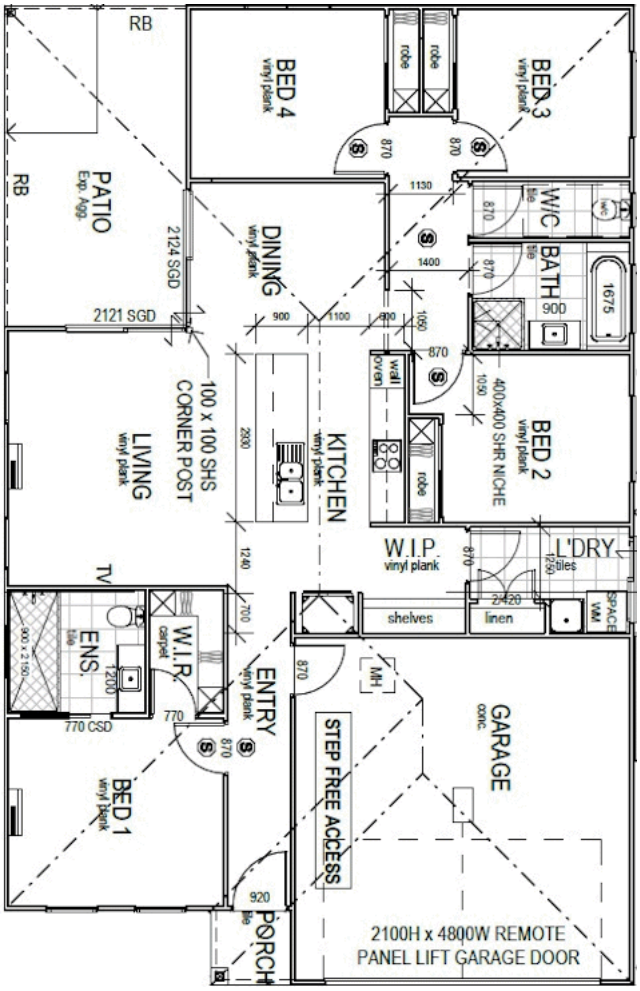
$738,400

Lot 440

Ellida Estate
McLaughlin Street Parkhurst, QLD 4702

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SAM PATEL 1300 105 049 | 0411 072 012





Highline 183

4	2	2	1

Living Area	127.61 m²
Garage	36.03 m²
Patio	17.84 m²
Porch Area	1.81 m²
Total Area	**183.28 m²**
Build Price	**$479,400**

Land Area	480.0 m²
Land Registration	February 2027
Land Price	**$259,000**
Rent Yield Est.	5.63% - 5.99%
Rental / Week	$800-$850 PW

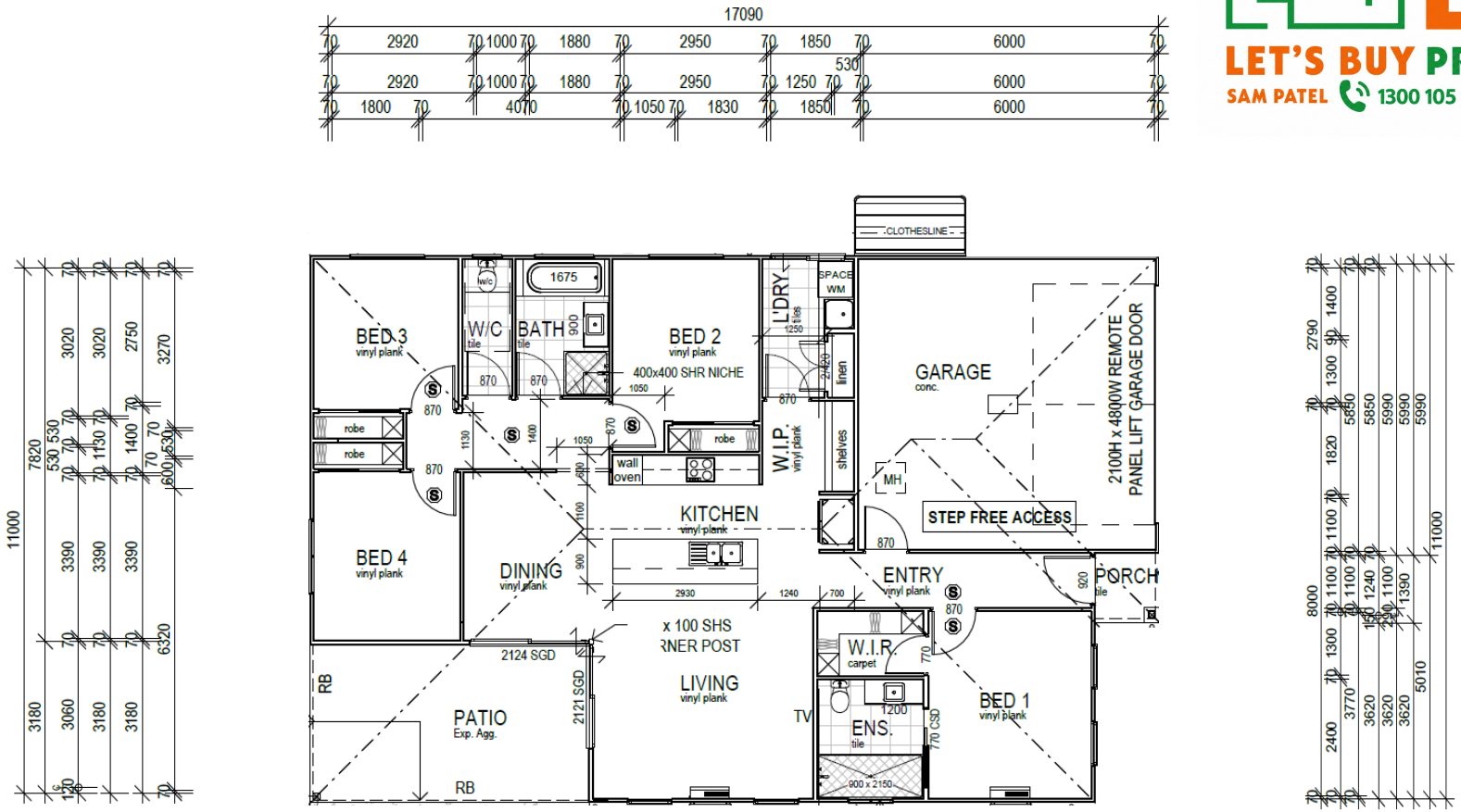
Featured Inclusions

- Soft Close Drawers
- Stainless Steel Kitchen Appliances
- 2550 Ceiling Height
- 20mm Stone Benchtops to Kitchen
- Air Conditioning Units to Master Bed & Living Area
- 6.6kw Solar System
- Quality Tapware & Plumbing Items
- Carpets to Bedrooms & Media
- Vinyl Plank Flooring to Living Areas
- Fencing & Turfing

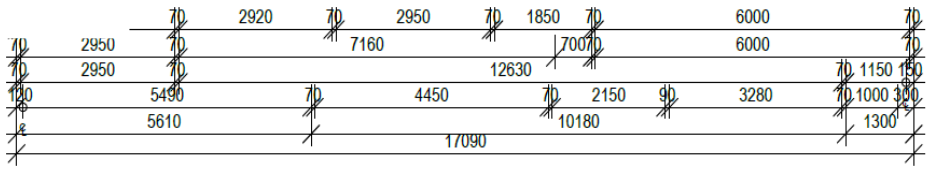
This work is exclusively owned by Portal Concierge Pty Ltd t/a Professionals Choice and cannot be reproduced or copied. Price is inclusive of GST. These are illustrations and artist impressions only, the buyer should refer to the contract drawings and standard inclusions for the correct detail. Price is fixed for 30 days from 02-10-2026

