

# Boutique Infill Opportunity - Gladstone

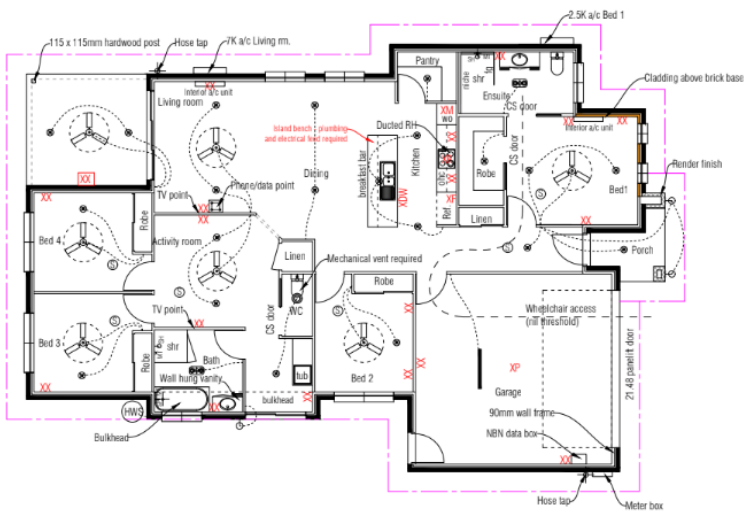
## Full Turnkey Package – House & Land

### Lot 54, 21 Owtrim Circuit, O’Connell

Package Price: \$595,500  
 Land Price: \$160,000 (746sqm)  
 Build Price: \$435,500 (206.43sqm)  
 Registered Land, Ready to Build



Artists impression for illustrative purposes only





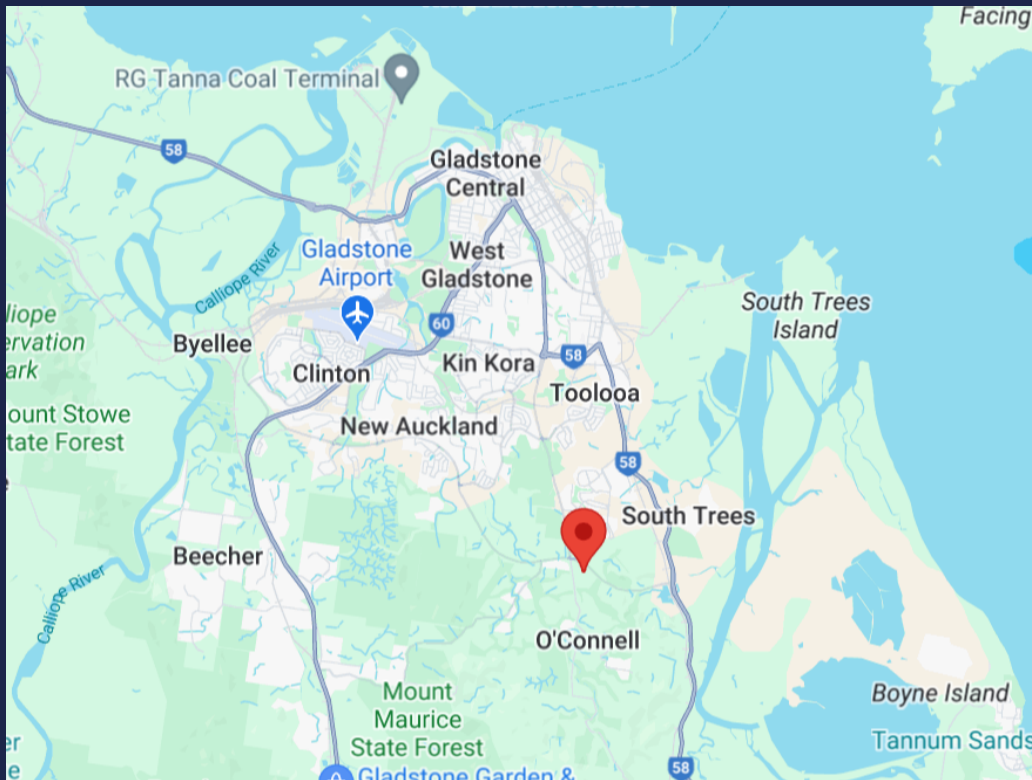
# Area Map

## Great Proximity

- 6 minutes to Kirkwood Shopping Centre/Woolworths (drive)
- 9 minutes to Gladstone Golf Course (drive)
- 10 minutes to Range of Quality Schools (drive)
- 11 minutes to Harvey Road Tavern (drive)
- 5 minutes to Botanic Gardens (drive)
- 12 minutes to CBD and Restaurants (drive)
- 13 minutes to Gladstone Central (drive)
- 14 minutes to Beaches and Harbour (drive)

