First National
Biloela
Agency Profile

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Executive Summary

C/46 Callide Street, Biloela	B/46 Callide Street Biloela QLD
Title Particulars	L213 B7442
Building Size	60sqm
Zoning	SHOPS - MAIN RETAIL (CENTRAL BUSINESS DISTRICT)
Lease Details	12 months
Contribution for 2024:	$4058.88 approx.
Tenant	Quadnet
Method of Sale	Private Treaty - $120,000

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Property Details

B/46 Callide Street, Biloela

AFFORDABLE COMMERCIAL INVESTMENT

PROPERTY TYPE	LAND AREA	FLOOR AREA
Retail		60 sqm

$120,000

Located strategically in Biloela, with prime highway frontage along Gladstone Road and Callide Street, this premium investment property checks all the boxes for savvy investors seeking robust returns. Currently occupied by an IT company, this property offers versatile space perfect for any enterprise aiming to leverage its prime location. The current layout features an open-plan shop front complemented by a small, separate staff room.

Within Callide Chambers, tenants benefit from access to well-maintained shared amenities that were recently renovated, enhancing convenience and professional appeal.

Key Details:
- Floor Area: 60m^2 (approx.)
- Amenities: Access to serviced shared amenities within Callide Chambers
- Lease Terms: 12 months (expires 21 August 2026)
- Rent: $1,030.00 per month (NIL GST to apply)

Investing in Callide Chambers Biloela involves buying shares in a business complex. These shares are allocated based on premises, i.e. Tenancy B. The costs and insurances for the entire complex are then shared among all shareholders, proportionate to the size of their premises.

Contribution for 2024:

Accounting
Bank Charges & Taxes
Cleaning
Company Return Fees (ASIC)
Fire Service Levy/State Emergency Mgmt Levy
Insurance
Income Tax Expense
Rates – General
Rates – Sewerage & Garbage etc
Rates – Water Access Charges
Repairs
Legal Costs
Secretarial Services
Stamp Duty (Insurance)
Pest Control
Water Charges

= $4058.88 approx.

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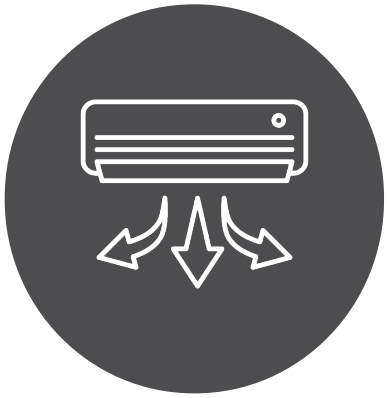
Key Features

