

Cameron Bird Property Group Property Pack

Property Opportunities

# The Hervey Bay Region



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**CAMERON BIRD**  
PROPERTY GROUP

# Introduction

## Property Opportunities

### **Are you ready to seize unparalleled investment opportunities in the thriving Hervey Bay region?**

At Cameron Bird Property Group, we're dedicated to ensuring our clients capitalise on emerging trends in the property market. With infrastructure projects in full swing, there's a distinct window for astute investors to make significant gains before property prices skyrocket or become unavailable.

Our tailored investment deals offer a diverse range of options, including duplexes, dual occupancy, and houses, catering to various budgets and preferences.

Leave the intricacies to us - from comprehensive property research to meticulous negotiations, we handle it all. Sit back, relax, and let our expert team guide you seamlessly through the process, from acquisition to tenancy.

### **Don't miss out on this prime opportunity. Register your interest today for investing in the Hervey Bay region.**

#### Investment Deal Terms

- Quality Owner-Occupied Home Builders
- Handpicked Properties in Owner-Occupied Estates
- Two-Part Contract House Packages
- SMSF Compliant House Packages
- Initial Deposit - \$1,000 Expression of Interest
- 5% Deposit on Land + 5% Deposit on Build
- Refundable Deposits - Subject to Finance Date
- Construction Timing to Suit Land Registration
- Stamp Duty on Land Only (Except for SMSF Property)
- Quality Inclusions Featured
- Turn-Key Property, Tenant Ready

# Introduction

## Property Opportunities

**A range of property investment opportunities available for Cameron Bird Property Group Investors in the Hervey Bay Region. Please enquire with our Investment Team about pricing, availability and the next steps to secure your investment.**



**Duplexes**

- Two Titles Upon Completion
- Includes Strata Fees and Council Headworks
- Unlock Substantial Instant Equity on Completion With Strata Titles



**Dual Occupancy**

- Single Title
- Two Separate Homes (Two Separate Tenants)
- Electricity and Water Sub Meters
- Excellent Rental Yields = Positive Cash Flow



**Houses**

- Quality Family Homes to Suit Quality Tenants
- Owner-Occupied Features to Enhance Future Resale Value
- SMSF Homes

# Dual Occupancy

Lot 108 Outlook Estate

\$858,500



4+2



2+1



1+1

## Featured Inclusions


- 2550mm Ceiling Height Square Set
- 2 x Split System Air Con Units
- 20mm Stone benchtops in Kitchen & Bathroom
- Pendant Lights to Kitchen Island Bench (2)
- Soft Close Draws & Doors to Kitchen, Bathroom & Ensuite
- Niches to Bathroom & Ensuite Showers
- Semi Frameless Shower Screens
- Landscaping & Fencing
- Mirrored Wardrobe Doors & Bank of Shelves to Bedrooms
- Wall Hung Vanities

# Dual Occupancy

## Cash Flow Analysis

**Cash Flow Positive: \$6,719 Per Year**  
**Cash Flow Positive: \$129 Per Week**

Utilising the Investment Property Calculator, this property is Cash Flow Positive \$6,719 per year / \$129 per week using your tax and depreciation.



### INVESTMENT PROPERTY CALCULATOR

2023 - 2024 FINANCIAL YEAR

Lot 108 Outlook Estate Nikenbah QLD 4659 : Dual Occupancy 4+2

#### PURCHASE DETAILS

Purchase Price	\$ 858,500
Deposit Amount	\$ 85,850
Borrowed	\$ 772,650
Conveyancing Fees	\$ 2,100
Stamp Duty (click here to estimate)	\$ 8,890
Transfer & Mortgage Registration Fee	\$ 785
Loan Interest Rate	6.00%

#### INCOME CALCULATION

Salary Income	\$ 100,000
Weekly Rent Received	\$ 1,135
Annual Rental Income	\$ 59,020
Gross Income	\$ 159,020
Less Deductions	\$ 74,410
<b>New Taxable Income</b>	<b>\$ 84,610</b>

#### ANNUAL EXPENSES

Annual Rates (Incl. Water)	\$ 3,200
Body Corporate Fees	\$ -
Landlord Insurance	\$ 3,000
Property Management Rate	8.80%
Property Management Fees Total	\$ 5,194
Loan Interest Paid	\$ 46,359
<b>Total Cash Expenses</b>	<b>\$ 57,753</b>