## Ease Of Transport Access

- 13 minutes to Gladstone Airport (drive)
- Close Proximity Bus Stations



High Capital Growth Location

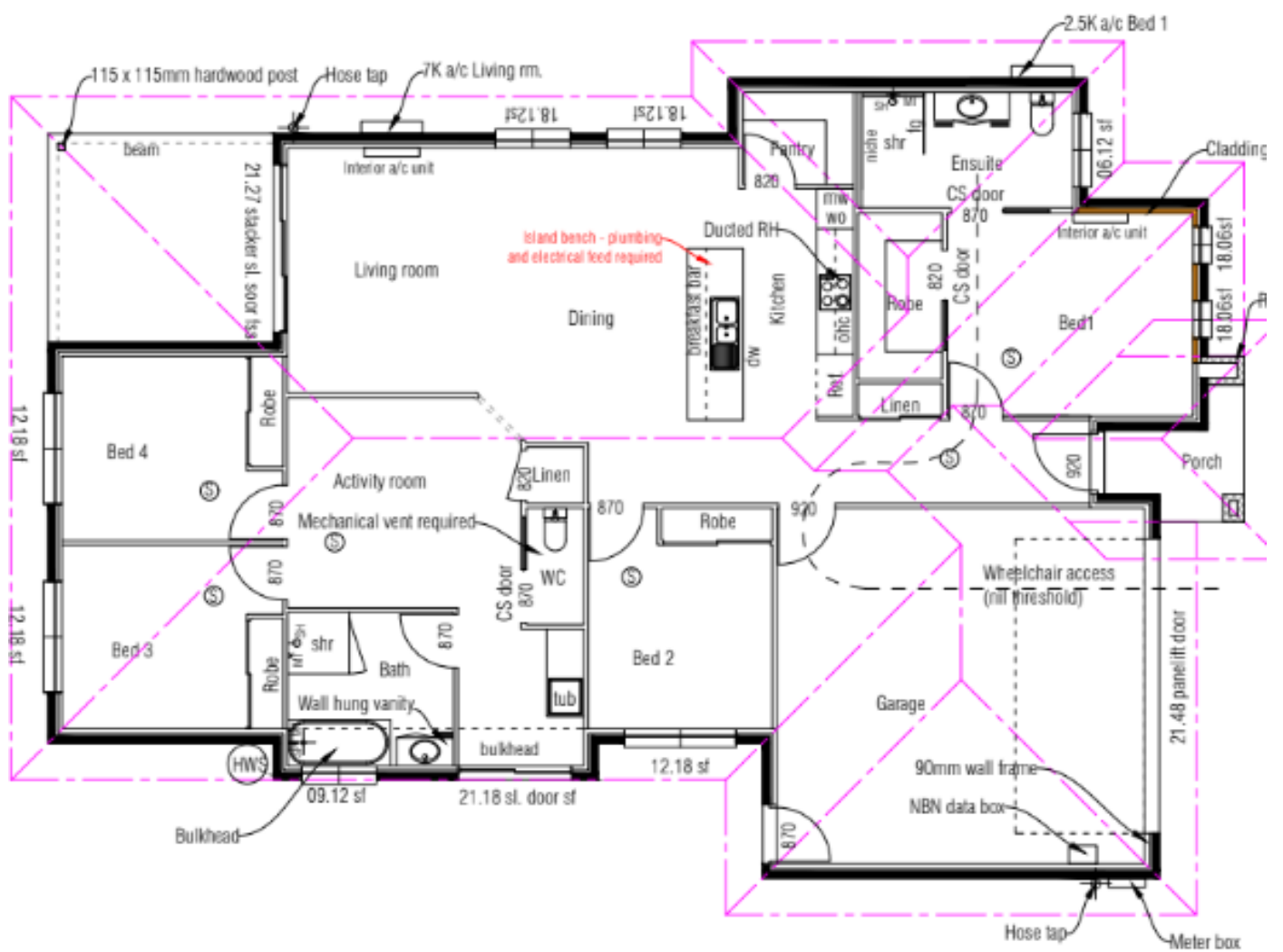


Picturesque Well-Located Suburb



Short Distance to Local Airport

# Floor Plan



# Property Inclusions

## General Inclusions

- Raised Entry Front Facade
- 2.550m Ceilings
- Construction to C1 - Cyclonic Wind Load Rating
- Fully Drafted and Engineered Plans
- 7 Star Minimum Energy Rating

## Air Conditioning

- 1x 7 KW Reverse Cycle Split System to Living Room
- 1 x 2.5 KW Reverse Cycle Split System to Master

## Toilets

- Main and Ensuite Toilet
- Gana Toilet Roll Holder

## Bathroom Inclusions

- Vanity - Premade
- Kegel Basin Mixer, Shower Mixer and Shower Rail
- Mirror Above Vanity to Width of Vanity
- Bambino Deep Bath - 1510mm Acrylic Bath
- 1 x 900mm Gana Double Towel Rail
- Waterproofing to Australian Standards

