H&L Package

Fixed Price - Full Turnkey

Mornington Heights

1309 Proposed St Gunnedah NSW 2380



$824,700

LAND PRICE $175,000	LAND SIZE M² 676.0
BUILD PRICE $649,700	BUILD SIZE M² 230.0
LAND REGISTRATION Registered	EST. RENTAL RETURN P/W $1100/$1150

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FLOOR PLAN

DUAL KEY

Total Area	230.00 m²

4+2	2+1	1+1



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Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

25-08-2026

GENERAL

INCLUSIONS

- Fixed price contract
- Council building approval fees
- Engineer’s soil test & slab design
- Construction Insurance
- Site survey and set out
- Earthworks to suit balanced cut & fill over building platform
- Engineered designed “H” Class waffle pod slab
- Six star energy rating
- Home warranty insurance (6 years)
- 12 month maintenance warranty from handover

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KITCHEN

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- 20mm engineered stone top with arris edge.
- Laminate door & drawer fronts (ABS edge).
- Overhead cupboards where indicated on plan.
- Kitchen splashback tiled above all benchtops backingonto wall.
- One bank of drawers with cutlery tray.
- Momo “D” handles to cabinets.
- Tap - stainless steel flickmixer.
- Dishwasher - stainless steel.
- Underbench 600mm electric fan forced oven and ceramic cook top combination.
- Undermount 600mm stainless steel rangehood.



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APPLIANCES



Technika CFM641-2 600mm Electric Cook Top

- 4 Cooking zone
- Side control knobs
- Neon indicators
- Automatic safety cut off
- Connection: 27.5 amp



Technika GEH6017 600mm Rangehood

- Switch control airflow
- 2 Speed
- 2X aluminium filters
- 2X 40 watt lamps
- Connection: 10amp



Technika TB60FDTSS-5 600mm Electric Oven

- 62 Litre oven capacity
- Easy clean interior
- Removable side racks
- "A class energy rating" (European standards)
- Removable triple glazed cool touch door
- Cavity cooling system

Phoenix Ivy Mixer





Technika HNBD12S Dishwasher

Base MKII Double Bowl





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BATHROOM

- 20mm engineered stone top with arris edge.
- Mirror - silver backed framed mirror full width of vanity, 800mm high.
- Vitreous china semi-recessed basin with plug and waste.
- Tiled shower base with chrome floor waste.
- Fully framed shower screen with pivot door & clear laminate glass.
- Acrylic 1500mm bath.
- Taps - Basin chrome lever mixer, Bath chrome lever mixer with separate chrome wall outlet, Shower chrome single lever mixer with separate hand shower and fixed rail.
- Toilet suite - white closed couple vitreous china suite with concealed waste, dual flush.
- Chrome double towel rail to bathroom & ensuite



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ACCESSORIES



Quality Accessories Include:

- Posh Solus Square Semi-Recessed Basin, Bristol 7 Function Shower Rail, Solus 180mm Bath Spout, Dominique Back-to-Wall Toilet Suite
- Phoenix Ivy Basin Mixer Tap, Wall Mixer Tap, Gen X Soap Dish, Gen X 750mm Double Rail, Gen X Roll Holder, Gen X Towel Holder
- Base 1500mm Bath
- Roca Debba 400mm Sink & Wall Hung Basin Bottle Trap (where applicable)

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LAUNDRY

- Base 42 litre stainless steel laundry tub & white metal cabinet.
- Ceramic tiled floor.
- One (1) tile high skirting tile.
- 400mm tile above tub & washing machine.
- Wall mixer, swivel spout & washing machine stops.

INTERIOR

- R2.5 glass fibre ceiling batts to roof cavity living areas & garage.
- 90mm cornice throughout the home.
- 68 x 11mm splayed profile to skirtings and 42 x 11 splayed architrave paint finish.
- Lever internal passage sets.
- Privacy latches to bathroom, WC and Ensuite.
- 2040mm high flush pane·l internalaoors suitable for paint finish.
- Built in robes with mirror finish sliding doors to bedrooms, all robes have one painted shelf and hanging rail.
- Built in linen cupboard including four painted shelves.
- Three coat low sheen acrylic paint system to internal walls with two coats flat acrylic paint to ceilings, gloss to skirtings and architraves to match wall colour.
- Stairs (where applicable) closed riser cover grade/paint finish newel posts and black powder coated balustrade.

INTERIOR CONT.

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Ceramic tiling

- Wall tiles to wet areas including 2000 mm high (nominal) shower recess.
- To front & above bath hob up to 1100 mm high from floor.
- One row of skirting tiles to remainder of all wet area walls.

Carpet Supply

- Carpet from builders range to all bedrooms, WIR & Lounge area as shown on floor plan.

Window Coverings

- Supply & install vertical blinds throughout. (Excluding garage & wet areas).
- Fly screens with fibreglass mesh to all windows & sliding glass doors.
- Obscure glazing to Bathroom, Ensuite & WC window. (Where applicable).

Air Conditioning

- Back to back wall mounted reverse cycle air conditioner to living room.
- Back to back wall mounted reverse cycle air conditioner to main bedroom.

Electrical

- Double power points throughout.
- One (1) television point and Two (2) telephone points.
- Energy efficient LED downlights to all living areas, bedrooms, porch and alfresco.
- Fluorescent light to garage.
- Single external light fitting outside laundry door.
- Ceiling fans (48" white) to living area & bedrooms with wall mounted controls.
- NBN (or equivalent) to single distribution box only.
- Smoke detectors (hardwired with battery backup).
- 250 Litre Everhot 3.Gkw electric storage hot water unit.



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EXTERIOR

General

- Bricks from builders range.
- Brick joints -raked joints with off-white mortar.
- Concrete tile roofing.
- Aluminium powder coated windows & sliding doors with keyed locks.
- Colorbond fascia, gutter and barge from builders range.
- Panelift sectional garage door with 2 remote controls+ 1 wall mounted inside garage.
- 1800mm ·timber fence to 3 sides with returns and 1 pedestrian access gate.
- TV antenna (No booster).
- Wall/fence mounted clothes line.
- • "A" grade turf to front and rear.
- Render style textured finish letterbox includes street numbers.
- 10m2 of garden bed to front as per builders range.
- Selected exposed aggregate driveway & path .

