

Murray River Council is here to support you with your new or expanding business, providing a range of assistance to ensure a smooth establishment process.

With support from our dedicated Economic Development team, you'll receive free assistance with site selection, relocation advice, navigating planning and regulatory requirements and introduction to the local business community.

INVESTMENT INCENTIVES AND SUPPORT

Murray River Council supports investors with a range of incentives:

- Single point of contact with council staff
- Introductions, access to industry networks, potential suppliers, and key contacts
- Access to local industry data and statistics
- Land and site selection assistance
- Linkages to local workforce
- Access to investment information via the Live, Work, Invest platform

PLANNING AND DEVELOPMENT SUPPORT

- Preliminary planning information and development application support
- Relocation advice
- Tailored advice on permits, approvals, and restrictions

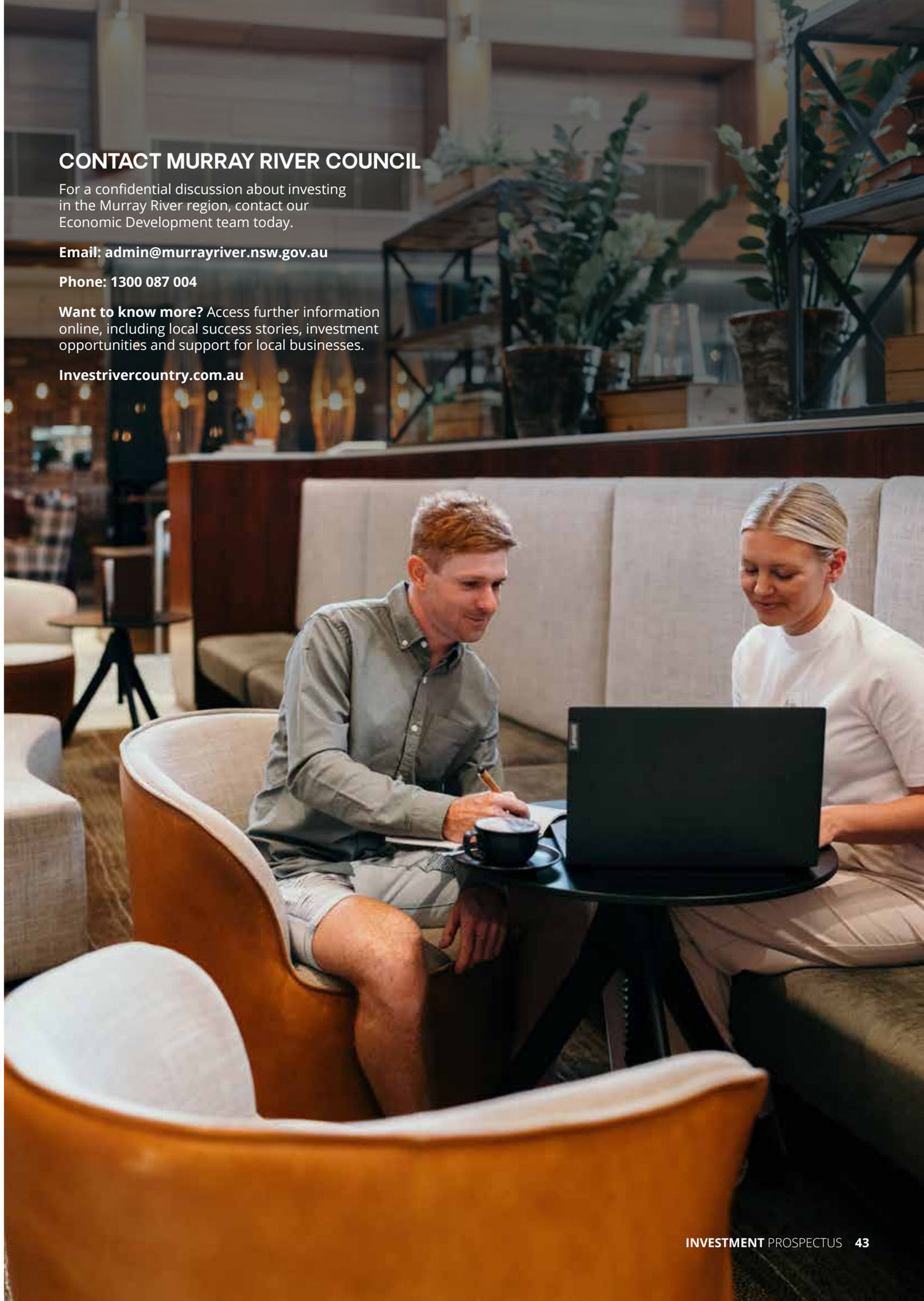
FINANCIAL INCENTIVES

Financial assistance is available to eligible applicants to help offset expansion, establishment or relocation costs and expedite project timelines. These may include waiving of council fees, rate relief and assistance in connection of services.

- Talk to Council staff to discuss your eligibility today
- Ask for site selection assistance or relocation advice
- Request information on the local economy and market information

QR CODE

Click to find out more about current projects, investment opportunities and local information via the Live, Work, Invest platform.



CONTACT MURRAY RIVER COUNCIL

For a confidential discussion about investing in the Murray River region, contact our Economic Development team today.

Email: admin@murrayriver.nsw.gov.au

Phone: 1300 087 004

Want to know more? Access further information online, including local success stories, investment opportunities and support for local businesses.

Investrivercountry.com.au


murray river
council
DISCOVER MURRAY
River Country
LIVE
WORK
INVEST
River Country

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

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Mehul Parekh

Dayal Mortgages

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admin@dayalmortgage.com.au
www.dayalmortgage.com

LBP
LET'S BUY PROPERTY
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

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

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: ☐

AGENT DETAILS

Selling Agent: Sam PATEL
Point of Contact: Property Advisor
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

By approving this EOI, you consent to receive property updates and marketing from Let's Buy Property. Unsubscribe anytime.