## Ensuite Inclusions

- Stepless Entry Open Shower
- Kegel Basin Mixer, Wall Shower and Shower Rose
- Frameless Mirror Above Vanity
- Waterproofing to Australian Standards
- 3 in 1 Light, Fan, Heater

## Laundry Inclusions

- Fully Tiled Floor and Tiled Splash Back
- Custom Built Cabinet and Benchtop
- 45L Stainless Steel Bowl

## Window Covers

- Roller Blinds to Windows Excluding Garage
- Panel Glides to Sliding Doors

## Kitchen Inclusions

- Custom-made Fully Laminated Kitchen Cupboards, Drawers and Overheads
- Pantry Shelving to Builders Specifications
- Splash Back Tiling 600mm High

## Painting

- Walls and Skirting
- Architraves and Doors - High Gloss Paint
- Gyprock Ceilings and Cornice - Ceiling White

## Plumbing

- Plumbing with Australian Standards
- 25mm Poly Service to House
- Fridge Tap Provided
- Poly Auspex Hot and Cold Water Line Inside House
- 2x External Hose Taps and Back-Flow Prevention Devices
- 315L Electric Hot Water System

23 June, 2024

## OPINION OF MARKET WORTH - LEASING

**Address: 21 Owttrim Circuit, O'Connell**

Further to our recent assessment of the above named property, we wish to confirm that we are of the opinion that the subject property would lease for in the vicinity of **\$550 - \$580** per week in the current Gladstone Region marketplace.

The figure outlined in this Opinion of Market Worth is comparable with other rental properties of similar styles, size, finish, amenity, and locality in the current market. Please note, rent can no longer be increased within 12 months of the date the rent was last increased for the property.

As in any area, the Gladstone Region marketplace is subject to the market forces of supply and demand in terms of properties available for lease. The state of the market is determined and directly affected by various external forces, such as vacancy rates and the volume of comparable rental properties that are available to prospective tenants.

We invite you to contact our office should you require any further information and/or assistance in terms of this Opinion of Market Worth.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Andrew Allen", is positioned below the text "Yours faithfully,".

Andrew Allen  
**Ray White Gladstone**

*Important: This Opinion of Market Worth is provided as an opinion only. It does not represent a formal valuation and should not be relied upon or treated as such. We reserve the right to revise this document subject to further investigation and assessment. In accordance with company policy this document has been prepared for the use only of the party for whom it has been prepared and we accept no responsibility or liability to any other party who might use or rely upon this document in whole or parts of its contents.*

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### PURCHASE DETAILS

Purchase Price	\$ 595,500
Deposit Amount	\$ 59,500
Borrowed	\$ 536,000
Conveyancing Fees	\$ 2,100
Stamp Duty (click here to estimate)	\$ 4,025
Transfer & Mortgage Registration Fee	\$ 448
Loan Interest Rate	6.00%

### ANNUAL EXPENSES

Annual Rates (Incl. Water)	\$ 3,500
Body Corporate Fees	\$ -
Landlord Insurance	\$ 2,700
Property Management Rate	8.80%
Property Management Fees Total	\$ 2,654
Loan Interest Paid	\$ 32,160
<b>Total Cash Expenses</b>	<b>\$ 41,014</b>

### INCOME CALCULATION

Salary Income	\$ 100,000
Weekly Rent Received	\$ 580
Annual Rental Income	\$ 30,160
Gross Income	\$ 130,160
Less Deductions	\$ 55,604
<b>New Taxable Income</b>	<b>\$ 74,556</b>

### TAX DEDUCTIONS

Cash Expenses	\$ 41,014
Depreciation (1 Year Estimate)	\$ 14,500
Borrowing Costs	\$ 90
<b>Total</b>	<b>\$ 55,604</b>

### TAX COMPARISON

Tax Payable without Property	\$ 24,497
Tax Payable with Property	\$ 15,778
<b>Tax Savings</b>	<b>\$ 8,719</b>

When assessing a property investment, the most important consideration must be the potential capital gain over the next 5 -10 years....

Enter expected year-on-year capital growth here

6%

PRE TAX  
CASH FLOW

-\$10,854 per year  
-\$209 per week

POST TAX  
CASH FLOW

-\$2,135 per year  
-\$41 per week

### CAPITAL GROWTH PROJECTIONS

Year	Property Value	Annual Growth
1	\$631,230	\$ 35,730
2	\$669,104	\$ 37,874
3	\$709,250.03	\$ 40,146
4	\$751,805	\$ 42,555
5	\$796,913.33	\$ 45,108
<b>Total</b>		<b>\$ 201,413</b>

### INVESTMENT YIELDS SUMMARY

6% Capital Growth Projection  
5.06% Gross Rental Yield  
11.06% Annual Gross Return on Investment (ROI)

**Please contact us to further discuss these numbers and ensure you maximise your wealth creation opportunity**

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We are not permitted by law to offer you financial advice and we will not under any circumstances. We ask that you consult with your accountant/advisor regarding the viability of any investment generally and the depreciation tax benefits gained and any capital gains tax implications upon selling. We can not be responsible for the input figures that you may enter into this analysis program as we have no control over your inputs. We stress that if you have any queries about how to use this software please phone the author Cameron Bird on 07 3871 2500 or email us at the email address at the top of this page. We are happy to help you in your wealth creation program.