External Doors & Locks

- Main entry- hinged 2040x820mm paint finish semi solid entry door with feature glazing.
- Main entry-Lane tri lock entrance set to front entry with lever handle (from builders standard range).

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AWARDS

WINNER 2023

Gold Coast / Northern Rivers
Custom Built Home
Up to $500,000

FINALIST 2022

HIA Gold Coast & Northern Rivers Kitchen & Bathroom and Housing Awards

FINALIST 2022

HIA NSW Region
Custom Built Home
$750,001-$1 million

MASTER BUILDERS AUSTRALIA

HOUSING & CONSTRUCTION AWARDS 2020 REGIONAL WINNER

HOUSING & CONSTRUCTION AWARDS 2021 REGIONAL WINNER

MORNINGTON HEIGHTS

Estate Plan | Stage 3C & D | Gunnedah, NSW

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Mornington Heights Stage 3C&D

FEATURED PROPERTY

Lot 1309 | 676 sqm

Mornington Heights, Gunnedah NSW 2380

Lot boundaries and dimensions are shown as supplied in the estate plan.

Rental Appraisal

Appraisal Date: 26 August 2026

Address: Gunnedah, NSW 2380

Property type: Dual Occupancy

Features: 4 Bedroom, 2 Bathroom, Single Garage

2 Bedroom, 1 Bathroom, Single Garage

Estimated Rental Income

4 Bedroom Residence - Up to $650.00 per week

2 Bedroom Residence - Up to $500.00 per week

The rents within the Gunnedah area have continued to grow at a steady rate in recent years.

This price above is an estimate based on current market comparables.

The achievable price will be dependent on the finishes and features of the property you select as well as how many similar properties are on market at the time of listing.

I recommend conducting a market review around 6 weeks prior to listing, so we can give an accurate figure and start discussing a leasing plan for your property, it is always our goal to have new tenants secured as close to Handover from the builder.

Please do not hesitate to phone Kate on 0413 358 521 to discuss our services or if we can assist you in any way.

Kind regards,



KATE JOHNSON

Managing Director

0413 358 521

kate@managedbykate.com.au

201 Conadilly Street, Gunnedah

MANAGED by Kate

Licence No. 20188760



Your Property Tax Depreciation Estimate

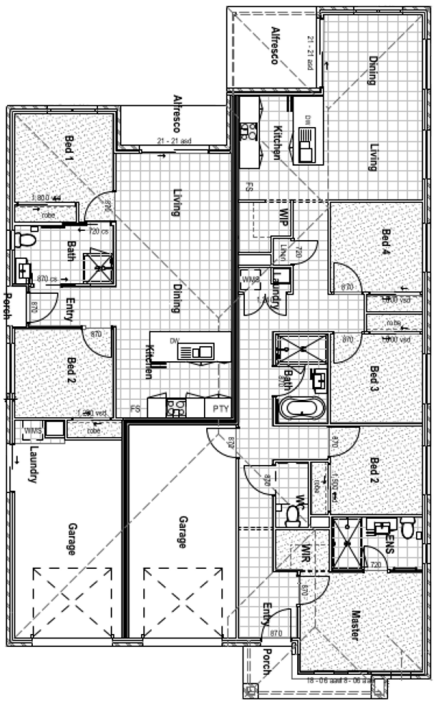
Helping you maximise your return on your investment

duotax
QUANTITY SURVEYORS

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Lot 1309 Mornington Heights, Gunnedah, NSW 2380



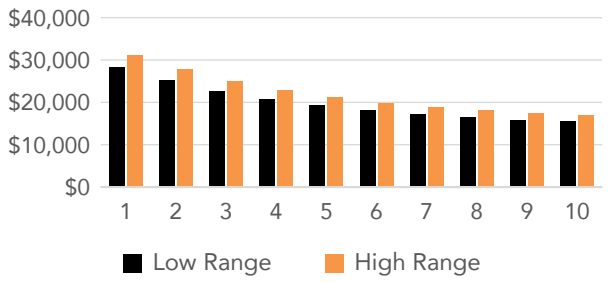
Low Range

Year	Capital Works	Plant & Equipment	Total
1	$13,800	$14,500	$28,300
2	$13,800	$11,300	$25,100
3	$13,800	$8,800	$22,600
4	$13,800	$6,900	$20,700
5	$13,800	$5,400	$19,200
6	$13,800	$4,200	$18,000
7	$13,800	$3,300	$17,100
8	$13,800	$2,600	$16,400
9	$13,800	$2,000	$15,800
10	$13,800	$1,600	$15,400
11+	$413,400	$5,200	$418,600
Total	**$551,400**	**$65,800**	**$617,200**

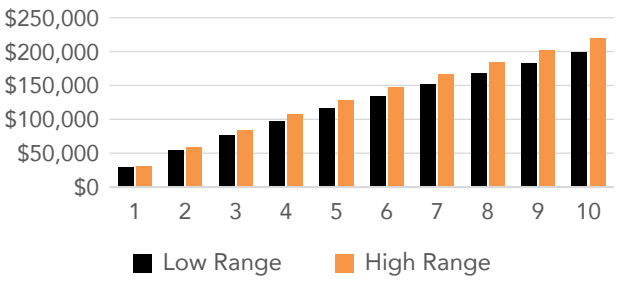
High Range

Year	Capital Works	Plant & Equipment	Total
1	$15,200	$16,000	$31,200
2	$15,200	$12,500	$27,700
3	$15,200	$9,800	$25,000
4	$15,200	$7,600	$22,800
5	$15,200	$5,900	$21,100
6	$15,200	$4,600	$19,800
7	$15,200	$3,600	$18,800
8	$15,200	$2,800	$18,000
9	$15,200	$2,200	$17,400
10	$15,200	$1,700	$16,900
11+	$457,400	$6,100	$463,500
Total	**$609,400**	**$72,800**	**$682,200**

