



# THIS IS JUST THE BEGINNING...

## PRE-QUALIFIED TENANTS

ready to move into Somerset Park today!

*(RE/MAX Rental Appraisal, April 2018)*

## 1.1% RENTAL VACANCY RATE

at Somerset Park & surrounding areas

*(RE/MAX Rental Appraisal, April 2018)*

Security of strong, **LONG-TERM CAPITAL GAIN & RENTAL INCOME** through assured growth in the region

## 55% EMPLOYMENT GROWTH

in the past 12 months

*(SEEK March 2017 - 2018)*

## 1,436 JOB VACANCIES

currently advertised in the region.

*(Mackay job vacancies listed on SEEK, April 2018)*

## UNEMPLOYMENT DROPPED TO 3.5%

well under the national average of 5.3%

*(as at February, 2018)*

Mackay boasts the largest single coal reserve in Australia with **ANNUAL EXPORTS AT \$37.4B** & continuing to rise

## OZLEASE RENTAL GUARANTEES AVAILABLE

*(under-written by Thistle Underwriting Services PTY Ltd)*

International coal prices rising from \$190 per \$244 per tonne, resulting in **ALL 34 MINES AT FULL PRODUCTION** & further growth in mining operations

*(Ask us for a summary of local mine expansions and opening schedules)*

## MINING GROWTH AT 5.5%

in 2018/19 with **HIGHER GROWTH EXPECTED** over 10 years

*(Biz Oxford Economics Report 2018)*

The undisputed sugar cane capital of Australia with the **LARGEST SUGAR SHIPPING TERMINAL IN THE WORLD**

## VOTED AUSTRALIA'S #1 TOWN

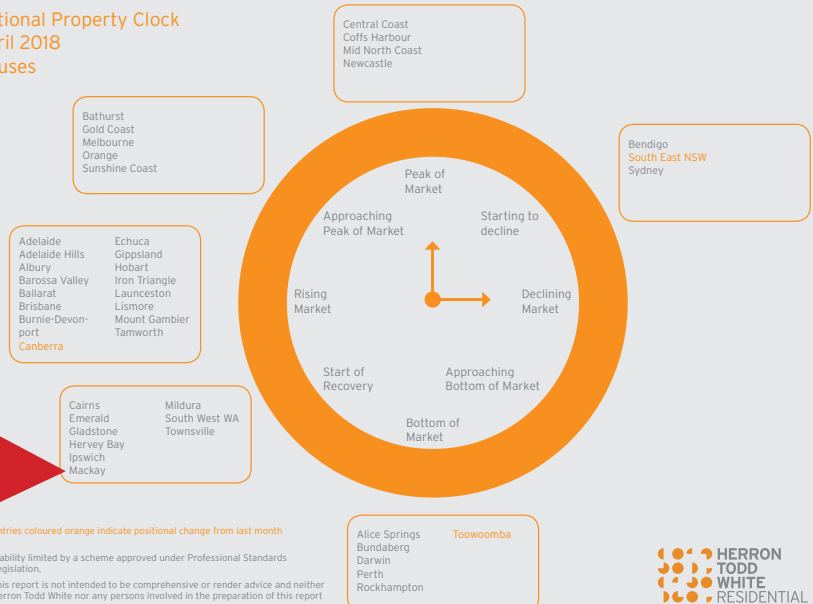
with population expected to rise to 127,790 by June 2018 at 1.81% annual growth

*(Wotif's inaugural award for domestic travellers 2018 / Australian Bureau of Statistics)*

## THE CLOCK IS TICKING

The National Herron Todd White Property Clock currently lists Mackay at 7pm. (The Start of Recovery before Rising Markets – April 2018)

### National Property Clock April 2018 Houses



It's crystal clear that now is the smartest time to buy in Mackay

Entries coloured orange indicate positional change from last month

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# LOCATION IS EVERYTHING

## Somerset Park The key to the CBD



As the closest estate to Mackay's CBD, Somerset Park is one of the region's most sought-after lifestyle communities; offering quality house and land packages, flood-free land lots up to 828m<sup>2</sup>, and an enviable coastal lifestyle with cool sea breezes year-round.



### QUALITY HOMES WITH A COASTAL LIFESTYLE

- ✓ An outstanding range of full, turn-key house and land packages with high-spec, quality fixtures and fittings, and no hidden extras.
- ✓ 6km to the CBD, shopping, restaurants, sport clubs, entertainment, medical facilities and the beach.
- ✓ 1km from Woolworths with a bus stop at the estate's entrance.
- ✓ Excellent choice of 15 schools and 16 childcare centres within 4kms of the estate.
- ✓ 3 hospitals and 2 universities located close by.
- ✓ Situated in the relaxed, family friendly community of Andergrove.
- ✓ Level land from 375m<sup>2</sup> to 828m<sup>2</sup> which is limited in the inner suburbs. ("M" class soil requires no further foundations)
- ✓ Stress-free, high yield, low maintenance properties for sophisticated investors.

**TURN-KEY HOUSE AND LAND PACKAGES FROM \$385,230**



# QUALITY TURN-KEY HOMES



SOMERSET PARK  
ANDERGROVE MACKAY

## STRATUM - 3 BED



Home: 158m<sup>2</sup>

Land: Lot 31 - 379m<sup>2</sup>

**House & Land Price: \$385,230**

Rental: \$390 per week



## STRATUM - 4 BED



Home: 172m<sup>2</sup>

Land: Lot 23 - 375m<sup>2</sup>

**House & Land Price: \$396,040**

Rental: \$410 per week



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# QUALITY TURN-KEY HOMES



SOMERSET PARK  
ANDERGROVE MACKAY

## SKYLINE - 4 BED



Home: 186.5m<sup>2</sup>

Land: Lot 36 - 469m<sup>2</sup>

House & Land Price: \$433,575

Rental: \$470 per week



## DUAL KEY



Home: Unit 1 - 138.96m<sup>2</sup> (3 bed + 2 bath + SLUG)

Unit 2 - 92.02m<sup>2</sup> (2 bed + 2 bath + SLUG)

Land: Lot 73 - 812m<sup>2</sup>

Dual Key House & Land Price: \$531,450

Rental: \$690 per week



**GET AHEAD OF THE CURVE TODAY!**

Call Jim Relph for a detailed investor kit: **0414 444 357** or email: **drelph@ozemail.com.au**