Highline 183m2

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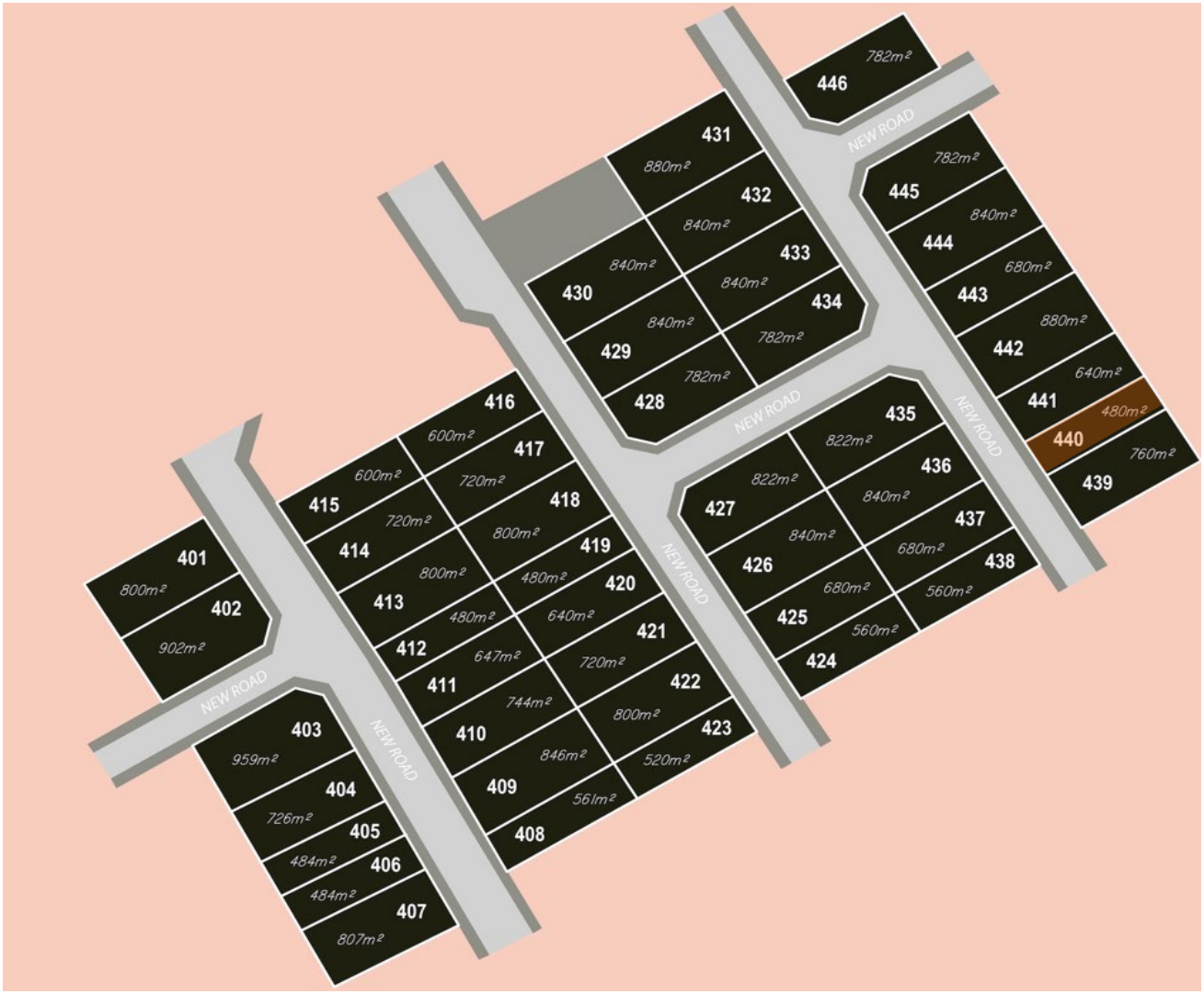
FLOOR SCHEDULE	
Description	Area
LIVING	127.61 m²
GARAGE	36.03 m²
PATIO	17.84 m²
PORCH	1.81 m²
	183.28 m²



NOTE: This is an example of the floor plan, dimensions and specifications may differ slightly.

Ellida Estate – Stage 4 Plan

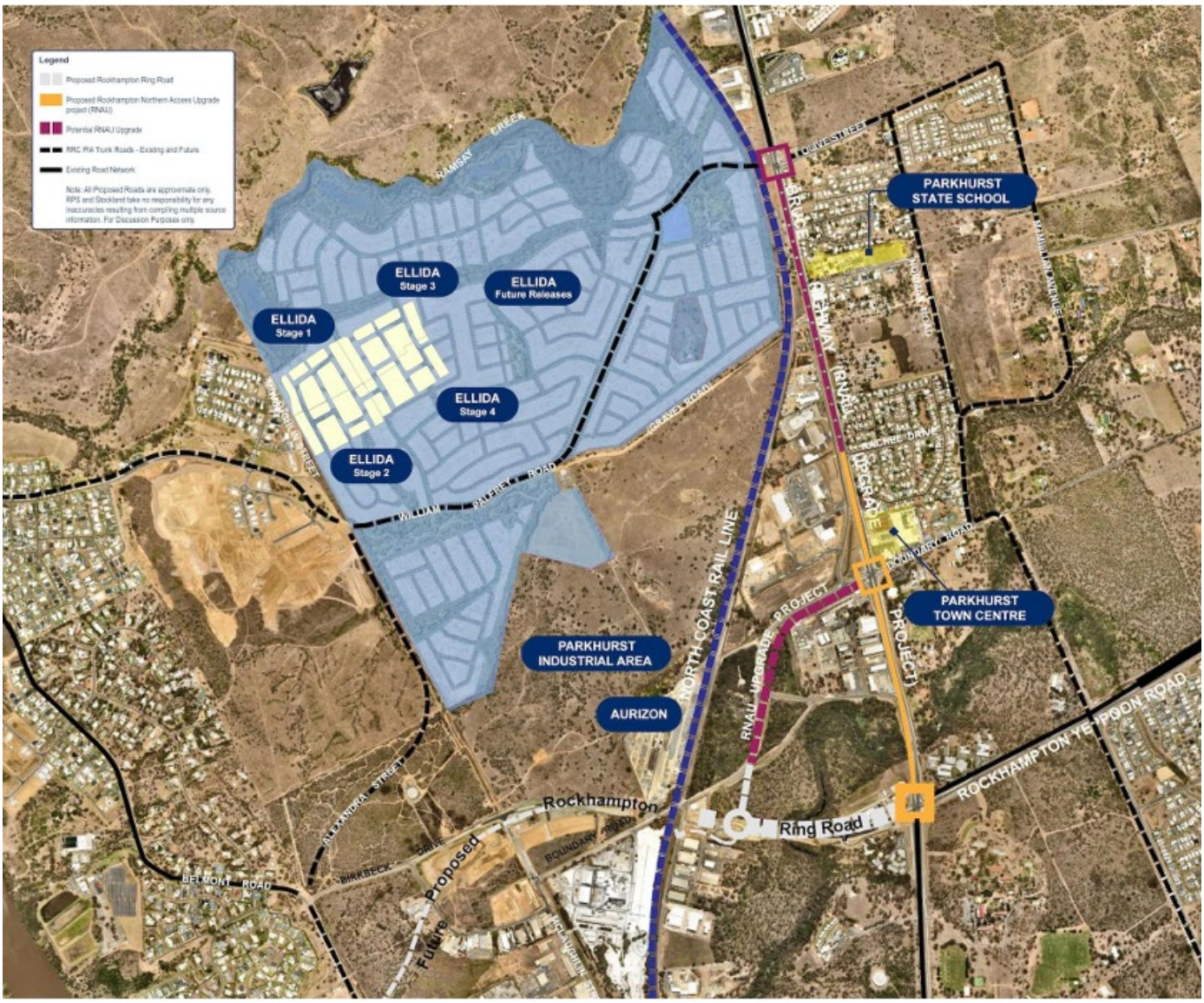
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ELLIDA
ESTATE

MASTERPLAN



LBP
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STANDARD INCLUSIONS







General

- The noted supplier, brand or model of any item may change without notice. We will do our upmost to use the same suppliers, brands and models as stated. However, if we are forced to change any, we will replace with another supplier, brand and/or model as near as possible to the original
- If there is a conflict between the plans and the specifications list, then the specifications list will be deemed to be correct
- All prices noted are all inclusive of GST
- Variation pricing will be charged at cost + 20% to all variations