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



1309 Proposed St **Gunnedah NSW 2380**

BMT Tax Depreciation
QUANTITY SURVEYORS

1300 728 726 | bmtqs.com.au

Investment results



1309 Proposed St **Gunnedah NSW 2380**

Holding costs per week **$160**

Property result **POSITIVELY GEARED**

Rental yield **6.97%**

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	$824,700	Deposit Percentage	10%
Deposit Amount	$82,470	LMI capitalised	Yes
Lenders Mortgage Insurance (LMI)	$16,032		

Purchase cost

Loan Amount	$758,262	Other costs	-
Stamp duty	$4,182	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	$89,952		

Income

Rent per week	$1,150	Number of weeks rented	50
Other annual income	-	Annual income	$57,500

Expenses

Body corporates fees	-	Council rates	$3,000
Insurances	$3,000	Interest on loan	$51,183
Property management rate	6%	Property management fees	$3,450
Repairs	$500	Advertising/Stationery	$300
Water charges	$1,200	Other costs	-
Total expenses	$62,633		

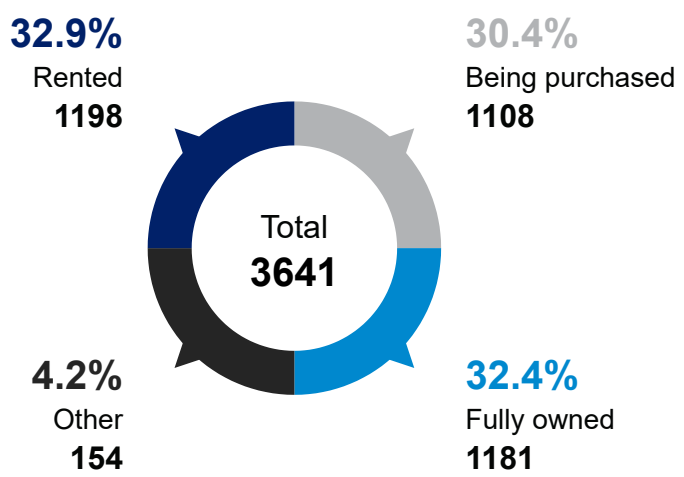
Cashflow

Total income	$57,500	Total expenses	$62,633
Depreciation estimate	$31,200	Tax deductions	-$36,333
Marginal tax rate	37%	Tax refund	$13,443
Before tax cashflow	-$5,133	Yearly cashflow result	$8,310

Property address: 1309 Proposed St Gunnedah NSW 2380

Statistics

Home ownership - Gunnedah



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

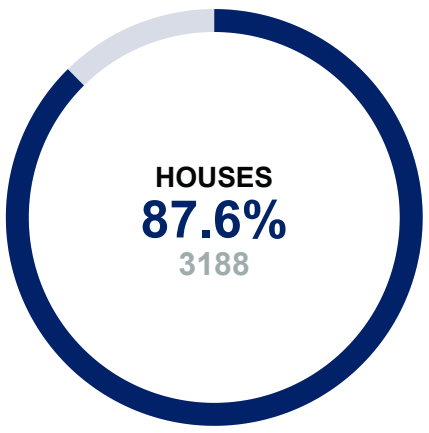
Neighbours

Families	Median monthly mortgage repayments	Median weekly rent	Weekly household income
FAMILIES WITH CHILDREN 41.6% 1044	$1,517	$250	$1,270

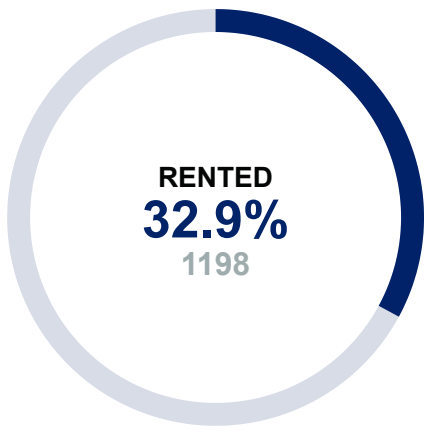
Data Provided by © 2026 Insight Data Solutions Pty Limited

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.

The results of the PropCalc does not constitute legal, taxation or financial advice. You acknowledge and agree you must undertake your own analysis and obtain independent legal, financial and taxation advice.

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Invest in Gunnedah

Open for business



Message from the Mayor

Gunnedah is in the centre of the highly productive Liverpool Plains and supports a thriving agricultural sector including grains, cotton, large volumes of high-quality beef cattle and sheep. The area is also rich in coal and natural gas reserves and has further expansion planned for the future that will bring significant investment and job opportunities.



It brings me great pleasure to present the wealth of current and future growth and investment opportunities that Gunnedah Shire offers. It is a highly desirable location for business, lifestyle and industry. As well as our strong backbone of agriculture and resources, Gunnedah's economy is diversifying. Associated industries as well as a huge range of small businesses are finding the Shire is the ideal place to both live and do business.

We are investing in Gunnedah's future and invite continued external investment. You will find out just some of what the Shire has to offer over the next few pages. Join us in building the future Gunnedah, share in the wealth of our region and discover what it truly means to live, work and play in the place we call home.

Councillor Jamie Chaffey | Gunnedah Shire Mayor

Message from the Chamber of Commerce President

The Gunnedah & District Chamber of Commerce and Industry proudly joins with Council to showcase the abundant opportunities that exist in Gunnedah. We have businesses across all sectors, and room for more.

We have rich primary production, manufacturing, abundant resources and a growing services sector. Our business people are dynamic, professional and resilient. We have good transport networks, between Tamworth and its national connections and the future Inland Rail hub at Narrabri. We draw on a skilled workforce, with several job agencies and upgraded TAFE facilities for training and skills development here. We have a strong sense of community, supportive of existing and new businesses. Our commercially-focussed Council makes the process of establishing your business here as simple as possible.



A select few of our businesses are showcased in this prospectus, and the depth and variety of local talent will be apparent to you. With endless opportunities to explore, new ideas and ventures, the abundance of the Gunnedah region is open for business.

The Chamber invites you to see for yourself. We are available to you, to assist you discover the potential for your business in Gunnedah. We look forward to meeting you.