Well located shopfront

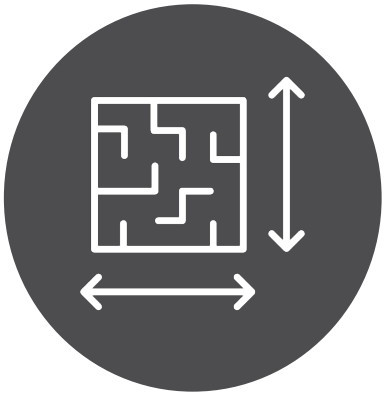
Excellent Parking

Modern Office Fit-out

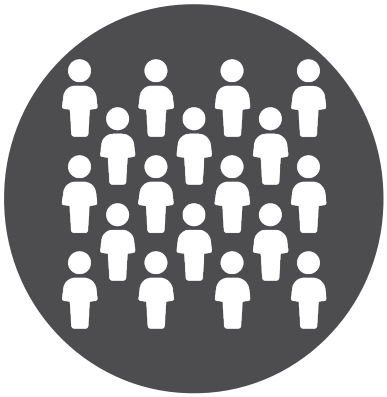
Excellent Amenities


Airconditioning

Increasing Returns


Multiple Offices

Security Cameras


Great Foot Traffic

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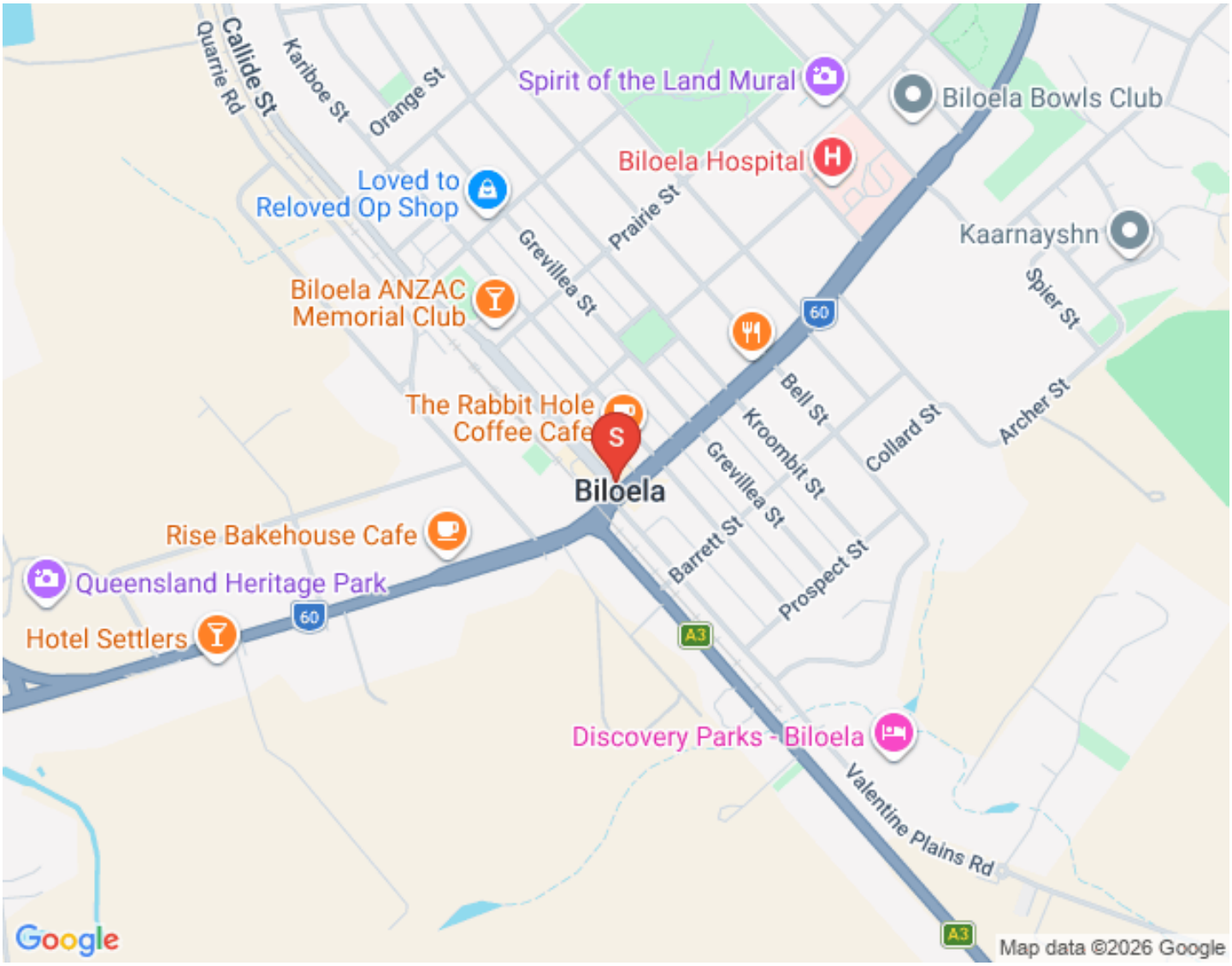
Location



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The Area

Shire Information

Banana Shire has a rich history and a strong future built on the back of grazing and cropping agricultural enterprises and the continuing expansion and development of mining, gas, manufacturing industries and niche businesses. The Shire supports a total of 2559 registered businesses.

LOCATION

Banana Shire is situated in Central Queensland, Australia and covers 28,610 square kilometres with a sparsely spread population of 14,513 people. Our main town of Biloela is 120 km west of Gladstone and an easy drive to the city of Rockhampton.

The Shire has rail and road links to both of these cities and is serviced by the Leichhardt, Dawson and Burnett Highways. Direct flights to the Shire from Brisbane arrive at Thangool Aerodrome.

OUR ECONOMY

Agriculture

The region opened in 1853 when sheep stations were established in the region and the township of Banana appeared in 1881 with a population of 122 people.