General Inclusions

- Fixed price Master Builders Contract
- Our standard price is based on an S or M result to the soil test
- House is designed up to and including a C2 wind classification
- Builders 'Construction Works Insurance' and "Public and Products Liability Insurance'
- QBCC Home Warranty Insurance and Q-Leave
- Local council building application fees, plumbing application fees and all required inspections
- Energy efficiency assessment to meet the required energy star rating
- Termite protection system - a combination of concrete visual and/or 'Smartfilm' pest control system to slab penetrations and perimeter of the house, supplied and installed by 'Termimesh'
- Six years and three months structural warranty & One-year non-structural warranty

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STANDARD
INCLUSIONS

External Inclusions

- Standard house setback is 6 metres from the front boundary
- Allowance for standard excavation and site preparation with no more than 600mm of fall across the house area
- Concrete slab on ground, as designed by engineers
- Frames and trusses are built with treated timber or steel designed by engineers. Supply per availability
- Sisalation paper and damp-proof course to all external walls
- External walls – Weathertex cladding as per plans
- Ceiling Height 2550mm
- Fascia and Quad Gutter – Colourbond from standard colour range
- Roofing – Corrugated colourbond on metal roof battens from standard colour range
- Rear patio & Front porch floor – exposed aggregate concrete
- Rear patio & Front porch posts – 140 x 140 timber with painted finish
- Windows and glass external sliding doors – from standard colour range
- Fly Screens to all external windows and sliding doors
- Garage panel lift door – standard height 2100mm x 2400mm 'Gliderol' with 2 remotes
- Front door – Size as per plans, paint grade, front door from builders standard range with translucent glass or similar
- Driveway – 50sqm standard exposed aggregate, driveway shaped to suit allowance total
- Clothesline 1x– Wall mounted 'Daytek' twin fold down clothesline attached to house
- Letterbox 1x - installed next to driveway. Builders choice
- Site clean-up and yard level – Bobcat using existing material only. There is no allowance to import extra fill to level the yard
- Fencing – allowance for fencing includes 1800mm high timber paling fence to perimeter of property
- Gates – allowance includes 1 x single gate, 1 double gate
- Retaining – No retaining walls are included
- Turf Allowance – 500m2 winter green turf.



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STANDARD
INCLUSIONS

Internal Inclusions



- Manhole – Framed into roof trusses, with whiteboard cover
- Plasterboard sheeting throughout, with Villaboard to bathroom/ensuite walls
- Internal doors – 'Hume' HAG9 or similar with door catches
- Door locks – 'Lane Avalon' lever locks, satin chrome as follows:
  - Entrance Locks – Front door, laundry/back door, internal garage door
  - Privacy Locks – Internal swing doors
  - Passage Locks – Internal sliding doors
- Shelving – as follows:
  - Bedroom robes – 1 top shelf, 450mm wide bank of open shelves. Hanging rail to robes
  - Linen – bank of 4 open shelves inc 450mm broom
- Bedroom robe doors – Mirror sliding doors with White frame
- Window furnishings – Roller blinds to windows only
- Professional builders clean to inside and outside of the home



Kitchen Inclusions

- Kitchen cabinets as per plans, from builders preferred cabinet maker

  Including:
  - Kitchen includes doors & handles throughout
  - Set of cutlery draws
  - Set of pot draws
  - Soft close hinges
  - Pantry/Walk-in pantry – open whiteboard shelves
  - Stone benchtops – 20mm engineered stone from standard builders range
  - Kitchen Sink –1¾ bowl drop-in sink 1160mm x 500mm



- Stainless-Steel Appliances

  Including:
  - Oven
  - Cooktop
  - Rangehood
  - Dishwasher



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STANDARD
INCLUSIONS

Tapware, Bathrooms, Laundry & Toilet



- All plumbing selections noted below are builders range
  - Kitchen Mixer, Laundry Mixer, Basin Mixers, Bath swivel spout
  - Shower/bath mixers, Shower rose 1 to each bathroom
  - Gooseneck shower arm, 1 to each bathroom
- Standard shower size, 900mm x 900mm are as per plan with semi-frameless pivot shower screens. Ensuite 1x fixed panel no door
- Shower bases – Formed with a bedded tile floor and waterproofed to Australian standards
- Shower niches – bottom of niche is approx. 1200mm above floor
  - Ensuite 400mm high x 600mm wide &
  - Bathroom 400mm high x 400mm wide
- Bathtub – Bath to fit required area
- Mirrors – Frameless polished edge mirrors approx. 900mm high and width of vanity unit
- Toilets – Back to wall
- Laundry – Poly cabinet
- Towel rails – 1 to each bathroom
- Toilet roll holders –1 to each toilet



Plumbing Items & Fixtures

- Hot water System – 9507809 250L Electric per unit
- Hose cocks – 2 external hose taps per unit
- Connection to council sewer mains or owner supplied septic system
- Stormwater drainage to discharge point/drainage pits as required
- Downpipes – 90mm round PVC with painted finish

Airconditioning

- Mitsubishi Heavy Industry – reverse cycle, split system, inverter air conditioners allowed as follows:
  - Living room - 7.1kw
  - Bedroom 1 – 2.5kw
  - A 5-metre run is allowed between internal and external air conditioning units. Further distances will be an additional cost

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STANDARD INCLUSIONS

Electrical

- Solar system 6.6kw
- Electrical mains for up to 6 meter house setback – single phase
- Safety switch and circuit breakers installed as required by Australian Standards
- Allowance for installation by electrician:
  - Power points 26 (including garage door, rangehood, microwave, dishwasher & fridge)
  - External power point x 1 (weatherproof point to patio area)
  - Data point x 1 (Telstra connection charge not included)
  - TV Points x 2 (Antenna not included tv service by the Opticom network.)
  - Light points x 26 (LED downlights)
  - Spotlights x 2 (1 each to front and rear of the house)
  - Exhaust Fan/Heater/Light 3in1 – 1 to each bathroom & ensuite
  - Exhaust Fan & Light 2in1 – 1 to each separate toilet
  - Ceiling fans x 6 – white plastic 3 blade ceiling fans allowed throughout
  - Smoke alarms – Hard wired, photoelectric smoke alarms included as required
  - NBN – Internal wiring and conduits are set up for NBN connection



Floor Coverings

- Carpet laid with underlay to all Bedrooms & Robes. From builder's standard range
- Vinyl Plank installed to Kitchen, Family, Dining, Living, Hallways. From builder's standard range
- Ceramic tiling to all wet areas. From builder's standard range.
- Garage Floor – standard grey concrete finish



Painting

- House is fully painted inside and out using 'Taubman's' Paint. All spray coats will be rolled back. All products applied per manufacturers specifications.
  - Ceilings – Trade Edge Ceiling Paint
  - Walls – Living Proof Silk Low Sheen
  - Skirts, architraves, jambs & doors – Water based Enamel Glass
  - Robe Shelves – Water based Enamel Gloss
  - Exterior – All Weather Low Sheen Dirt Shedding

Colour Selections

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Please choose 1 box only for each category. Substitutions are not available.

Kitchen Cabinetry



Benchtop: Sugar Rush
Cabinets: Polar White

☐



Benchtop: White Burst
Cabinets: Polar White
Feature: Riverside

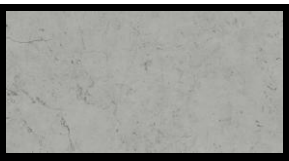
☐



Benchtop: Sparkling White
Cabinets: Polar White
Feature: Soft Oak

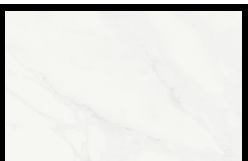
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Kitchen & Laundry Splashback Tiles



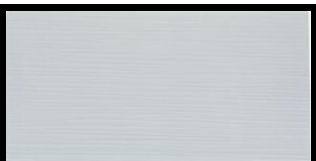
Valencia Grey Gloss
250 x 400

☐



Gastone Cararra Gloss
250 x 400

☐



Breeze White Struct Gloss
200 x 400

☐

Disclaimer: Proposed internal & external finishes are subject to change without notice. The builder reserves the right to substitute similar colours or products depending on availability or other constraints. Internal paint colours, door/cabinet handles, grout and tile layout will be chosen by the builder. Feature tiles or cabinetry colour locations will be decided by the builder or subcontractor. The images above are for illustrative purposes only. Please refer to specifications for inclusions. Some options above may not be included or applicable.