Juliana McArthur | President
Gunnedah & District Chamber of Commerce and Industry

Gunnedah
SHIRE OVERVIEW

POPULATION
12,681

AVERAGE AGE
40 YEARS

5,409
LOCAL JOBS

1,564
LOCAL BUSINESSES

GRP
$704M

EXPORTS
$583.6M

*2019 DATA ABS OR NIEIR

Top Four
INDUSTRIES BY OUTPUT

AGRICULTURE
$289.2M

CONSTRUCTION
$138M

MINING
$164.1M

MANUFACTURING
$109.5M

*2018/19 NIEIR DATA

Big Things
ARE HAPPENING

$62M
SECOND ROAD OVER RAIL BRIDGE CROSSING

$53M
HOSPITAL UPGRADE

$11.4M
MEMORIAL POOL UPGRADE

$6.48M
NEW KOALA PARK

$5.2M
CURLEWIS PIPLINE UPGRADE

$3.85M
GRAIN VALLEY ROAD UPGRADE

$3M
TAFE REDEVELOPMENT

$1.5M
SHOWGROUND UPGRADES



Open for business

A WELCOMING BUSINESS COMMUNITY

Gunnedah Shire Council is committed to supporting and fostering new and existing local businesses. Prospective investors could benefit from setting up in Gunnedah for the following reasons:

- Supportive Investment Focussed Council
- Connected Business Networks
- Available Industrial Land
- High Rental Returns
- Skilled Workforce
- Great Logistics Connections
- A highly productive agricultural sector
- A booming resources sector

Our Economic Development Team is available to assist you to guide you through your development. Our Planning Team is proactive in their approach to helping developers and prospective businesses choose Gunnedah for their development.

Gunnedah Shire Council runs a variety of programs to assist businesses and investors in getting off the ground and encourage entrepreneurial activity.

I'm very proud of our organisation supporting our small businesses.

Jamie Chaffey, Mayor | Gunnedah



BUSINESS PARTNER PROGRAM

The Business Partner Program aims to help existing businesses grow and kick-start new ventures.

Council encourages business and employment initiatives to apply for funding through the Business Partner Program, a grant funding program that aims to promote economic activity in the Gunnedah Shire.

Since the Program's inception it has delivered over $250,000 of funding to local businesses. In the 2019/20 financial year the Business Partner Program grant was provided to over 25 businesses in a variety of industries.



SMALL BUSINESS FRIENDLY PROGRAM

Gunnedah Shire Council is a Small Business Friendly Council, partnering with Service NSW to deliver the Easy to do Business Program, a program involving a range of initiatives to support new and existing businesses. Council has recently adopted the NSW Outdoor Dining Policy making it easier for cafes and restaurants to trade on the footpath and encourage vibrancy along the main street.

GUNNY MONEY

Gunnedah Shire Council actively encourages shopping locally and administers a local gift card program called Gunny Money.

Over 90 retailers participate in the program across Gunnedah Shire with around $80,000 in sales processed on the cards in 2018/19.

The active approach to marketing has paid off with the program being in the top ten performing programs in Australia.



BUSINESS MENTORING AND TRAINING

Gunnedah Shire Council, in partnership with other training organisations and the Gunnedah Chamber of Commerce runs a variety of training and networking events throughout the year to encourage businesses to make connections and refine their capacity.

The majority of events are centred around the NSW Small Business Month in October which sees our businesses calendars jam-packed with networking events from women in businesses evenings to workshops in digital connectivity. For more information visit www.gunnedah.nsw.gov.au.

GUNNEDAH CHAMBER OF COMMERCE

The Gunnedah and District Chamber of Commerce and Industry (www.gunnedah.org.au) is a strong and successful Chamber representing businesses from sole traders to large manufacturing businesses. The Chamber represents approximately 105 members from a variety of industries and focus areas.

The Chamber is involved in representing the business community to local and state (and occasionally federal) governments, providing representation on a number of committees and on a variety of issues.

In 2017, Gunnedah and District Chamber of Commerce was recognised via the NSW Business Chamber Local Chamber Commerce Award as significantly assisting their members to maximise their potential.

Our business success stories





PRYDE'S EASIFEED

Pryde's EasiFeed is a family-owned and operated business based in Gunnedah that specialises in extruded equine feeds.

With an emphasis placed on family, quality and service, all three pillars have become the foundations on which Pryde's have built their business.

Pryde's manufactures a range of extruded cubes, pellets and muesli-based equine products serving markets all round Australia and overseas. Pryde's EasiFeed employs 50 full-time staff around Australia and New Zealand.

Pryde's began in Gunnedah with strong family connections to the local area. Situated on the Liverpool Plains, Gunnedah has proven to be an ideal location for Pryde's with a reliable source of grain and efficient freight to state and overseas markets.

MANNION DRILLING

Mannion Drilling is a family-operated company located in Gunnedah specialising in providing leading-edge water and mineral exploratory drilling services to the public and private sectors. Most of Mannion Drilling's 32 team members have been recruited from the local labour market.

2019 marked 100 years in the drilling industry for Mannion Drilling. The business relocated to Gunnedah from Inverell in 2011, and continues to provide expert drilling services to clients across NSW.

Mannion Drilling has benefitted from its location in Gunnedah through good transport infrastructure, proximity to the major service centre of Tamworth and proximity to Tamworth Airport to fly in specialised technicians as required.

Big things are happening here in the Gunnedah Shire. These projects will bring 1,000 job opportunities to the area.

Speak to our growing and diversifying economy.





GB AUTO

GB Auto is a family-owned Australian business with over 30 years' experience providing quality services across a range of industries. Strong family values and dedication to customer service has enabled the business to grow and provide services throughout Australia and internationally.

GB Auto is the place to start when it comes to your fleet, heavy vehicles and mobile equipment. With more than 130 skilled staff and origins in servicing the highly demanding mining industry, GB Auto extends its services to the Construction, Transport and Agricultural industries.

The growing blend of industry and the population base has been ideal for GB Auto, along with Gunnedah Shire Council's positive approach to development.

HITACHI

Hitachi Construction Machinery (HCA) has been providing mining, construction and quarry clients with quality machinery and after-sales support solutions for decades. The company supplies an extensive range of Hitachi and Bell products, associated part and services through 23 branches around Australia.