#### TAX DEDUCTIONS

Cash Expenses	\$ 57,753
Depreciation (1 Year Estimate)	\$ 16,500
Borrowing Costs	\$ 157
<b>Total</b>	<b>\$ 74,410</b>

#### TAX COMPARISON

Tax Payable without Property	\$ 24,497
Tax Payable with Property	\$ 19,045
<b>Tax Savings</b>	<b>\$ 5,452</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

CAPITAL GROWTH PROJECTIONS		
Year	Property Value	Annual Growth
1	\$910,010	\$ 51,510
2	\$964,611	\$ 54,601
3	\$1,022,487,24	\$ 57,877
4	\$1,083,836	\$ 61,349
5	\$1,148,866,66	\$ 65,030
<b>Total</b>		<b>\$ 290,367</b>

POST TAX CASH FLOW

+\$6,719 per year

+\$129 per week

#### INVESTMENT YIELDS SUMMARY

6% Capital Growth Projection

6,87% Gross Rental Yield

12,87% 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 3671 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.

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## Rental Appraisal



ABN 69 104 256 706  
22<sup>nd</sup> April 2024

Cameron Bird Property Group

### RENTAL APPRAISAL – Lot 108, Wungul Drive, Nikenbah QLD

To Whom it may concern,

Thank you for the opportunity to appraise your proposed new property at Lot 108, Wungul Drive, Nikenbah. In my opinion as an asset manager, I believe you would achieve a weekly rent amount for each unit between

Unit 1 \$600.00 - \$630.00 Per Week  
Unit 2 \$510.00 - \$530.00

I have based this appraisal on today's current market conditions as well as our extensive knowledge of the property market in the local area.



#### We believe the strong points of Unit 1 to be:

- New duplex with 4 Bedrooms, 2 Bathrooms
- Main bedroom has a walk-in wardrobe and ensuite bathroom.
- Modern open plan kitchen with 20mm stone benchtops and quality appliances.
- Open plan living and dining room which flows onto the covered alfresco area.
- Split systems in master bedroom and living room, ceiling fans throughout the home.
- Single bay, lock-up garage with laundry and internal access.

HERVEY BAY 12/53 Torquay Road, Pialba Qld 4655    (07) 4124 0282    (07) 4194 0131    [visionpropertyhb.com.au](http://visionpropertyhb.com.au)

# Dual Occupancy

Lot 68 Dolphin Waters Estate

\$867,130



4+2



2+1



1+1

## Featured Inclusions

- 2550mm Ceiling Height Square Set
- 2x Split System Air Con Units
- 20mm Stone Benchtops in Kitchen & Bathrooms
- Pendant Lights to Kitchen Island Bench
- Soft Close Draws & Doors to Kitchen, Bathrooms & Ensuite
- Niches to Bathroom & Ensuite Showers
- Semi Frameless Shower Screens
- Landscaping & Fencing
- Mirrored Wardrobe Doors & Bank of Shelves to Bedrooms
- Wall Hung Vanities


# Dual Occupancy

Cash Flow Positive: \$5,927 Per Year

Cash Flow Positive: \$114 Per Week

## Cash Flow Analysis

Utilising the Investment Property Calculator, this property is Cash Flow Positive \$5,927 per year / \$114 per week using your tax and depreciation.



### INVESTMENT PROPERTY CALCULATOR

2023 - 2024 FINANCIAL YEAR

Lot 68 Dolphin Waters Estate Burrum Heads 4659 : Dual Occupancy 4+2

#### PURCHASE DETAILS

Purchase Price	\$ 867,130
Deposit Amount	\$ 86,713
Borrowed	\$ 780,417
Conveyancing Fees	\$ 2,100
Stamp Duty (click here to estimate)	\$ 7,630
Transfer & Mortgage Registration Fee	\$ 827
Loan Interest Rate	6.00%

#### ANNUAL EXPENSES

Annual Rates (Incl. Water)	\$ 3,200
Body Corporate Fees	\$ -
Landlord Insurance	\$ 3,000
Property Management Rate	8.80%
Property Management Fees Total	\$ 5,125
Loan Interest Paid	\$ 46,825
<b>Total Cash Expenses</b>	<b>\$ 58,150</b>

#### INCOME CALCULATION

Salary Income	\$ 100,000
Weekly Rent Received	\$ 1,120
Annual Rental Income	\$ 58,240
Gross Income	\$ 158,240
Less Deductions	\$ 74,816
<b>New Taxable Income</b>	<b>\$ 83,424</b>