Benchtop: Laminate Cosmic Granite
Cabinets: Polar White



Benchtop: Laminate Prime Oak
Cabinets: Polar White



Benchtop: Laminate Taj Mahal
Cabinets: Polar White

Bathroom/Ensuite/Laundry Floor & Wall Tiles – First Choice



Spark Beige 450 x 450



Belga Ivory 450 x 450



Omniform Grey 450 x 450

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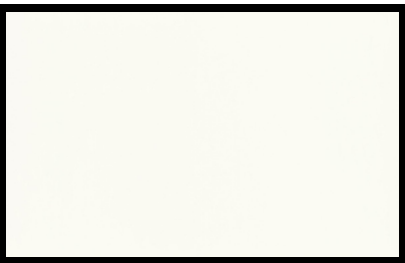
Bathroom/En econd choice



Crushed White Satin 200 x 400



Gastone Carrara Gloss 250 x 400



Unit White Gloss 250 x 400

Bathroom/Ensuite Vanity Cabinet Finish



Elegant Oak Chalk

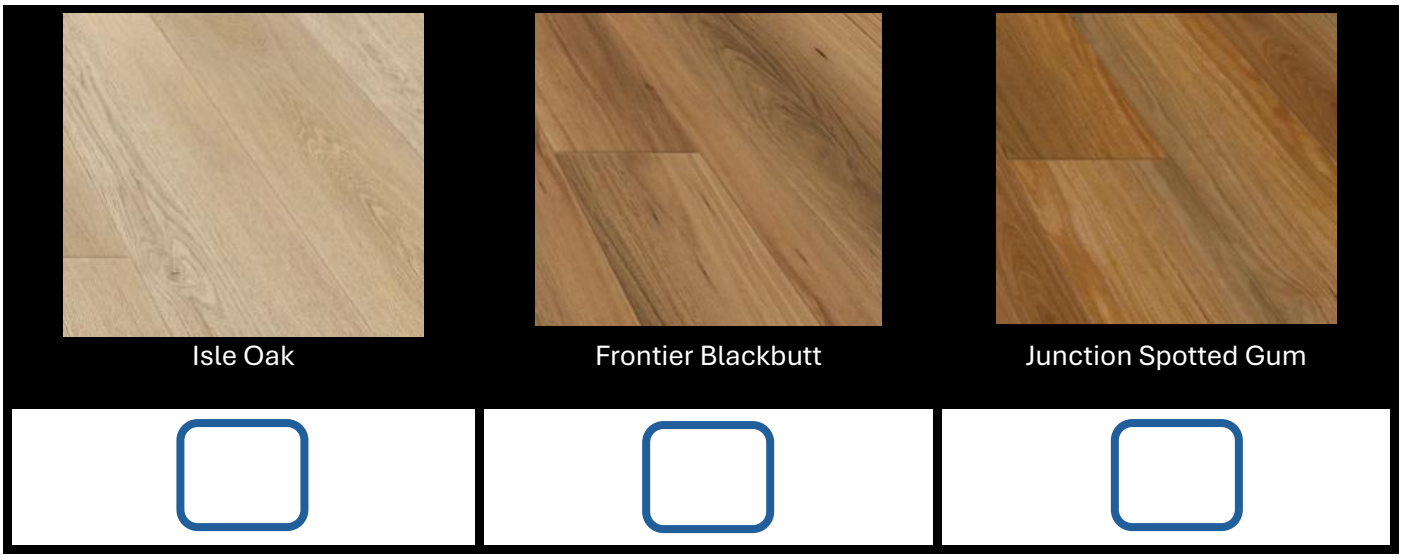


Grey Nouveau Silk

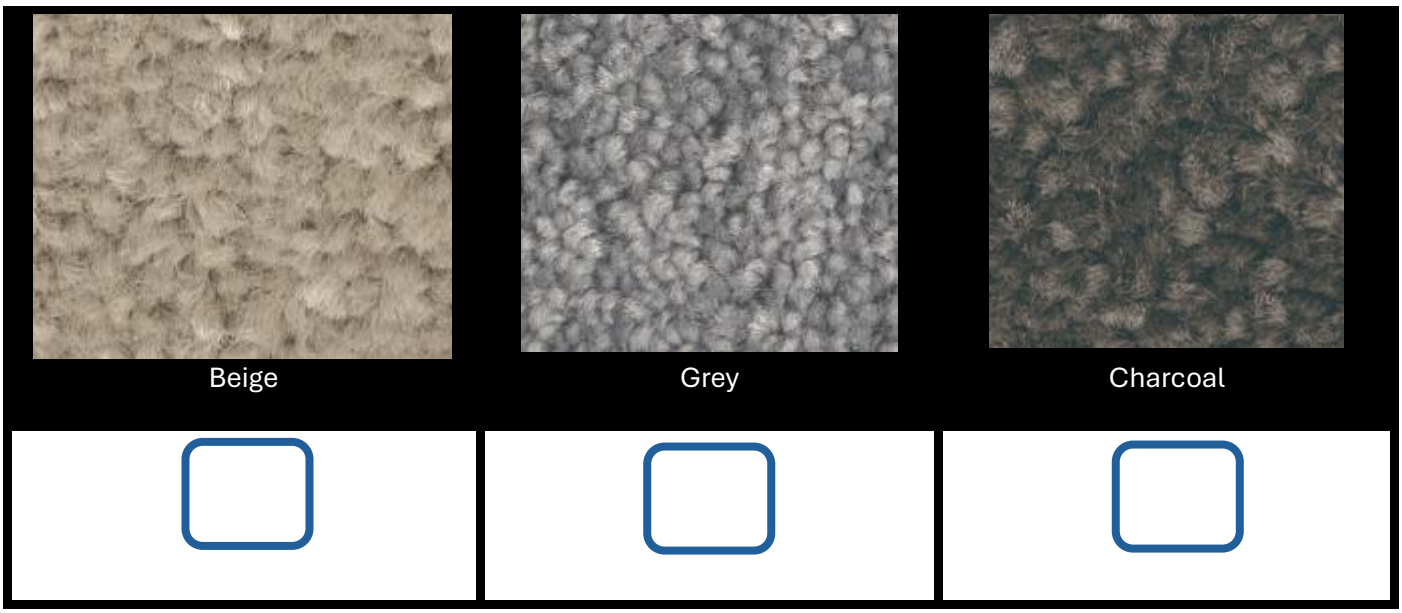


Coastal Oak Woodmatt

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Carpet Flooring



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	Roof – Surfmist Fascia – Surfmist Gutter – Surfmist Window Frames – Pearl White Garage Door – Surfmist	☐
	Roof – Dover White Fascia – Dover White Gutter – Dover White Window Frames – Pearl White Garage Door – Shale Grey	☐
	Roof – Surfmist Fascia – Windspray Gutter – Windspray Window Frames – Pearl White Garage Door - Windspray	☐

Proposed external finishes are subject to change without notice. The builder reserves the right to substitute similar colours or products depending on availability or other constraints. Paint colours, bricks, doors & handles, features, garden placement & garage door style will be chosen by the builder to be aesthetically pleasing within the surrounding homes. The images above are for illustrative purposes only. Please refer to specifications for inclusions. Some options above may not be included or applicable.

Building Address: _____

Print Name: _____

Signature: _____

Date: _____

Disclaimer: Proposed internal & external finishes are subject to change without notice. The builder reserves the right to substitute similar colours or products depending on availability or other constraints. Internal paint colours, door/cabinet handles, grout and tile layout will be chosen by the builder. Feature tiles or cabinetry colour locations will be decided by the builder or subcontractor. The images above are for illustrative purposes only. Please refer to specifications for inclusions. Some options above may not be included or applicable.

Optional Upgrades

as at April 2026

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Optional upgrades:

By selecting any of the upgrades listed below, you authorize the builder to complete these changes and invoice the total amount. Payment will be invoiced upon completion of the build and must be paid in full prior to handover.