Hitachi's Gunnedah facility signifies the group's long-term commitment to ensuring future growth and prosperity within the mining industry in the Gunnedah region and throughout regional NSW. The team at HCA Gunnedah provides ongoing parts and service support to existing businesses.

HCA has a close relationship with the local Gunnedah community.



I think Gunnedah is a very encouraging environment. There are a lot of positive people within our community who are not afraid to think outside the box.

Penny Crawford | Director, Crawford Boots



Our logistics connections

Located in the Northern Inland Region of NSW and covering an area of more than 5,000 square kilometres, Gunnedah is easily accessible via major highways, a daily direct passenger rail service to Sydney, and several daily flights from the major regional centre of Tamworth, less than an hour's drive away.

Road: Gunnedah has major highway access to Sydney and Brisbane and direct highway access to the port of Newcastle.

Air: Nearby Tamworth Airport offers services to Brisbane as well as several daily passenger flights to Sydney.

Rail: The North West rail line runs through Gunnedah with daily passenger services to and from Sydney.

Existing freight connectivity to the ports of Newcastle and Sydney will be enhanced by connection to the future Inland Rail.

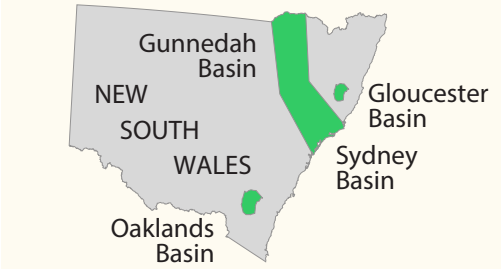
Digital Connectivity: The National Broadband Network keeps Gunnedah businesses and residents connected.

Fibre and wireless technology provide Gunnedah with direct access to high-speed broadband internet.



Our booming resources sector

About 10% of the estimated recoverable coal reserves in NSW are in the Gunnedah Basin. Two coal mines operate within Gunnedah Shire – Rocglen and Sunnyside – and four additional mines operate in the immediate surrounding area. The Gunnedah Coal Basin is distinguished by low ash and sulphur, high specific energy and very low phosphorus coal, also known as High Efficiency Low Emission Coal. The coal is highly sought-after and is transported by rail to the Port of Newcastle for export.



Coal production in the Gunnedah Shire is expected to exceed 10 million tonnes per annum for several decades to come. This strong mining industry brings with it associated industries and many opportunities. Mining-related service businesses can include: employment suppliers, equipment service and maintenance businesses, vehicle hire and fuel supplies. Other supporting services such as retail and hospitality benefit from the mining industry. Mining is providing increasing opportunities for employment and investment. Whitehaven Coal is the single largest private sector employer in the North West NSW region.

Further investment is on the way, subject to final approvals for the Vickery Coal Extension Project, which includes a coal-handling and preparation plant, train load-out facility and rail spur line. With an estimated capital cost of approximately $700 million, the Vickery Extension Project represents one of the most significant investments currently under way in North West NSW. It has the potential to generate about 500 jobs during the construction phase and 450 jobs once operational.



Our agricultural sector

Gunnedah Shire is a highly productive, major agricultural centre, averaging more than $235 million in agricultural output each year. The region specialises in beef cattle production and broadacre cropping. Wheat is the most commonly grown throughout winter, and cotton, sorghum and sunflowers are the main summer crops with cotton being the higest value crop.

Local company Carroll Cotton Co is undergoing a major upgrade which will increase cotton production and the speed of the ginning process. Capacity will increase to 175,000 ginned cotton bales annually with the annual market value going from $65 million to $110 million. The cotton industry has a bright future in the Gunnedah Shire, and this new infrastructure investment will continue to secure Gunnedah's reputation as a premier cotton-producing region.

Gunnedah is also home to three grain mills producing a variety of high-protein hard and durum wheats and maize, and a specialty mill producing a range of organic, bio-dynamic and sustainable varieties from wheat to rye, spelt, oats, sorghum and other grains. Specialty miller, Wholegrain Milling, is embarking on an expansion project to increase capacity and capability in providing high-quality milled grains that are sought after by artisan bakeries throughout Australia and across the world.

is highly productive, with further potential for growth.

The Gunnedah Shire is situated on the Namoi River and three of its headwater tributaries – the Mooki and Peel rivers and Coxs Creek. On the edge of the Shire, Keepit Dam provides a source of irrigation for the Namoi Valley. The dam has a capacity of 425,000ML. In addition to surface water, the Gunnedah Basin has extensive groundwater reserves. The groundwater supports both the town and the region's irrigated agriculture.

The region has an impressive annual cropping history. Added to this, the recent success of the commercial production of citrus and its export to the Chinese market has highlighted the opportunities associated with reverse seasonality.

Intensive horticulture crops such as citrus give farmers the opportunity to make returns that can be up to five times higher per megalitre of water than traditional crops. Other tree crops such as pecans and olives have also proven successful in the wider region. Citrus represents 42% of Australia's $1.1 billion fresh horticulture exports. In terms of growth in export market opportunities, China imported 70,000 tonnes of citrus in 2017, a 78% increase on the previous year.

The highly productive New England and North West, including Gunnedah Shire, are responsible for:

- Nearly 90% of NSW's sorghum production
- Nearly 90% of sunflower production
- More than 50% of cotton production
- More than 30% of barley production
- Nearly 30% of beef cattle production
- More than 20% of wheat production.