#### TAX DEDUCTIONS

Cash Expenses	\$ 58,150
Depreciation (1 Year Estimate)	\$ 16,500
Borrowing Costs	\$ 165
<b>Total</b>	<b>\$ 74,816</b>

#### TAX COMPARISON

Tax Payable without Property	\$ 24,497
Tax Payable with Property	\$ 18,660
<b>Tax Savings</b>	<b>\$ 5,837</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

#### CAPITAL GROWTH PROJECTIONS

Year	Property Value	Annual Growth
1	\$919,158	\$ 52,028
2	\$974,307	\$ 55,149
3	\$1,032,765.70	\$ 58,458
4	\$1,094,732	\$ 61,966
5	\$1,160,415.55	\$ 65,684
<b>Total</b>		<b>\$ 293,286</b>

**POST TAX CASH FLOW**     **+\$5,927 per year**  
**+\$114 per week**

#### INVESTMENT YIELDS SUMMARY

6% Capital Growth Projection

6.72% Gross Rental Yield

12.72% 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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## Rental Appraisal



PROPERTY MANAGEMENT

ABN 88 121 293 200  
26<sup>th</sup> April 2024

Cameron Bird Property Group

### RENTAL APPRAISAL – Lot 68 North Lakes Circuit, Burrum Heads QLD

To Whom it may concern,

Thank you for the opportunity to appraise your proposed new property at Lot 68 North Lakes Circuit, Burrum Heads. In my opinion as an asset manager, I believe you would achieve a weekly rent amount for each unit between

Unit 1: \$590.00 - \$620.00 Per Week

Unit 2: \$500.00 - \$530.00

I have based this appraisal on today's current market conditions as well as our extensive knowledge of the property market in the local area.



#### We believe the strong points of Unit 1 to be:

- New duplex with 4 Bedrooms, 2 Bathrooms
- Main bedroom has a walk-in wardrobe and ensuite bathroom.
- Modern open plan kitchen with 20mm stone benchtops and quality appliances.
- Open plan living and dining room which flows onto the covered alfresco area.
- Split systems in master bedroom and living room, ceiling fans throughout the home.
- Single bay, lock-up garage with internal access.

# Duplex

Unlock instant equity through the completion and strata titling of this duplex property. Building and strata titling a new duplex can result in manufacturing equity of over \$100,000.

Lot 20 Dolphin Waters Estate

\$1,012,630



4+4



2+2




1+1

## Featured Inclusions

- 2550mm High Ceilings Square Set
- 2x Split System Air Con Units
- 20mm Manufactured Stone Kitchen Benchttop
- Pendant Lights to Kitchen Island Bench (2)
- Soft Close Draws & Doors to Kitchen, Bathrooms & Ensuite
- Niches to Bathroom & Ensuite Showers
- Semi Frameless Shower Screens
- Landscaping & Fencing
- Mirrored Wardrobe Doors & Bank of Shelves to Bedrooms
- Wall Hung Vanities

## Cash Flow Analysis

Utilising the Investment Property Calculator, this property is Cash Flow Positive \$2,550 per year / \$49 per week using your tax and depreciation. The opportunity to manufacture instant equity by handover may be significant.



### INVESTMENT PROPERTY CALCULATOR

2023 - 2024 FINANCIAL YEAR

Lot 20 Dolphin Waters Estate Burrum Head QLD 4659 : Duplex 4+4

#### PURCHASE DETAILS

Purchase Price	\$ 1,012,630
Deposit Amount	\$ 101,263
Borrowed	\$ 911,367
Conveyancing Fees	\$ 2,100
Stamp Duty (click here to estimate)	\$ 8,820
Transfer & Mortgage Registration Fee	\$ 953
Loan Interest Rate	6.00%

#### INCOME CALCULATION

Salary Income	\$ 100,000
Weekly Rent Received	\$ 1,160
Annual Rental Income	\$ 60,320
Gross Income	\$ 160,320
Less Deductions	\$ 86,381
<b>New Taxable Income</b>	<b>\$ 73,939</b>

#### ANNUAL EXPENSES

Annual Rates (Incl. Water)	\$ 3,200
Body Corporate Fees	\$ -
Landlord Insurance	\$ 3,500
Property Management Rate	8.80%
Property Management Fees Total	\$ 5,308
Loan Interest Paid	\$ 54,682
<b>Total Cash Expenses</b>	<b>\$ 66,690</b>