Description	Price inc GST	Sign to Proceed
Upgrade to Westinghouse 90cm cooking appliances Oven - WVE9915SDA Cooktop - WHC942BC Rangehood - WRR904SB	$ 2,450.00	
Upgrade Dishwasher to Westinghouse Dishwasher - WSF6602XC	$ 400.00	
Upgrade to Back to Wall Freestanding Bathtub. Size is 1500x720.  Note: Only applicable for bath spaces wider than 1600mm	$ 1,200.00	
Upgrade to Black Fittings including: - Kitchen sink mixer (Sinks & laundry mixer to remain as standard) - Bathroom & Ensuite – basin mixer (2) & shower mixer (2) bath spout/mixer (1), shower rose & arm (2), towel rails (2) & toilet roll holders (2), vanity pop wastes (2) - Tile angle, shower frames/fittings/shower floor wastes/grates  Note: If you're home includes more items than the amounts listed above, these items will be quoted separately for approval (eg, a double sink vanity will require an extra basin mixer and pop waste)	$ 950.00	

Optional Upgrades

as at April 2026

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Upgrade Kitchen Sink to Memo Freya Double Bowl. Code 2411007 Inset fit only. Includes mixer cutout in benchtop by cabinet maker 	$ 720.00	
Upgrade to Black fittings including: - Door handles, hinges, doorstops (excluding front door hinges)  *Please note some items above may still include small sections of chrome as standard. Eg door handle lock button and ball section of doorstops. All items will be same/similar to those listed in the contract specifications	$ 550.00	
Upgrade Kitchen Sink to Memo Freya Double Bowl. Code 2406975 Inset fit only. Includes mixer cutout in benchtop by cabinet maker 	$ 720.00	
Upgrade to Brushed Brass Fittings including: - Kitchen sink mixer (Sinks & laundry mixer to remain as standard) - Bathroom & Ensuite – basin mixer (2) & shower mixer (2) bath spout/mixer (1), shower rose & arm (2), towel rails (2) & toilet roll holders (2), vanity pop wastes (2) - Tile angle, shower fittings/shower floor wastes/grates (semi frameless shower frames will be white)  Note: If you're home includes more items than the amounts listed above, these items will be quoted separately for approval (eg, a double sink vanity will require an extra basin mixer and pop waste)	$ 1,990.00	

Optional Upgrades

as at April 2026

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Upgrade to Brushed brass fittings including: - Door handles, hinges, doorstops (excluding front door hinges)  *Please note some items above may still include small sections of chrome as standard. Eg door handle lock button and ball section of doorstops. All items will be same/similar to those listed in the contract specifications	$ 850.00	

*Applicable to houses only. Homes larger than 4 Bed, 2 Bath may incur additional charges. Duplexes to be quoted separately.

*This document must be signed off and submitted with Selections document to proceed. Wishing to upgrade after commencement will be per negotiation/confirmation with the builder

Print Name: _____

Build Address: _____

Signature: _____

Date: _____

RENTAL APPRAISAL

22nd September 2026

To whom it may concern,

Property: Lot 424 Ellida Estate Parkhurst QLD 4702

Thank you for allowing The Agency Property Management the opportunity to provide you with a current rental appraisal for the above-mentioned property.

Property Configuration:
4 Bedrooms | 2 Bathrooms | Double Garage

Based on the strength in the current rental market and taking comparable rentals into consideration, we believe a realistic rental achievement for the property is $850.00 per week. With the estimated Annual Rental Income Up to $44,200 per annum for an estimated Gross Rental Yield Up to 5.99% p.a.

This opinion has been prepared solely for your information and although every care has been taken in arriving at this figure, this is an opinion of a reasonable rental appraisal and is not a sworn valuation.

Yours sincerely,
The Agency | Property Management

Caleb Sell

M: 0481 236 710
E: calebsell@theagency.com.au

Disclaimer: The above figure represents and estimate of the rent the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation.



Your Property Tax Depreciation Estimate





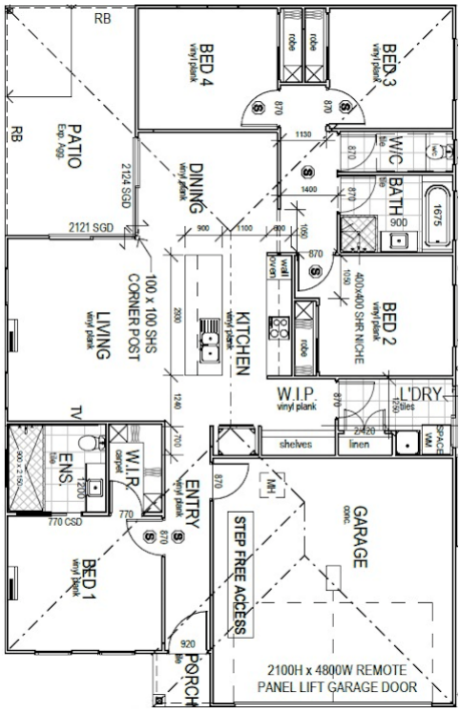


Helping you maximise your return on your investment

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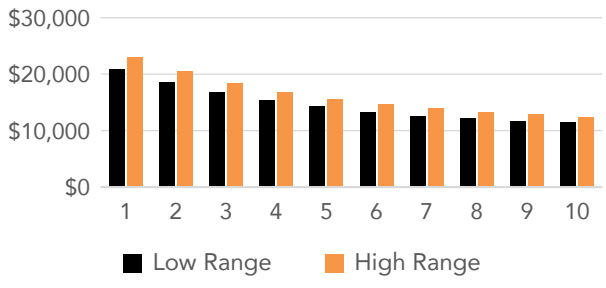


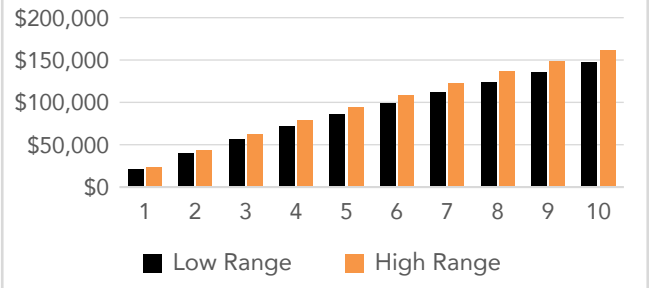
Low Range

Year	Capital Works	Plant & Equipment	Total
1	$10,200	$10,700	$20,900
2	$10,200	$8,300	$18,500
3	$10,200	$6,500	$16,700
4	$10,200	$5,100	$15,300
5	$10,200	$4,000	$14,200
6	$10,200	$3,100	$13,300
7	$10,200	$2,400	$12,600
8	$10,200	$1,900	$12,100
9	$10,200	$1,500	$11,700
10	$10,200	$1,200	$11,400
11+	$304,900	$3,900	$308,800
Total	**$406,900**	**$48,600**	**$455,500**

High Range

Year	Capital Works	Plant & Equipment	Total
1	$11,200	$11,800	$23,000
2	$11,200	$9,200	$20,400
3	$11,200	$7,200	$18,400
4	$11,200	$5,600	$16,800
5	$11,200	$4,400	$15,600
6	$11,200	$3,400	$14,600
7	$11,200	$2,700	$13,900
8	$11,200	$2,100	$13,300
9	$11,200	$1,600	$12,800
10	$11,200	$1,200	$12,400
11+	$337,700	$4,500	$342,200
Total	**$449,700**	**$53,700**	**$503,400**





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 440 | Ellida Estate **Parkhurst QLD 4702**

BMT Tax Depreciation
QUANTITY SURVEYORS

1300 728 726 | bmtqs.com.au

Investment results



Lot 440 | Ellida Estate **Parkhurst QLD 4702**

Holding costs per week **$28**

Property result **POSITIVELY GEARED**

Rental yield **5.99%**

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	$738,400	Deposit Percentage	10%
Deposit Amount	$73,840	LMI capitalised	Yes
Lenders Mortgage Insurance (LMI)	$14,354		