# Expression of Interest Form

## PROPERTY DETAILS

Development Name/ Address

Lot No.

Price

 (AUD)

Holding Deposit

Deposit Method

## PURCHASER DETAILS

Please provide full name(s) of all purchaser(s). If purchasing in a trust/company/SMSF, please state its full legal name.

Buyer 1

% Ownership:

Buyer 2

(if applicable)

% Ownership

Address

Suburb

State

Postcode

Mobile 1

Mobile 2

Email 1

Email 2

Is the purchaser a foreign buyer?

Is the purchaser FIRB eligible?

The purchaser is...

an Owner/Occupier

an Investor

a Trust/Company/SMSF

## SOLICITOR/CONVEYANCER DETAILS

Company

Contact

Email

Phone

Address

Cameron Bird Property Group to recommend solicitor

Any special requests?

Consultant Name

Jack Bird

Date

In order to secure your chosen property you are required to pay a refundable holding deposit (value stated above).

The Expression of Interest form is used to formally remove your preferred property from the market. This allows you further time to complete your due diligence without running the risk of losing your preferred lot. It is not binding on the buyer or the seller of the development.

Should completed Contracts of Sale not be received by Cameron Bird Property Group within a reasonable time of the buyer receiving them, the property will be placed back on the open market and any deposit monies refunded.

Holding deposit account details

I/we have paid the holding deposit

Please complete and save this form before emailing to [info@cameronbird.com.au](mailto:info@cameronbird.com.au)



# Investment Property Building FAQ

## **Are these property opportunities Two Contract Deals?**

Yes, this is a QLD land contract with a land developer and a Build contract with a builder.

## **Is the land registered and ready to build?**

Yes, this is an infill lot that is registered and ready to build.

## **When is the deposit and funds to complete payable, and are deposits refundable subject to finance?**

A \$1,000 refundable Expression of Interest amount is required to secure the property for you and take it off the market. The \$1,000 also forms part of the deposit for the land. The land contract deposit is 5% and payable upon signing the contract. The building contract will have a deposit (usually 5% of the building value) due and payable when signing the Contract. We have negotiated that if finance is not secured for the purchase package, the Land and Build deposits are refundable.

## **Is the Contract Fixed Price?**

We have negotiated a Fixed Price Contract.

## **What is the construction timeframe estimate?**

Following land settlement, there is usually a 4-week delay prior to construction start to organise resources, final building approvals etc. Then a period of 12-16 weeks of buildings.

## **How do you screen the builder?**

The builder will have a perfect record with the QBCC, plus an unblemished history with ASIC. Cameron Bird Property Group will only recommend builders that we have a long-standing relationship with and have proven to be able to build a quality new home on time and within budget.

### **At the time of completion will our new home be tenant ready? Are there any additional costs for the property to be fully tenant-ready on handover?**

No surprises, and nothing to spend. Your new investment home will be ready for tenants to move in straight away once construction is completed, we include driveways and footpaths, landscaping, blinds, clothesline, a letter box, and air-conditioning. Everything your tenant will need to live in the property will be completed by our builders.

### **Do you offer pre and post-settlement/handover support?**

Yes, we will travel the journey with you, from contract to handover and first tenancy. We will assist you with preparing your depreciation schedule for tax time and guide you through the handover process. (pre-handover inspections).

### **Do you have recommended third-party professionals you can recommend?**

Yes, we have long-term established arms-length relationships with third parties who excel in their fields – conveyancers, finance brokers, financial planners, insurance brokers, building inspectors, and quantity surveyors (for depreciation reports).

### **What do I need to do to proceed?**

Talk to a Property Investment Specialist about securing a particular package, and ensuring its availability. Complete the Expression of Interest form, and email it with your identification, and evidence of a \$1,000 payment into the relevant trust account, to your Property Investment Specialist.

## **The Next Steps**

**Don't wait any longer to invest in the Gladstone. Get in touch with our team today via phone, email or book a call at a time that suits you.**

- **Phone (07) 3871 2500**
- **Email [info@cameronbird.com.au](mailto:info@cameronbird.com.au)**
- **Book a call [here](#)**



**CAMERON BIRD**

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PROPERTY GROUP

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