#### TAX DEDUCTIONS

Cash Expenses	\$ 66,690
Depreciation (1 Year Estimate)	\$ 19,500
Borrowing Costs	\$ 191
<b>Total</b>	<b>\$ 86,381</b>

#### TAX COMPARISON

Tax Payable without Property	\$ 24,497
Tax Payable with Property	\$ 15,577
<b>Tax Savings</b>	<b>\$ 8,920</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

#### CAPITAL GROWTH PROJECTIONS

Year	Property Value	Annual Growth
1	\$1,073,388	\$ 60,758
2	\$1,137,791	\$ 64,403
3	\$1,206,058.53	\$ 68,267
4	\$1,278,422	\$ 72,364
5	\$1,355,127.37	\$ 76,705
<b>Total</b>	<b>\$ 342,497</b>	

**POST TAX CASH FLOW** **+\$2,550** per year  
**+\$49** per week

#### INVESTMENT YIELDS SUMMARY

6% Capital Growth Projection

5.96% Gross Rental Yield

11.96% 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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## Rental Appraisal



AVM 88 101 255 286  
22<sup>nd</sup> April 2024

Cameron Bird Property Group

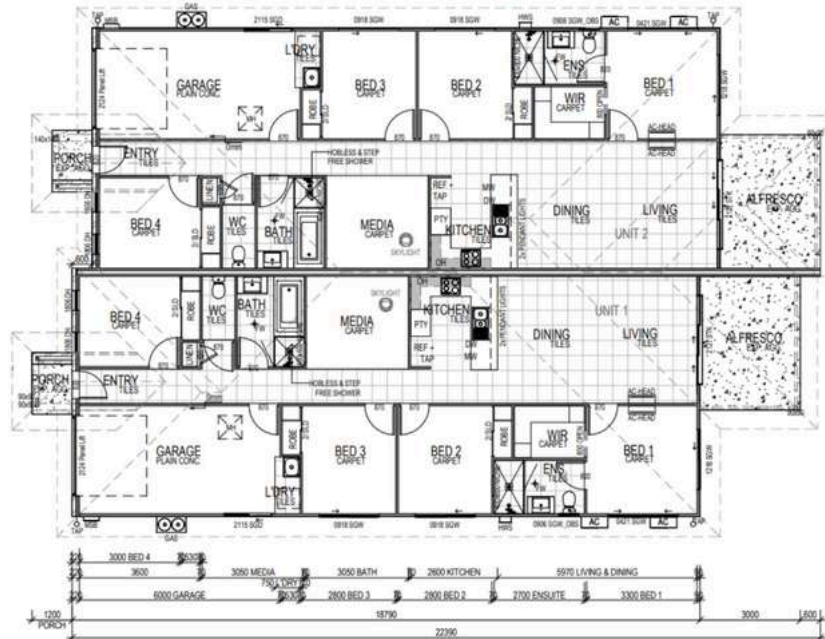
### RENTAL APPRAISAL – Lot 20 North Lakes Circuit, Burrum Heads QLD 4659

To Whom it may concern,

Thank you for the opportunity to appraise your proposed new property at Lot 20 North Lakes Circuit, Burrum Heads. In my opinion as an asset manager, I believe you would achieve a weekly rent amount for each unit between

**\$600.00 - \$640.00 Per Week**

I have based this appraisal on today's current market conditions as well as our extensive knowledge of the property market in the local area.



HERVEY BAY 12/53 Torquay Road, Pialba Qld 4655 | (07) 4124 0282 | (07) 4194 0131 | [visionpropertyhb.com.au](http://visionpropertyhb.com.au)

# Quality House

Lot 807 Bloom Estate

\$676,930



4



2



2

## Featured Inclusions

- Full Turnkey Package
- Fixed Price (Including Site Costs)
- 900mm Appliances
- Split Cycle Cooling System in Family Room and Bed 1
- Ceiling Fans in the Living Room & All Bedrooms
- Venetian & Holland Blinds Throughout
- Fully Landscaped Front & Rear Gardens
- Coloured Concrete Driveway
- Fences to Sides & Rear
- Clothesline
- Letterbox



## Rental Appraisal



19<sup>th</sup> April 2024

Cameron Bird Property Group

**RENTAL APPRAISAL** – Lot 807 Sheoak Way, Nikenbah 4655.

To Whom it may concern,

Thank you for the opportunity to appraise your proposed property at Lot 807 Sheoak Way, Nikenbah. In my opinion as an asset manager, I believe you would achieve a weekly rent amount between

**\$630.00 - \$660.00**

I have based this appraisal on today's current market conditions as well as our extensive knowledge of the property market in the local area.