Purchase cost

Loan Amount	$678,914	Other costs	-
Stamp duty	$7,490	Registration fees	$300
Legal fees	$1,500	Pre-purchase reports	$1,000
Loan to value ratio	91.9%	Interest rate	6.75%
Total funds required	$84,130		

Income

Rent per week	$850	Number of weeks rented	50
Other annual income	-	Annual income	$42,500

Expenses

Body corporates fees	-	Council rates	$2,000
Insurances	$2,000	Interest on loan	$45,827
Property management rate	6%	Property management fees	$2,550
Repairs	$500	Advertising/Stationery	$300
Water charges	$1,000	Other costs	-
Total expenses	$54,177		

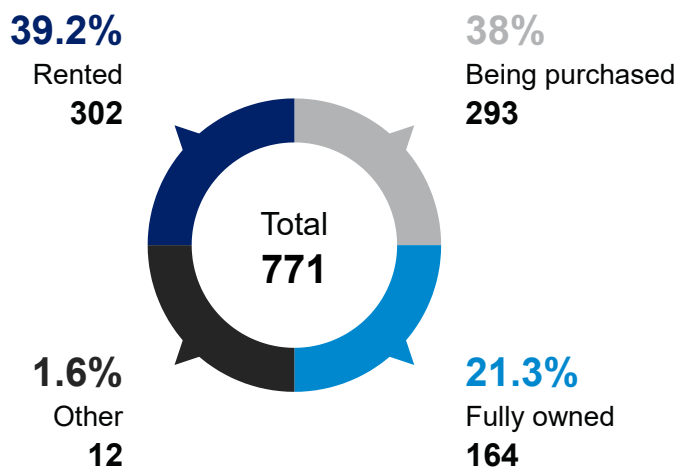
Cashflow

Total income	$42,500	Total expenses	$54,177
Depreciation estimate	$23,000	Tax deductions	-$34,157
Marginal tax rate	37%	Tax refund	$12,638
Before tax cashflow	-$11,157	Yearly cashflow result	$1,481

Property address: Lot 440 | Ellida Estate Parkhurst QLD 4702

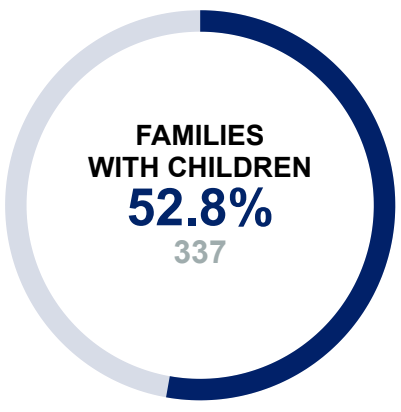
Statistics

Home ownership - Parkhurst



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

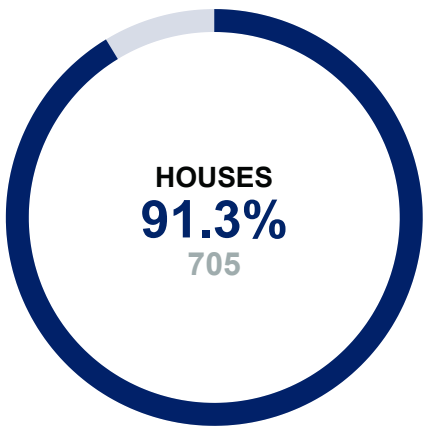
Neighbours

Families	Median monthly mortgage repayments	Median weekly rent	Weekly household income
	$1,900	$345	$1,728

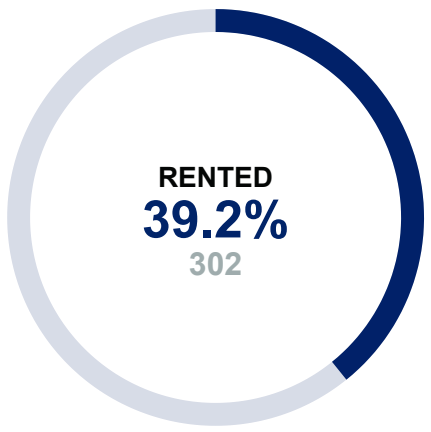
Data Provided by © 2026 Insight Data Solutions Pty Limited

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.

Neither BMT Tax Depreciation Pty Ltd, nor its directors, shareholders or advisors make any promises or other representations in relation to PropCalc and the information available through it, including as to the accuracy or completeness of information produced by PropCalc.

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Illustrative Capital & Rental Growth Projections

Lot 440 | Ellida Estate, Parkhurst QLD 4702

ILLUSTRATIVE MODELLING ASSUMPTIONS

Assumed Capital Growth **7.2% p.a.**

Assumed Rental Growth **4.0% p.a.**

STARTING POSITION

STARTING PROPERTY VALUE

$738,400

STARTING WEEKLY RENT

$850

PROJECTED GROWTH

Period	Projected Property Value	Projected Weekly Rent
Current	**$738,400**	**$850**
5 Years	$1,045,359	$1,034
10 Years	$1,479,924	$1,258
20 Years	$2,966,111	$1,862
30 Years	**$5,944,773**	**$2,757**

Important: These projections are illustrative only and are based on compound annual growth assumptions of **7.2% for property value** and **4.0% for rental income.** They are modelling assumptions, not forecasts or guarantees. Actual property values and rents may rise, fall or remain unchanged and may differ materially from these projections. Market conditions, interest rates, supply, demand, property condition and other factors can affect future outcomes. Past performance is not a guarantee of future performance. Independent professional advice should be obtained before making an investment decision.



ADVANCE ROCKHAMPTON

Rockhampton Regional Council

ROCKHAMPTON REGION INVESTMENT PROSPECTUS

YOUR GUIDE TO INVESTING AND INVESTMENT PARTNERSHIPS IN ROCKHAMPTON REGION, AND HOW WE CAN HELP YOU.

advancerockhampton.com.au



ROCKHAMPTON REGION

Since its establishment in 1859, the Rockhampton region has proudly served as the vibrant economic heart of Central Queensland, showcasing our robust sectors in agriculture, energy, and resources.

Over the next four years, we anticipate an exciting influx of projects totalling approximately $12 billion, aimed at fostering a clean economy, expanding the Fitzroy Food Bowl, and unlocking our region's distinctive mineral deposits crucial to Queensland's energy transition.

With its extensive air, road, rail, and sea infrastructure, Rockhampton stands as a strategic gateway to both Northern Australia and global markets, offering unparalleled access and opportunities.

As we actively promote investment, it's imperative that we simultaneously nurture our existing businesses, seize new prospects, and foster sustainable job creation and population growth.

The Rockhampton region presents a wealth of employment, investment, and development opportunities, supported by a thriving economy and an array of lifestyle amenities.

I take immense pride in our region and firmly believe that we are in an excellent position to attract new investments and foster partnerships that will enable us to seize the vast economic opportunities that lie ahead in the coming years.



MAYOR TONY WILLIAMS
Rockhampton Regional Council



ADVANCE ROCKHAMPTON

As the lead economic development agency of Central Queensland, Advance Rockhampton is proud to be part of Rockhampton Regional Council's commitment to drive economic growth.

Advance Rockhampton's vision is to spread the word nationally and globally that our region is the best place to live, visit and invest with a team of talented professionals dedicated to the Heart of Central Queensland.

Advance Rockhampton and Rockhampton Regional Council are committed to our five-year economic strategy and action plan.

Our economic mission is to support growing Rockhampton as the Capital of Central Queensland and the region to become a more vibrant, diverse and progressive place to live, visit and invest.

Find out more at
advancerockhampton.com.au

OUR FIVE ECONOMIC PILLARS

FUTURE JOBS AND INVESTMENT ATTRACTION

INFRASTRUCTURE FOR FUTURE GROWTH

REGIONAL PROMOTION AND MAJOR EVENTS

REGIONAL COLLABORATION AND PARTNERSHIP

TALENT RETENTION AND ATTRACTION













HOW WE CAN SUPPORT YOUR BUSINESS

ADVANCE ROCKHAMPTON CAN SUPPORT YOUR JOURNEY TO BECOME PART OF THE GROWING ROCKHAMPTON ECONOMY THROUGH THE FOLLOWING SUPPORT:

BUSINESS TO BUSINESS CONNECTIONS

Industry support and alignment with commercial opportunities.

