

Partnership Property Group

# Koola Beach Holiday Apartments

## Great Investment Opportunity

Purchase these fully furnished luxury apartments with a two year leaseback option at \$25,000 per annum with further two year option.

Architecturally designed apartments surrounded by tranquil parklands, within easy walking distance to the beach, and close to all amenities.

These two bedroom apartments have a sleek interior design, with ducted airconditioning, lift to all floors, and secure basement parking.



**Attention Investors!  
Great Returns Guaranteed !**



**PARTNERSHIP SECURITIES**  
property promoter and developer

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Koola Beach Apartments comprise nineteen fully appointed apartments, architecturally designed for an unforgettable beachside experience. Located in the thriving, yet laidback beachside community of Bargara, a short 10 minutes drive from Bundaberg. Koola Beach Apartments are an easy walk to the beach and within close proximity to all amenities.

**Koola Beach Holiday apartments  
Bargara Beach  
Bundaberg  
Priced from \$410,000**

Nineteen fully appointed, 2  
bedroom apartments

**Features:**

- Sleek interior design by local designer Sharon Melville
- Stainless Steel Fisher and Paykel kitchen appliances and quality fixtures
- All apartments have ducted air-conditioning
- Gentle breezes are captured throughout all the units
- Onsite Manager
- Secure and fast broadband internet and cabling
- Secured basement parking
- Very affordable high capital growth location
- Basement lift to fifth floor

**Key Dates**

Estimated completion date:  
Completed

**Depreciation Allowance**

3.5% - 4% until Quantity Surveyor  
completes report

**Financial Scenario**

Please talk to your Financial  
Adviser in regards to an individual  
cash flow analysis on your chosen  
investment.

**Outgoings**

Council Rates: approx \$19 pw  
Water / Rates: TBA  
Body Corporate: Approx \$58pw



Koola Beach Holiday Apartments are located at Bargara Beach, less than 15 kms from the city of Bundaberg and four hours north of Brisbane by road. Bargara has safe swimming beaches, multiple facilities and a climate perfect for year round swimming and outdoor activities.

Located at the southernmost access point of Australia's famous Great Barrier Reef, the Bargara region offers excellent boat dive locations, snorkeling and reef fishing opportunities. Lady Elliot and Lady Musgrave Islands are only a boat trip away and the famous turtle rookery of Mon Repos is nearby.



## Availability

#1 \$410,000  
Ground floor, parkviews 72  
sqm

#2 \$410,000  
Ground floor, parkviews 72  
sqm

#3 \$420,000  
Ground floor, parkviews 80  
sqm

#4 \$460,000  
Second floor, parkviews 81  
sqm

#5 SOLD

#6 SOLD

#7 SOLD

#8 \$485,000  
Third floor, ocean/parkviews  
80 sqm

#9 SOLD

#10 SOLD

#11 SOLD

#12 \$505,000  
Fourth floor, ocean/parkviews  
80 sqm

#13 SOLD

#14 SOLD

#15 SOLD

#16 SOLD

#17 SOLD

#18 SOLD

#19 \$535,000  
Fifth floor, ocean/parkviews



## Getting to Koola Beach Holiday Apartments

Qantas Airlink provides multiple daily scheduled 45 minute return flights from Brisbane to Bundaberg.

Queensland Rail's high speed Tilt Train operates twice daily between Brisbane and Bundaberg.

Bargara Beach is a four hour drive north of Brisbane via the Bruce and Isis Highways

## Close to Everything!

Koola Beach Holiday Apartments are minutes from local shops, bowls, club, hotel and golf course. Walk just 400 metres to the beach from your Koola Beach apartment!

## INVESTMENT OPPORTUNITY



With over 1 billion dollars worth of business and tourism development earmarked for the region, Bundaberg and Bargara are reaping the benefits through increased property sales and investment returns.

According to Michael Matusik, Bargara has all the ingredients to be a "hot spot". He is quoted as saying "...Bargara property prices increased by 12% last year, and they haven't reached their peak yet. We believe they should grow again by a similar amount in 2008 and then even more the following year."

Bargara meets Michael Matusik's five selection criteria for price growth:

1. Proximity to salt water
2. Infrastructure
3. Mixed Use (new urbanism)
4. Value - for - money (relative affordability), and
5. Blue sky (improvements)

Bargara is only 13 kilometres away from Bundaberg, one of Queensland's most progressive, affordable and growing regional centres. With the coming council amalgamation, servicing a region of 130 000 people, Bundaberg offers big city conveniences such as private and public hospitals with over 26 medical specialists practicing, private and public schools, an innovative university, a TAFE college, redeveloped multiple shopping complexes, a thriving arts centre of galleries, museums, and cinemas, three marinas, a major port and an airport that will soon offer direct flights to Sydney after its \$35 million upgrade and extension.

While still retaining its unspoiled and laidback charm, Bargara won't remain a secret for long. It is at the centre of Woongarra Marine Park at the southern tip of the Great Barrier Reef, and is repeatedly voted in the top 10 diving spots in Australia. This, coupled with one of the world's most temperate climates, all-year round patrolled, stinger free beaches, and close access to a variety of national parks and hiking trails, Bargara has the sporting, recreational and dining facilities, infrastructure and accommodation standards to lift it from being a cultural backwater into a budding cosmopolitan centre.