

'Seascape'
627 The Esplanade, Urangan,
Hervey Bay, Queensland



Overview

A development of 73 designer apartments situated in the exclusive Marina district of Hervey Bay, a seaside city undergoing tremendous growth. Seascape comprises of four stand alone buildings (Sea, Pool & Garden Residences) strategically designed for a mix of owner occupiers, lifestyle investors and investors who want the opportunity to maximise yield through the dual key residences. Located just steps away from the soon-to-be renovated Marina and Esplanade, the location of the development within Hervey Bay is ideal. Hervey Bay is a case study in the multifaceted growth that certain seaside cities in Eastern Australia have been undergoing with what has been coined the "Sea Change Phenomenon" - the large scale migration of retiring baby boomers moving from the capital cities to quiet and serene beach side communities for lifestyle change. Traditionally known as the gateway to Fraser Island, the southern extent of the Great Barrier Reef and the premier location in Australia for seasonal whale watching, Hervey Bay has become one of the focal points of the sea change phenomenon, bringing with it in the past 5 years an explosion in population, an expansion of the business and retail centre and a number of infrastructure improvements. In the interest of keen investors, all of this is culminating in steep capital appreciation in property value within Hervey Bay.

Investor essentials - key points:

- Positively geared
- Growth in Hervey Bay is exploding
- 23% p.a. average capital growth since 2000
- Identified by KPMB as one of the key focal centres of the sea change phenomenon, attracting migrants, investors, and businesses
- Population growth triple the Queensland average
- Superior value and location compared to other recently completed developments
- Recent upgrades to airport will lead to increase in tourism and thus higher yields
- Major improvements to infrastructure/urban renewal underway for town centre
- Dual key apartments available—increase yield or occupy and rent at the same time

Location: Development located in the Marina district, opposite the Hervey Bay Harbour. Hervey Bay is 300kms north of Brisbane, and 300km south of Rockhampton, and is situated adjacent to Fraser Island

Developer: Affinity Property Group

Availability: 55 of the 73 units are available

Price point: 1 bedroom units from \$325,000
2 bedroom units from \$400,000; dual key from \$450,000
3 bedroom units from \$485,000; triple key from \$725,000

Market rent: 1 bedroom units (\$440 per week)
2 bedroom units (\$605 - \$795 per week)
3 bedroom units (\$825 per week)

* the above rent prices are based on a low and high season assumption of nightly tariffs including a 42.5% management fee. Conservatively occupancy is at 65%.

Fixtures and fittings: Premium quality (Bosche appliances, Omega dryer)
Total furniture package available from \$20,000. Furniture package is complimentary to those purchasing dual key enabled residences

Facilities: Showcase central pool, BBQ area, garden entertainment atrium, secure card facilitated entry, secure remote gate car park, high speed internet enabled

Capital growth: 23.1% per annum average since 2000

FIRB approval: 50%

Sunset Clause: 42 months

Location

Hervey Bay is ideally situated on the north facing coastline that is the gateway to Fraser Island and the southern Great Barrier Reef, and enjoys a pleasant sub-tropical climate with average temperatures ranging from 22-29 degrees celsius.

Development location

Seascape is situated in the Marina precinct of Urangan, the largest community within Hervey Bay City Council, and is located 100m from the soon-to-be renovated marina and harbour. It is steps away from the Esplanade, which meanders along the foreshore, and is less than 1km from the central commercial and retail district.

For more information contact:

Debbie Evers, Dougmal Real Estate
Ph: (02) 4628 7444, Fax: (02) 4628 7177
Email: promotions@dougmal.com.au



HOW TO INVEST

To secure a property within this development, below are the steps you will be required to take:

1) Contact

Contact Dougmal Real Estate to register your interest in the property and to arrange viewing.

Debbie Evers
Dougmal Real Estate
Email: promotions@dougmal.com.au
Ph: (02) 4628 7444
Fax: (02) 4628 7177
www.dougmal.com.au

2) Organise the deposit

A 10% deposit is required to exchange contracts. This deposit can be provided via any of the following methods:

- Cash (held Dougmal Real Estate's Trust Account)
- Deposit Bond
- Bank Guarantee

3) Exchange contracts

- a) Your solicitor will be sent the contract to review.
- b) Once you are satisfied with the contract you will need to sign and return it to your solicitor with the 10% deposit.
- c) This needs to happen within 14 days of receiving the contract.

4) Settlement

- a) The balance of payment (the remaining 90%) is due on settlement.
- b) We will keep you informed as to the status of the development and give you ample forewarning of settlement dates.

If you do not have your own solicitor or mortgage broker, we can provide you with details of a solicitor or broker in your area.