GUNNEDAH SHIRE AND REGIONAL AGRICULTURAL PRODUCTION (2016-2017)*

Produce	Gunnedah LGA	New England and North West Regions	Gunnedah LGA % of NSW	New England and North West Regions % of NSW
CROPS				
Cotton	$57.9	$442.1	6.6%	50.6%
Wheat	$28.8	$390.5	1.5%	21.0%
Sorghum	$28.8	$158.2	16.3%	89.3%
Canola	$5.4	$22.1	1.1%	4.5%
Barley	$16.6	$227.2	2.4%	32.9%
Hay	$2.6	$42.0	0.8%	12.8%
Other	$19.3	$447.3	0.8%	18.0%
Total Cropping	**$159.5**	**$1,729.4**	**2.3%**	**25.1%**
LIVESTOCK				
Beef Cattle	$39.5	$740.6	1.5%	28.9%
Poultry	$10.1	$113.8	1.2%	13.0%
Pigs	$1.4	$5.0	0.7%	2.4%
Sheep	$1.4	$75.2	0.2%	10.2%
Other	$0.0	$0.5	0.0%	7.9%
Total Cropping	**$52.5**	**$935.1**	**1.2%**	**21.3%**

**Outputs are calculated using Gunnedah percentages of New England and North West Region SA4 from 2015-2016. Source: ABS (2018b)*

Gunnedah Shire sits on some of the most fertile volcanic black basalt soils in Australia - making it an economic agricultural powerhouse for both domestic & international markets.

Scott McCalman | Director, Kuranda Pty Ltd







Our growing tourism sector

Open, friendly and spanned by beautiful country aspects, the Koala Capital of the World offers much more than just our famous furry friends.

Visitors wanting to come and see a koala up close will soon be able to visit the $6.4 million Koala Park and Hospital, due for completion in 2023. The park is expected to create up to 20 jobs and attract up to 70,000 visitors each year.

Gunnedah is surrounded by the expansive Liverpool Plains and framed by the Nandewar Ranges.

The Gunnedah Shire region embodies a warm welcome that is only found in rural Australia. The visitor economy continues to grow due to the beautiful country surroundings and friendly welcoming experience visitors receive when they visit Gunnedah.

It is little wonder that this beautiful area inspired Dorothea Mackellar - author of "My Country", to write some of her amazing poetry and prose.

TOTAL VISITORS
333,636

DAY TRIPS
48.6%

INTRASTATE
42.1%

INTERSTATE
8.6%

**2018/19 NIEIR AND TOURISM RESEARCH AUSTRALIA SURVEY DATA*

with plenty to see and do!

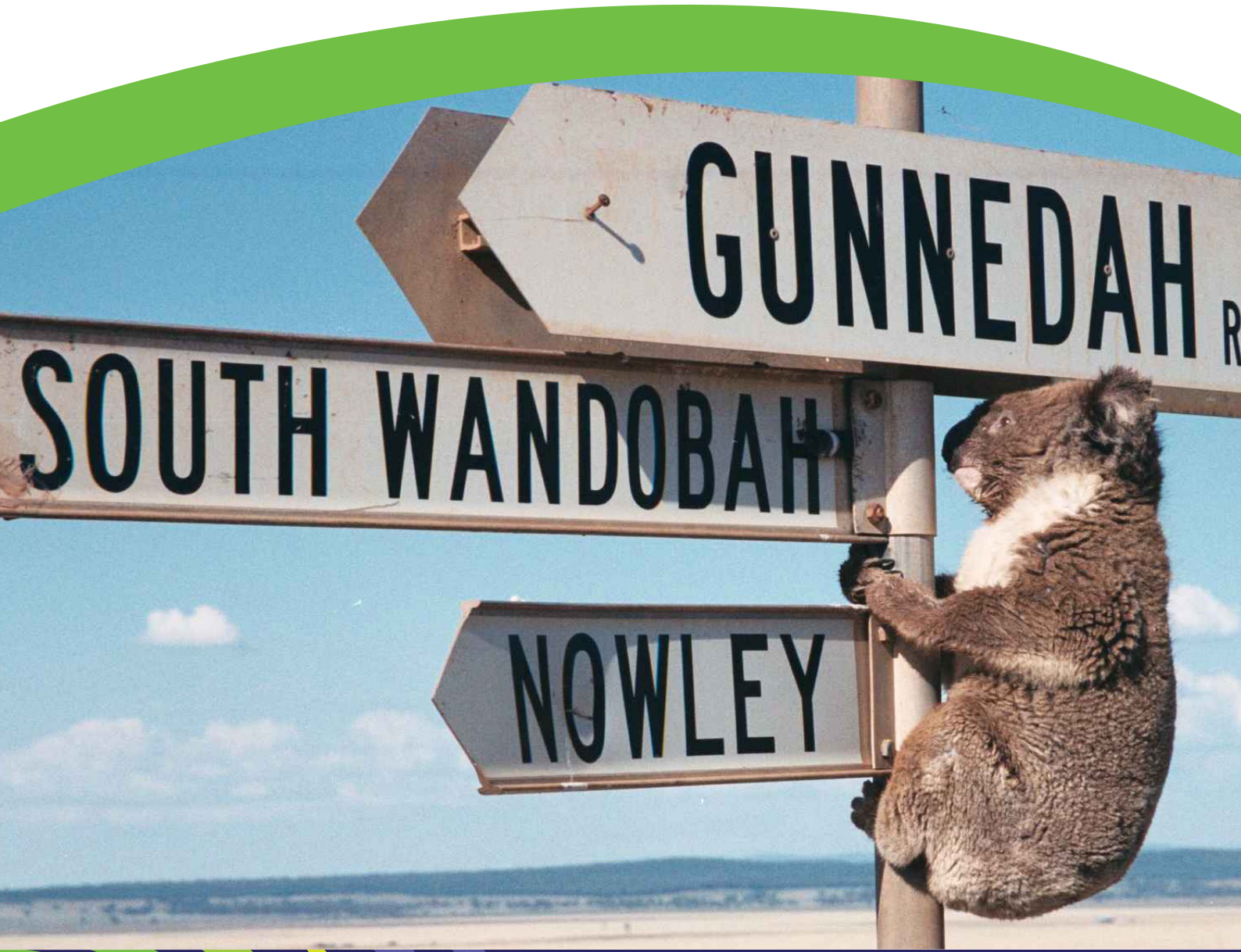
Gunnedah has a lively cultural and social scene, with pubs, restaurants and cafes to suit an array of budgets and tastes. Conadilly Street is buzzing with speciality retail stores, beauticians and a very healthy café culture. There is always something to see or do at the Gunnedah Cultural Precinct - you can catch a movie or see a fantastic live show at certain times of the year, or check out what is happening in one of our galleries.