Today sheep have been replaced by a wide variety of beef cattle breeds, open country has been cultivated to produce wheat, sorghum and legume crops while the flood plains along the Dawson River produce fertile ground and easy access to irrigation for cotton.

Mining

Coal was first discovered in 1860, but not mined until the 1920s when the underground mine at Baralaba opened. Coal deposits in the Callide Basin near Biloela were opened up in 1945 and in the Bowen Basin near Moura in 1950. Over the years gold was discovered and mined at Cracow, coal seam gas wells put down in the Dawson Valley. All of the above mining activities are still operation to this day.

Other Industries

Meat processing facilities and power generating plants established at Biloela – all supplementing the contribution of the agricultural sector to the local economy.

Several speciality enterprises have also prospered in our region including:

A herbs and spices farm.
Squab (pigeon meat) facility
A Mungbean processing facility
A pilot leaf processing facility
An ammonium nitrate manufacturing plant

Most of those businesses are selling to national and international markets.

SERVICES

Banana Shire provides a variety of recreation, employment, education and lifestyle options.

The Shire has a number of childcare facilities, nine public primary schools, three public P10 schools, two state high schools, one private primary school, and an Engineering Skills Training Centre. There are also five public hospitals, chiropractor services, disability support service providers and aged care providers.

In addition to that, our area is home to over 390 community and sporting groups.

POPULATION AND BY TOWN INFORMATION

Most of our population lives within the mix of larger towns and rural villages.

The main population centre is the town of Biloela, with Moura and Taroom being other significant urban centres in the Shire. Banana, Baralaba, Dululu, Goovigen, Jambin, Thangool, Theodore, Wowan and Cracow comprise the remaining towns of the Shire.

Biloela is the largest community, with a population of 5,694 and is home to the Council's administration centre. It is the dormitory town for the Callide Power Station, Callide Coal Mine and Teys Bros Meatworks and is the main service centre for the Callide Valley boasting a collection of retail, industrial and service businesses.

Moura has a population of 1,843 and serves the mining and rural industries of the area. It is the home of the Dawson Coal Mine and the second largest grain depot in Queensland. Also located adjacent to Moura is the Queensland Cotton processing gin, Queensland Nitrates ammonium nitrate manufacturing plant and significant gas resources.

Taroom has a population of 578 and is richly endowed with natural attractions, a thriving rural sector and a range of quality community and business facilities.

Theodore, with a population of 451, supports a diverse rural community with its main industries being cotton growing, cereals, fodder production and saw milling.

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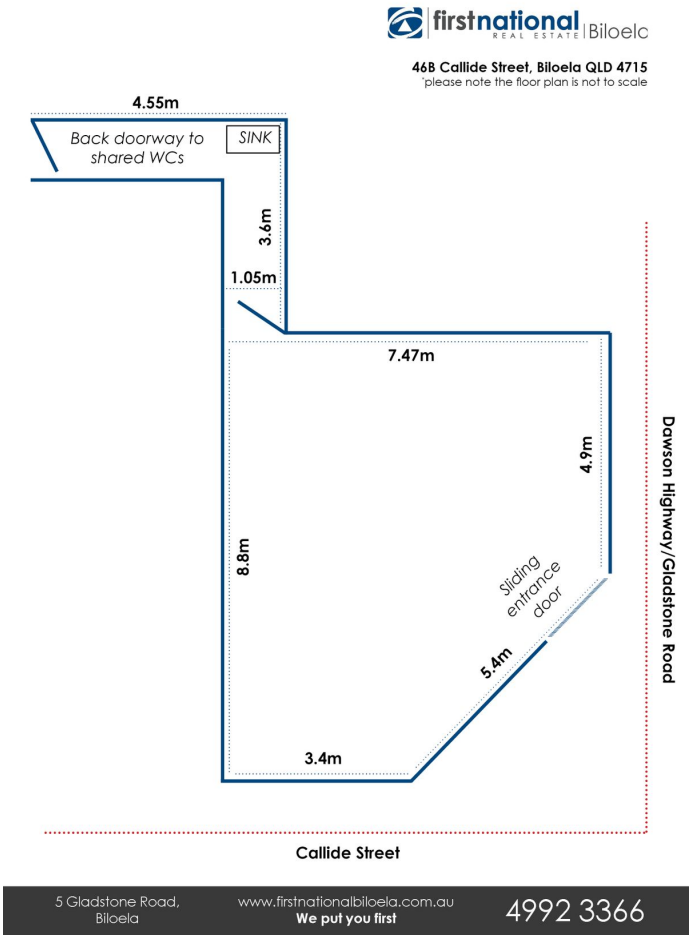
Image Gallery