**We believe the strong points of the property to be:**

- New 4-bedroom, 2-bathroom home with walk-in pantry.
- Main bedroom with a walk-in robe and ensuite bathroom.
- Modern open plan kitchen with 20mm manufactured stone benchtops
- Open plan dining room and family room which flows to the covered alfresco area.
- Split system air conditioner in main bedroom & family room.
- Double bay, remote panel lift garage with internal access.
- 653m<sup>2</sup> allotment

**When appraising your property, we take into consideration the following:**

- Comparison with similar properties in the area
- Features and benefits of the property
- Conditions and presentation of the property

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting and it is important for you as the property investor to understand that rents can fluctuate during the year and are predominantly determined by the market.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Greg Chapman'.

Greg Chapman  
Vision Property Management Hervey Bay  
Business Executive Manager  
0499 700 822

[greg@visionpropertyhb.com.au](mailto:greg@visionpropertyhb.com.au)

**DISCLAIMER:** This is our opinion of rental value and has been prepared solely for the information of the client and is subject to market changes. We stress that it is an opinion only and not to be taken as a sworn valuation.

# Explore More Property Opportunities

Discover the latest property opportunities tailored to diverse budgets, dwelling preferences, and locations within Hervey Bay. Please enquire within for real-time availability, pricing, and detailed information as our listings are subject to daily updates.

LOT	TYPE	BED	BATH	CAR	LAND	PRICE	RENT	YIELD
Lot 20 Dolphin Waters Estate Burrum Heads	Duplex	4+4	2+2	1+1	883m <sup>2</sup>	\$1,012,630	\$1,240 Per Week	6.36%
Lot 1 Dolphin Waters Estate Burrum Heads	Corner Block Duplex	3+3	2+2	1+1	1094m <sup>2</sup>	\$1,109,245	\$1,170 Per Week	5.48%
Lot 806 Bloom Estate Nikenbah	House	4	2	2	827m <sup>2</sup>	\$688,450	\$645 Per Week	4.87%
Lot 101 Outlook Estate Nikenbah	House	4	2	2	657m <sup>2</sup>	\$705,400	\$645 Per Week	4.75%
Lot 106 Outlook Estate Nikenbah	House	4	2	2	659m <sup>2</sup>	\$722,400	\$645 Per Week	4.64%
Lot 28 Ponting Estate Urangan	SMSF Single Contract House	4	2	2	530m <sup>2</sup>	\$719,040	\$625 Per Week	4.52%
Lot 29 Promontory Estate Point Vernon	House	4	2	2	450m <sup>2</sup>	\$701,500	\$645 Per Week	4.78%
Lot 47 Dolphin Waters Estate Burrum Heads	House and Unit	3+2	2+1	1+1	804m <sup>2</sup>	\$855,225	\$1,100 Per Week	6.68%
Lot 28 Dolphin Waters Estate Burrum Heads	House and Unit	3+2	2+1	1+1	870m <sup>2</sup>	\$858,980	\$1,100 Per Week	6.56%
Lot 108 Outlook Estate Nikenbah	House and Unit	4+2	2+1	1+1	660m <sup>2</sup>	\$858,500	\$1,132 Per Week	6.87%
Lot 807 Bloom Estate	House	4	2	2	653m <sup>2</sup>	\$676,930	\$630-\$660 Per Week	4.95%
Lot 68 Dolphin Waters Estate Burrum Heads	House and Unit	4+2	2+1	1+1	726m <sup>2</sup>	\$867,130	\$1,120 Per Week	6.72%

**Enquire Today.**



# Investment Property Building FAQ

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

Yes, with the exception of SMSF property which is a Single Contract. This is a QLD land contract with a land developer and a Build contract with a builder. Please note, your land developer can also be the same as your builder.

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

For each package a proposed land registration date is available. It may be already registered ready to build, or a short-term future date.

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

For every property package, 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 building.

## **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 Hervey Bay region. 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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