COMING SOON - GUNNEDAH KOALA PARK

Gunnedah Shire Council has approved an operational model for the new $6.48 million Gunnedah Koala Park and Hospital that will feature themed accommodation, a restaurant/function area and a ropes course and an international volunteer program. The park will be set on a 50 acre bush setting with its entrance on the Oxley Highway, the proposed operator, the CaPTA Group's concept includes plans for Gunnedah's own big koala at the entrance to the park. The site will also include a eucalyptus plantation, mini-golf, an education centre, and a crocodile enclosure.

The project is on a scale that is new to Gunnedah and will secure the Shire's place as a tourism destination for both the domestic and international market. It will also mean we are taking steps to care for our koala population, and we are helping to educate generations about the native species that has made us the Koala Capital of the World.

There is still a lot of work to be done before Gunnedah Koala Park becomes a reality, Gunnedah Shire Council have the funding in place, the experience and expertise in the form of the CaPTA Group, a preferred location, a feasible operational model for the park. Estimates have shown the koala park is likely to attract about 70,000 visitors each year and inject millions into our local economy.





Our vibrant events sector

VIBRANT EVENTS SECTOR

The events sector in Gunnedah Shire is thriving with new festivals and events continuing to pop up to suit our growing community and attract visitors from far and wide.

Gunnedah is home to AgQuip, Australia and the Southern Hemisphere's largest agricultural field day showcasing the latest products, innovation and services. AgQuip connects manufacturers, distributors and suppliers of agricultural and associated products and services in one central location and has been running annually since 1973, attracting over 100,000 visitors to the three-day event in August each year. Building upon the base of this large-scale event, Gunnedah has proven itself as a capable and desirable destination for hosting activities on a large scale and in 2018 hosted eIMEx (Energy, Innovation and Mining Expo), bringing together exhibitors from the energy, innovation and mining sectors to showcase and demonstrate the latest technology and equipment.

Gunnedah also has a full calendar of events, including the Weeks of Speed, the national Dorothea Mackellar Poetry Awards, memorable Australia Day events, and a whole raft of community-based markets, fetes and shows. Gunnedah Shire Council welcomes large scale events to boost the Shire's economy, hosting the Caravan and Motorhome Club of Australia (CMCA) National Rally in 2018, which drew over 300 exhibitors and in excess of 1,400 visitors. In 2020, the first annual Harvest Gunnedah Festival is planned, a multicultural food festival that will be set on the banks of the Namoi River at Riverside Racecourse.

The growing events and tourism sector represents an opportunity for investment in additional industries to support this growing visitor economy.

with an annual calendar full of big events.

JANUARY
Australia Day celebrations

FEBRUARY
Flickerfest

MARCH
Day with the Devils
Weeks of Speed Festival
Gunnedah Country Music Muster
Gunnedah Autumn Fair
Women in Business Events

APRIL
Gunnedah Bird Expo and Sale
Gunnedah Show
Boggabri Drovers Campfire

MAY
Gunnedah Jockey Club Race Day
Gunnedah Eisteddfod
Paddock to Plate 100 Mile Long Lunch

JUNE
Keepit Kool Regatta
Sundowner Cycle Road Race

JULY
Wean Picnic Races
Gunnedah Showjumping Festival
Gunnedah Jockey Club Curlewis Cup Races

AUGUST
AgQuip Field Days
AgQuip Bull Ride
NightQuip Night Markets
Gunnedah Polo Carnival
Arts and Ceramics Exhibition

SEPTEMBER
Dorothea Mackellar Poetry Awards
North West Swap Meet
Gunnedah Gallop

OCTOBER
Harvest Gunnedah Food Festival
Small Business Month
Ladies Auxiliary Rose Show
Gunnedah Sporting Clays Gum Tree Championships

NOVEMBER
Christmas Fair
Energy Innovation and Mining Expo (eIMEx)

DECEMBER
Carols in the Park
Christmas Lights Display and Competition
Gunnedah Jockey Club Christmas Races
Gunnedah Chamber of Commerce - Spirit of Christmas Fair

RECURRING EVENTS

Live Cattle Sales
Every Tuesday

Gunnedah Country Markets
Third Saturday of each month

Championship Dog Shows

Creative Arts Gallery Exhibitions

Bluevalue Speedway
Monthly from September to April

Gunnedah Shire Council welcomes large scale events to boost the Shire's economy and looks forward to these events bringing additional visitors to the region.



Our connected community

Gunnedah is a friendly and relaxed town. The Shire is well serviced with health care, including a hospital, aged care and education facilities, and a strong retail sector. There is something for everyone with excellent sporting and leisure facilities and beautiful natural surroundings with accessibility to adjacent national parks and reserves. Gunnedah offers an enviable rural lifestyle and reliable transport links to metropolitan areas.

The Shire has good education options for all ages. There are seven preschool options, five primary schools and two high schools, with a large range of additional educational facilities less than an hour away in Tamworth. There are also two higher education learning centres – TAFE, which is undergoing a $3 million redevelopment, and Community College.

Gunnedah's hospital includes an emergency department, a maternity ward, day surgery, community health and allied health services. The NSW Government has also committed $53 million for the construction of a new state-of-the-art hospital.

Sport, leisure and a healthy lifestyle are very important to the Gunnedah community. There are more than 100 hectares of community sporting fields and a wealth of sporting opportunities, from soccer to tennis, and basketball to dancing.

Gunnedah also has a much-loved cultural precinct in the town centre featuring an art gallery, cinema, Town Hall and theatre space.

with affordable living and employment opportunities.

Gunnedah offers affordable housing compared to the NSW average, with a large variety of attractive housing styles. This affordability, combined with our great lifestyle, makes Gunnedah a great place for families.

MEDIAN HOUSE PRICES

$325,000	$395,000	$860,000
Gunnedah	Rest of NSW	Greater Sydney

*2020 REALESTATE.COM.AU DATA

Gunnedah's labour and living costs are well below the comparative NSW averages, adding to Gunnedah's appeal as a place to live and do business. The table below shows how your money will go further in Gunnedah - a truly affordable lifestyle.