Your Agents

ROSS MUNROE

AUCTIONEER/SALES MANAGER

0488 923 367

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With more than 32 years of real estate experience in the Biloela region, Ross Munroe has built a reputation as one of the area's most trusted and knowledgeable property professionals. Having lived in Biloela since 1965 and specialising across residential, commercial and rural sales, Ross brings unmatched local insight to every transaction. After many years as the business owner, he now leads the team as Sales Manager at First National Biloela, continuing his commitment to providing exceptional service and always acting in the best interests of his clients.

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Disclaimer

All information contained herein is from noted sources deemed reliable, however First National Commercial does not represent or warrant the accuracy of any information contained in this document and purchasers should make their own enquiries. First National Commercial advises that the financial information in this report relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST after obtaining expert professional advice.

Burgess Rawson

Information Memorandum

Premium Multiple Home Residential Investment

7-8 GREGORY COURT, BILOELA QLD 4715

For Sale by Offers to Purchase

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Introduction

Burgess Rawson are delighted to offer this rare residential investment located at 7-8 Gregory Court, Biloela for sale by Offers to Purchase.

Burgess Rawson

Since being established in 1975, our Sales, Leasing, Property Management and Advisory services fulfill the complete and ongoing needs of our clients. Burgess Rawson has a network of offices throughout Australia and extensive regional partnerships with local property specialists, giving unmatched depth and reach in all commercial property market sectors.

At every stage of ownership, our clients benefit from our specialist knowledge, experience, market insights and advice. Our strong market position, plus our targeted and effective marketing campaigns through a highly qualified database, generates maximum exposure for properties.

Burgess Rawson's iconic Portfolio Auctions are held in Brisbane, Melbourne and Sydney bringing together a diverse range of national commercial and investment grade properties.

Based on our unparalleled knowledge and experience, we are confident in recommending this property as an excellent investment opportunity.

Investment Highlights

Fully Occupied Residential Investment
Strong Occupancy History

+ 9 immaculately presented 4 bedroom, 2 bathroom and 2 car space homes which form part of a 10 home Community Title Scheme.
+ Excellent record of occupancy of approx 98%.
+ Highly sought after complex and popular with local and interstate companies.
+ Complex has been strata titled, providing an opportunity to sell individual houses.
+ Modern build, with 6 homes built late 2008 and 3 homes built 2014.
+ Desirable complex highlighted by early lease extensions.
+ Significant 8,608sqm town zoned landholding approx 2kms from the Biloela CBD and shopping precinct.
+ Prime residential area, positioned between 2 local parks and near popular child care facility, churches and shopping centre.
+ Biloela: Modern and progressive town and the administrative and commercial centre for the Banana Shire.
+ Banana Shire: Located at the southern end of Queensland's Bowen Basin and has a strong economy based on mining, energy production and agriculture.
+ Income: $199,160 pa (Gross)

*approx.

Investment Snapshot

Fully occupied residential complex

Strong occupancy history of 98%*

Banana Region:

Tight rental market 0.28% residential vacancy rate

Highly sought after complex 9 x 4 bedroom, 2 bathroom homes

Site area:

8,608sqm total site with 9 homes in group title scheme

Income*:

$199,160 pa

*approx.

Biloela Region

+ Biloela is situated in central Queensland, at the junction of the Dawson and Burnett Highways, approximately 120kms west of Gladstone and 130kms south west of Rockhampton.

+ The town is the principal administrative and commercial centre for the Banana Shire which has a population of approximately 16,000.

+ The Banana Shire is located at the southern end of Queensland's Bowen Basin and has a strong local economy based upon of mining (mainly coal with the nearby Callide Mine providing coal to generate approximately 23% of Queensland power), energy production (Callide Power Station) and agriculture (cotton, citrus, cattle). Manufacturing activity includes the Queensland Nitrates ammonium nitrate plant, Teys Bros Meatworks (Queensland's third largest) and a substantial industrial support base for the mining and energy extraction industries.

