

Summary

Boys Avenue is 4.8 hectare site in Maryborough, on the Fraser Coast. The site has an approved Development Application to build an independent living, aged care community.

The project itself has been designed as 264 independent living units across 11 separate 2 and 3 storey buildings. The majority of the units are 2 bed room in design and all have outdoor space.

The Fraser Coast is one of the fastest growing regions in Australia. It is attracting a significant number of tree, river and sea change retirees and the area has an older population profile.

This site was chosen to address the demand for retirement housing in the area. It is in a very central location within Maryborough and in close proximity to all services.

Quick Facts

Site Address:	109 Boys Avenue, MARYBOROUGH QLD 4650	
Site Size	Approximately 4.8 hectares (48,186 sqm)	
The Building Plans	Number of Units	264
	Number of 1 Bedroom	24 (52sqm internal area)
	Number of 2 Bedroom	240 (78sqm internal area)
	Outdoor Space	All units have outdoor space
	Site Coverage	Approximately 65% with 20% allocated to communal open space
	Number of Buildings	10 buildings plus central facilities
	Number of Car Parks	300 in total, 168 basement car parks, 132 covered car parks
	Construction	Designed to be built in stages
Product Benefits	Offers affordable accommodation where residents can:	
		<ul style="list-style-type: none"> • Live independently of each other • Maintain their own private home • Enjoy having the day to day maintenance taken care of • Retain their independence • Live amongst peers
Location	Centrally Located	
		<ul style="list-style-type: none"> • 1km to the hospital • 0.9kms to local shopping • 3kms to major shopping centre and town centre • 0.5kms to local bus stop

Key Benefits

The Fraser Coast's population demographics and social change have created the need for more aged care alternatives and related services.

The Fraser Coast is one of Australia's fastest growing regions. It is an ever increasingly popular sea change / river change destination and as a result boasts an older population profile.

- 26.3 % of the population is over 60
- 54.7% of the population is over 40

The area is experiencing an increase in demand for health, finance, lifestyle and leisure services as a result of the older population.

The Boys Avenue site has an enviable, central location within Maryborough. It is in very close proximity to all facilities and the city, while maintaining a more rural feel.

This makes it an attractive place to live.

Some key distances are:

- 1km to the hospital
- 0.9kms to local shopping
- 3kms to major shopping centre and town centre
- 0.5kms to local bus stop

The plans have been carefully considered to:

Make the most of the site area while still delivering an attractive product – can accommodate 264 units while still having generous grounds and communal areas.

The 264 units are spread over 11 separate 2 and 3 storey buildings – allowing for construction and sales to be achieved in stages.

The DA has been approved by council.

All specialist reports have been completed.

All major services already connected to the site

Site works can progress as quickly as demand requires, subject to necessary consents and approvals.

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