COST AND INCOME BENCHMARKS

DESCRIPTION	GUNNEDAH	NSW
Average personal income	$838	$881
Average weekly mortgage repayment	$373	$501
Average weekly rent	$251	$401
Average weekly disposable income (mortgage)	$465	$380
Average weekly disposable income (rent)	$587	$480

*2019 DATA NIEIR AND REALESTATE.COM.AU

Gunnedah Shire has a flexible and highly skilled labour force of more than 5,700. Strong regional specialisations include engineering, farm management and agricultural services, as well as strengths in mining and in other associated industries. The Shire has a thriving small business network and a vibrant town centre.



I'm 21 and just bought myself a beautiful little home in Gunnedah and I couldn't be happier.

Ineke Jones | Gunnedah 2019

Open Opportunities

Big things are already happening in Gunnedah, but the Shire's location, connectivity and affordability mean we are open to a huge range of opportunities. Here are just a few:



BEEF & LAMB PROCESSING

Given its central location, high volume of cattle production and access to high quality sheep, Gunnedah is the ideal choice for Australia's next new red meat processing facility. Gunnedah Shire Council is committed to partnering with an investor to see the development of a multi-species abattoir that will meet the growing demand for quality Australian product.

The surrounding cattle production region features a prime beef cattle herd of 1.6 million head, just over 30% of the New South Wales herd. This represents a potential turnover of about 500,000 head per annum.
The regional cattle herd includes high quality Hereford and Angus breeds, supported by a number of large and medium-sized feedlots (including Caroona's 35,000 head and Killara's 20,000 head).

A suitable site for an abattoir has already been assessed and a pre-feasibility plan has been completed.



SALEYARDS

Gunnedah's livestock selling centre is ranked in the top four in New South Wales. It consistently yards more than 120,000 prime beef cattle per year, with a turnover of $100 million annually.

Gunnedah Shire Council has adopted a $17.5 million masterplan for the Gunnedah Regional Saleyards that includes:

- A state of the art Office, Cafe and Education Centre
- Construction of major structures to place under roof an entire hectare of primary work areas and cattle holding yards
- Major biosecurity improvements including a Drive-Through Truck Wash facility capable of taking road trains
- Major upgrade of the additional 4 bay truck wash facility
- Installation of technology infrastructure and high speed internet capability to allow smart technology applications and stream of on-line content.

Open Opportunities



INDUSTRIAL DEVELOPMENT

Gunnedah Shire has close to 420ha of industrial zoned land, with up to 220ha located within the three main industrial precincts - Warranuna Industrial Estate, North Gunnedah Industrial Estate and Blackjack and Quia Road Industrial Precinct. Opportunity exists for investment in industrial lot development to take advantage of the growth in areas such as the mining services and agricultural services sectors with potential tenants or purchasers seeking prepared, serviced lots at competitive prices.



INLAND RAIL

Australia's Inland Rail is a once-in-a-generation project connecting regional Australia to domestic and international markets. It will complete the "spine" of the national freight network between Melbourne and Brisbane via regional Victoria, New South Wales and Queensland. The largest freight rail infrastructure project in Australia is expected to be operational by 2025. Gunnedah will benefit from Inland Rail through its proximity to a proposed inland rail intermodal freight terminal at Narrabri, as well as to the recently announced proposed rail hub to be at Werris Creek and future developments set to occur in Tamworth.

Open Opportunities



LOCAL PRODUCTION

The range and quality of grains produced in Gunnedah Shire, alongside secondary processing within the milling sector, provides opportunities for speciality food and beverage production. This has the potential to attract investment and jobs, as well as locally branded products to enhance reputation and encourage food tourism.

Producers are already taking advantage of locally and regionally sourced produce and converting it into higher-value products such as specialty health foods and high-quality equine feeds and supplements. The ready access to, and quality of produce available within the Gunnedah region provides value-adding production opportunities for both general market and niche foods.



LOCAL PACKAGING

Gunnedah producers are seeking varied solutions in product packaging. In the past, products have been sent to market on more of a bulk or at least large-packaged scale, however, there exists a current and growing requirement for smaller direct-to-retail packing that is being independently sourced by a number of producers from non-local providers.

There is a clear market opportunity for a contract packaging manufacturer to support the current and growing needs of local and near regional customers. The Packaging Council of Australia reports the value of the packaging market to be an estimated $10-15 billion, employing about 30,000 people.



BIOENERGY

With an abundance of organic material such as cotton trash, the options for utilising cotton biomass wastes for energy include composting, gasification, pyrolysis, fermentation (ethanol), anaerobic digestion and direct incineration.

With changes in recycling requirements there is an opportunity to future expand into this sector. Gunnedah represents the ideal opportunity for this to be potentialised.

Open Opportunities



RENEWABLE ENERGY

New South Wales has the largest renewable energy and sustainability sector in Australia – backed by major government and private sector initiatives.

With favourable conditions, proven market interest via three current proposals submissions already under consideration and construction for solar projects in Gunnedah, the Shire is set to be recognised as a significant producer of renewable energy.

There are three current proposals for the creation of solar farms in the Gunnedah Shire:

Photon Energy Australia Pty Ltd is proposing to build a 155 megawatt solar power plant as part of NSW's drive towards renewable energy. The project has an estimated capital investment of $201 million.

Ironbark Energy has proposed a $20 million 27 megawatt installation co-located within a surrounding planned processing precinct development.

Orange Grove Sun Farm, proposed by Overland Sun Farming, is a 253ha, 110 megawatt solar farm project located 12km east of the Gunnedah township with an expected investment value of $80 million



HEALTH AND AGED CARE

The Health Care and Social Assistance sector, which includes aged care, is Australia's fastest growing industry. It is forecast to grow within Gunnedah Shire at an average annual rate of 1.8%. A significant boost to the local health industry future will also come from a $53m investment in the hospital redevelopment which will greatly improve facilities and create jobs.

Opportunities exist, not only in the development of aged care homes and facilities that can cater for both lifestyle and higher-needs care requirements, but also in the growing field of in-home care and e-health.



Gunnedah
Shire Council
Open New Horizons

For more information contact

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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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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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