+ Biloela is also an important service base for the gas pipelines linking the Surat basin extraction fields to the LNG plants in Gladstone. Given Biloela's location at the intersection of the Dawson and Burnett Highways, tourism visits are also an important value driver for the local economy. The nine Biloela hotel / motel establishments (400 beds) have a year round healthy occupancy rate.

+ The shire population is younger and has higher income levels than Queensland averages. These attributes, combined with an expansive trade catchment, underpins the importance of the property.

For more information on the Banana Shire:
http://www.banana.qld.gov.au/shireinformation

Source: QLD Gov - Remplan - Forecast.id - Toowoomba Region QLD

Investing in Queensland

Last year, the retail trade estimate for Queensland rose 4.39% from the previous year, well ahead of the national benchmark of 3.02%.

Retail Trade Up Significantly

Compared to the trade conditions over the previous 12 months, retail spending in Queensland rose 3.1% from $6,501.4 million to $6,703.6 million in November 2021.

Employment

Queensland recorded the strongest employment growth over the year to November with an annual growth rate of 4.4%. The unemployment rate was 4.7% in December below the pre-COVID level of 5.8% in March 2020.

House Price Growth Biloela

Last month Biloela had 14 properties available for rent and 79 properties for sale. Median sold prices over the last year is $255,000 for houses. If you are looking for an investment property, consider houses in Biloela rent out for $350 PW with an annual rental yield of 7.1%. Based on five years of sales, Biloela has seen a compound growth rate of 12.3% for houses.

Diversified Economy

Queensland's vibrant economy with total of $360 billion GDP is supported by a range of industries including: Mining (11.7%), Finance and Property Services (9.3%), Public Sector and Utilities (9.2%), Healthcare and Social Assistance (8.6%), and construction (8.1%). Healthcare is Queensland's largest employer and supports 354,700 jobs.

Property Details

LOCATION

Situated to the East of Biloela's CBD in the a modern, highly sought after housing estate, nestled between two parks and close to amenities including a childcare centre, super market and shopping precinct.

With easy access to the the Dawson Highway, the property is within 2 km of the CBD, Biloela Shopping World and other amenities.

Surrounded by important social infrastructure including 4 schools within a 3 km radius as well as the local hospital under 1 km away.

Zoning	Town - Recreational Precinct
Lot & Plan	Lot - 2-10 SP179691
Site Area	8,608 sqm*

BUILDING DESCRIPTION

Consisting of 9 residential dwellings plus a pool and pool facilities in a 10 home community title scheme with a total land size of 8,608sqm.

Each home has 4 bedrooms, 2 bathrooms and 2 carports/garages and are fully air conditioned. Large, spacious decks are attached to each home which take advantage of the great Central Qld climate.

*approx.

Tenancy Schedule

		Lease			Monthly Rent	
House #	Tenant	Terms (Months)	Commenced	Expiry	Actual	PA
House 2	Rural Living Support Service	12	14/03/2022	14/03/2023	$1,863.33	$22,360
House 3	CS Energy	12	8/03/2022	8/03/2023	$1,820.00	$21,840
House 4	Rural Living Support Service	12	21/01/2022	20/01/2023	$1,863.33	$22,360
House 5	Rural Living Support Service	12	15/03/2022	15/03/2023	$1,863.33	$22,360
House 6	Osazuwa & Renee Edosowan	6	7/06/2022	12/12/2022	$1,820.00	$21,840
House 7	Rural Living Support Service	12	30/12/2021	16/01/2023	$1,863.33	$22,360
House 8	RLW Contracting	12	8/03/2022	8/03/2023	$1,820.00	$21,840
House 9	RLW Contracting	12	8/03/2022	8/03/2023	$1,820.00	$21,840
House 10	Kal Tyre Australia	12	22/01/2022	22/01/2023	$1,863.33	$22,360

Income & Expenses

Annual Income	**$199,160**
Less Expenses	
Management	$15,335
Rates	$24,048
Body Corporate	$23,362
Total Expenses	**$62,745**
Estimated Net Income	**$136,415 pa**

Method of Sale

Offers to Purchase

Exclusive Selling Agents

Level 12
127 Creek Street
Brisbane QLD 4000

CRAIG CHAPMAN 0427 110 132

46 Callide Street
Biloela QLD 4715

ROSS MUNROE 0488 923 367

Disclaimer

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The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquiries to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

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Specifically, we make the following disclosures:

+ All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation;

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