DEVELOPMENT AND PLANNING ASSISTANCE

Services to assist with the development process which includes pre-lodgement planning meetings.

ECONOMIC IMPACT MODELLING

Economic impact analysis that explores how new projects can generate direct and indirect employment and broader economic outcomes for the Rockhampton Region.

INVESTMENT AND SITE TOURS

Local insight through site tours to understand the Rockhampton business and investment landscape.

TAILORED DATA

Site selection assessment, target market data and statistics relevant to the region.

SOLUTION BROKERING

Government introductions, business introductions, industry introductions, local content engagements and navigation.



Speak to Wade and the Advance Rockhampton team
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Tokyo

Shanghai

Hong Kong

Ho Chi Minh City

Singapore

Jakarta



THE GATEWAY TO NORTHERN AUSTRALIA

Rockhampton

OUR REGION

Positioned as the gateway to Northern Australia and international markets, Rockhampton is the economic heart of Central Queensland.

Well-connected and supported by major air, road, rail and sea infrastructure, the Region offers easy connectivity to:







KEY INDUSTRY STATISTICS



PROJECT PIPELINE

$12B

$12 billion project pipeline to be rolled out over the next four years.



FITZROY FOOD BOWL

$1B

One of Queensland's major agricultural food bowl regions, with an industry contribution of $1 billion.



INDUSTRY GROWTH

47%↗

Over the past five years a 47% growth in the value-add contribution of Agriculture, Fishing and Forestry sectors.



BEEF CAPITAL

3M HEAD

We are the Beef Capital of Australia holding between 2.5 million to 3 million head of cattle.



AIRPORT (ROK) PASSENGERS

600K

Just under 600,000 passengers through Rockhampton airport terminal for 2022-23.



VISITOR EXPENDITURE

$416M

Strong visitor economy with $416 million spent in 2023. Hotel vacancy occupancy rate of 72.4%



AFFORDABLE LAND

$125/M²

Affordable industrial allotments from $125/sq m for serviced hectare blocks at Gracemere Industrial Park.



AFFORDABLE HOUSING

$398K

Median house price 52% more affordable than Greater Brisbane.
35% more affordable than regional Australia.



ENVIABLE LIFESTYLE

300 DAYS

An enviable lifestyle with 300 plus days of sunshine.



QUALITY SERVICES

Medical services and quality education delivered by schools, CQUniversity and TAFE Queensland.



BUILDING OPPORTUNITY

0.5%

Residential vacancy rate of 0.5%.



SECURE WATER

5.9TL

12 Sydney Harbours flow through the Fitzroy annually.

OUR ECONOMY

ROCKHAMPTON IS ONE OF AUSTRALIA'S MOST DIVERSE AND RESILIENT ECONOMIES:

- **240,000 PEOPLE** located in Central Queensland.
- **84,518 PEOPLE** in the Rockhampton Region Local Government Area.
- **$5.7 BILLION** economy that is supported by a diverse industry base (*profile id economy*).
- 45,000 local jobs in Rockhampton, **GROWING 3.5%** over the last year (*SALM, 2024*) which is faster than the region's population growth.
- As at, February 2024, Rockhampton had a residential vacancy rate of 0.5%, **ONE OF THE LOWEST IN QUEENSLAND.**
- **906HA** that can yield 5435 dwellings across the Rockhampton Region Local Government Area.
- **5,500 BUSINESSES** in Rockhampton (*profile Id economy*).

INVESTMENT DRIVERS

- A **$12 BILLION** major project pipeline across the Rockhampton region.
- An estimated **9,000 ADDITIONAL JOBS** across the regional economy over the next four years.
- **3,500HA** State Government declared aquaculture development area.
- Affordable cropping and horticulture opportunities with **ACCESS TO IRRIGATION.**
- Approximately **1,700HA** of industrial zoned land across the region.
- Gateway to the Southern **GREAT BARRIER REEF.**
- **DIRECT FLIGHTS** from Rockhampton to Brisbane, Mackay, Cairns, Melbourne, Gold Coast and the Sunshine Coast.
- Heavy lift capability and **INTERNATIONAL STANDARD** runway at the Rockhampton Airport.
- **PORT OF ROCKHAMPTON** (formerly Port Alma) Shipping Terminal capable of specialised cargo.
- Enriched with **CRITICAL MINERALS** and resources, the region is capable of supporting the transition to the clean economy.
- The Fitzroy River, the **LARGEST AND MOST SECURE RIVER** catchment system on the Eastern seaboard of Australia.
- Well established **CONNECTED FREIGHT ROUTES** via the Capricornia, Bruce, Leichardt, and Burnett Highways.



PROJECT PIPELINE

DRIVING INVESTMENT TO THE REGION IS A $12 BILLION PROJECT PIPELINE.

ROCKHAMPTON RING ROAD

PROJECT VALUE	$1.7 BILLION
JOBS	780 construction
STATUS	Under construction
COMPLETION	2030/31

ROOKWOOD WEIR

PROJECT VALUE	$569 MILLION
JOBS	230 construction
STATUS	Completed
COMPLETION	2023

BROWNE PARK REDEVELOPMENT

PROJECT VALUE	$54 MILLION
JOBS	170 construction
STATUS	About to begin
COMPLETION	2025

BOULDER CREEK WIND FARM

PROJECT VALUE	$700 MILLION
JOBS	300 construction 15 operational
STATUS	About to begin
COMPLETION	2026

MOUNT MORGAN TAILINGS PROCESSING & REHABILITATION PROJECT

PROJECT VALUE	$150 MILLION
JOBS	250 construction 150 operational
STATUS	Under construction
COMPLETION	2025

MORT AND CO FEEDLOT AND FERTILISER FACILITY

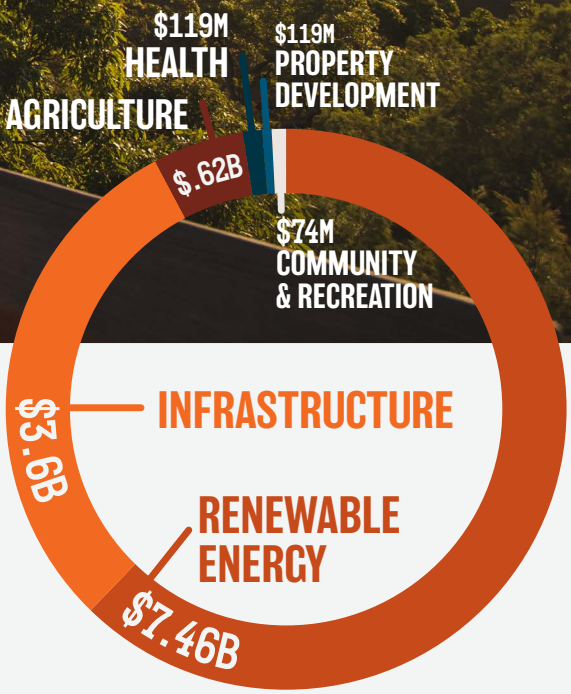
PROJECT VALUE	$128 MILLION
JOBS	250 construction 150 operational
STATUS	About to begin
COMPLETION	2026

RIVERTON MACADAMIA ORCHARD

PROJECT VALUE	$200 MILLION
JOBS	100 operational 150 harvest 30 processing
STATUS	Under construction
COMPLETION	2026

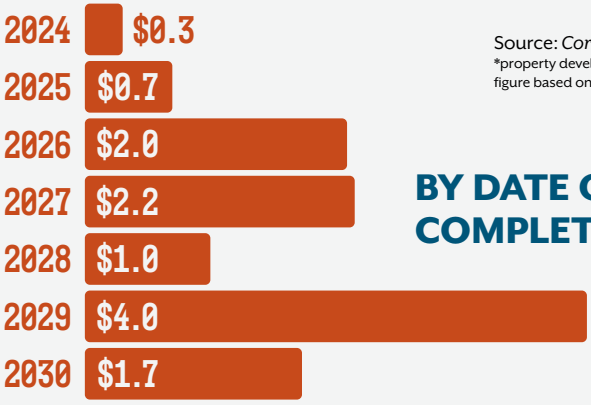


BY INDUSTRY SECTOR 2024-2030



Source: *Cordell Connect 2024*
*property development figure stated is a current not projected figure based on approved projects announced as at, 2024

BY DATE OF COMPLETION



Source: *Cordell Connect 2024*


MACKAY 30MIN
TOWNSVILLE 60MIN
CAIRNS 90MIN
Lotus Creek Wind
Norwich Park Mine
Galilee Basin
German Creek Mine
Oaky Creek Mine
Bravus Carmichael Mine
Clermont
CENTRAL HIGHLANDS REGION
ISAAC REGION
Bowen and Galilee basin mines are connected to Rockhampton via rail
Curragh Mine
Emerald
Bluff
Blackwater
Rockhampton serves as the health and education hub for Central Queensland
A4 CAPRICORN HIGHWAY
BMA Blackwater
Blackdown Tablelands National Park
Carnarvon National Park
THE HEART
CENTRAL QUEENSLAND


Rockhampton is at the nexus of Qld's major regional highway and rail network
SHOALWATER BAY Training Area
A1 BRUCE HIGHWAY
Clarke Creek Wind
Shoalwater serves for training area for Australian, US, and Singaporean forces
LIVINGSTONE SHIRE
Fitzroy Basin is the largest catchment flowing to Australia's east coast discharging 5,900 gigalitres annually
Byfield National Park
FITZROY RIVER
Fast access to Great Keppel Is and the Great Barrier Reef
Capricorn Caves
Boomer Green Energy Hub
Eden Bann Weir
Yeppoon
Goodedulla National Park
Fitzroy River Plantation
Surf Lakes
ROCKHAMPTON REGION
Mount Archer National Park
Parkhurst Industrial Area
Ring Road
Emu Park
Rockhampton Airport
Rockhampton
Moah Creek Wind & battery
Gracemere
Teys Rockhampton abattoir
86,000 megalitre yield project complete 2023
Gracemere Industrial Area
Stanwell Power Plant
CQLX
Riverton Macadamias
Rookwood Weir
Port of Rockhampton
Woorabinda Aboriginal Shire
Gogango Feedlot
Mount Morgan Gold Mine
Aquaculture development area
Westwood
Boulder Creek
Boulder combe Battery
Bajool
Duaringa
Mount Morgan
Gogango
Mt Hopeful Wind
GLADSTONE REGION
BANANA SHIRE
AUSTRALIA'S COUNTRY WAY A3
A5 LEICHHARDT HIGHWAY
BRISBANE 60MIN

CONNECTIVITY

ROCKHAMPTON IS STRATEGICALLY PLACED AS THE GATEWAY TO NORTHERN AUSTRALIA AND ADDITIONALLY TO INTERNATIONAL MARKETS. THE REGION OFFERS THE FOLLOWING:

- B double access 23 and 25 metre and Type 1 road trains directly off highway to major industrial estate.
- Dedicated Heavy Rail and Road Routes.
- Western realignment of the Bruce Highway creating the Rockhampton Ring Road and a third bridge that will link the industrial growth areas of Parkhurst and Gracemere.
- Easy accessibility and connectivity to the Capricorn, Leichardt, and Bruce Highways.
- Rail line supporting JBS and Teys Australia Rockhampton abattoirs located in North Rockhampton.



PORT OF ROCKHAMPTON

(formerly Port Alma)

- Largest hazardous goods hub in Australia.
- Strategic advantage of a road transport corridor for specialised cargo.
- 140ha of available storage on site.
- B Double approved road network.
- High berth availability capability.
- 3 berths operating services for defence vessels quarantine services with continuous 24/7 operations.

ROCKHAMPTON AIRPORT

- Direct flights from Rockhampton to Brisbane, Sunshine Coast, Cairns, Mackay, Gold Coast and Melbourne.
- 3rd longest main runway in Queensland and the 5th longest in regional Australia.
- The largest Local Government owned and operated airport in the Nation by way of passenger numbers and aircraft movements as well as being ranked by the Bureau of Infrastructure Transport and Regional Economics as Australia's 9th busiest regional airport.

INDUSTRIAL PRECINCTS

1700 HA OF INDUSTRIAL LAND IS AVAILABLE ACROSS ROCKHAMPTON FOR DEVELOPMENT IN THE REGION.





GRACEMERE INDUSTRIAL AREA

- Situated 10km west of Rockhampton.
- Capable of handling 23 and 25 metre B-doubles and Type 1 road trains directly off the Capricorn highway.
- Low, medium, and high impact zoned industry land available.
- Easy accessibility to mining projects, agricultural food bowl and gas and energy developments.
- Opportunities for transport and logistics, advanced manufacturing and food and beverage processing sectors.

PARKHURST INDUSTRIAL AREA

- Situated 5km north of Rockhampton CBD.
- Good connectivity with North Coast Railway line.
- Shoalwater Bay Military Training Area located in the region.
- Future connectivity with Gracemere Industrial Area through pending construction of $1.7 billion Rockhampton Ring Road.
- Low, medium, and high impact zoned industry land available.
- Opportunities for defence, mining, construction, and manufacturing sectors.



ENVIABLE LIFESTYLE

MAJOR EVENTS

The region hosts some of the biggest events in the country attracting several hundred thousand local and international attendees per year to events such as:

- Rockynats
- Rocky River Run
- Rockhampton River Festival
- Capricon
- Rockhampton Agricultural Show
- Pop Up Polo
- Capricorn Food & Wine Festival
- Paradise Lagoons Campdraft
- Queensland Touch Football Junior State Cup
- Beef Australia (triennial)

During Rockhampton's major events it is not uncommon to see all accommodation booked out with many attendees' only option to stay out of town. This may provide the opportunity for accommodation operators and developers to tap into this unmet demand with the construction of new stock.

HEALTHCARE AND EDUCATION

Well established health and medical facilities, specialists and allied health professionals are all available in the region. Rockhampton also boasts world class education facilities with CQUniversity's main campus in Rockhampton. The region is highly regarded for the depth and diversity of teaching, research, vocational education, and training activities.

RESIDENTIAL AFFORDABILITY

Rockhampton is one of the most affordable regions along the Eastern seaboard of Australia. As at the December Quarter 2023, the median house price in Rockhampton Local Government Area was $398,000 making it 59% more affordable than the Sunshine Coast, 52% than greater Brisbane and 35% more affordable than the combined median price for regional Australia.



INVESTMENT OPPORTUNITIES

ACCOMMODATION
Hotel, short and long-term and workforce accommodation.

ADVANCED FOOD AND BEVERAGE MANUFACTURING
Micro-breweries and distilleries, health and wellness, food and food processing such as freeze-dried products.

AGRICULTURE AND AG TECH
Horticulture including macadamias, lychees, mandarins, limes, mangoes and avocadoes. Agricultural technology such as data analytic organisations and Ag-tech start-ups and investors.

AQUACULTURE
Black tiger prawns and barramundi along with other fin-fish species. Algae and seaweed products can also be produced.

CLEAN ECONOMY
Biofuels and biomanufacturing, clean economy supply chains and component manufacturing. Commercial seaweed production for food, fodder, plastics and biofuel.

DEFENCE CAPABILITY AND SUPPORT
Aircraft storage and maintenance, engineering, facility, land management contractors and storage of hazardous goods.

HEALTH
Including e-health, tele-health, mental health practitioners, NDIS providers, specialists and services for aged care.

MINING, TECHNOLOGY, EQUIPMENT AND RESOURCES
Mining equipment and servicing. Digital technologies to improve mine productivity, environmental services, mine safety equipment and services.

PROFESSIONAL SERVICES
Corporate office relocation, satellite office establishment to service key industry opportunities and professional consultancies.

TRANSPORT AND LOGISTICS
Maintenance, repair and overhaul facilities, intermodal facilities, cold storage solutions, industrial irradiation facilities.

LinkedIn ADVANCE ROCKHAMPTON

EXPLORE ROCKHAMPTON
MY ROCKHAMPTON



Speak to Wade and the Advance Rockhampton team
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Rockhampton Regional Council

Economic Development, Tourism,
Events and Marketing

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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.