

## Summary

175 Bargara Road, Kalkie is a 4,048sqm site situated in Bundaberg. The site has an approved development application to build a medium density multi-unit dwelling.

The design incorporates 22 units and communal facilities. The majority of the units are 2 bedroom in design and all have outdoor space and car parking.

The site is in very close proximity to all facilities and the city, as well being a short drive to the coastal area of Bargara - making it an attractive and well located place to live from both work and recreational aspects.

## Quick Facts

<b>Site Address:</b>	175 Bargara Road, Kalkie, QLD 4670
<b>Site Size:</b>	4,048sqm
<b>The Building Plans:</b>	<b>Number of Units</b> 22
	<b>Number of 3 Bedroom</b> 4
	<b>Number of 2 Bedroom</b> 18
	<b>Outdoor space</b> All units have outdoor space
	<b>Site Coverage</b> Approximately 40% (1,615.0sqm)
	<b>Communal Open Space</b> Approximately 49% (1,993.2sqm)
	<b>Number of Buildings</b> 1 building over three levels – Basement, ground and first floors
	<b>Communal Amenities</b> Gym, pool and spa, sauna and car wash bay
	<b>Number of Car Parks</b> 40 in total, 38 basement car parks and 2 uncovered.
	<b>Zoning</b> Residential A (1810)
	<b>Services</b> Mains water, sewerage, electricity and telecommunications
<b>Location:</b>	<b>Centrally located</b> 3.5kms to supermarket 0.6kms to local bus stop 7.0kms to town centre and major shopping complex 8.6kms to the beach 5.0kms to hospital and health services

## Key Benefits

### **1. The site is centrally located in the Bundaberg region.**

It is in very close proximity to all facilities and the city as well being a short drive to the coastal area of Bargara - making it an attractive place to live from both work and recreational aspects.

### **2. The development plans and design have been carefully considered so that the finished product offers an attractive level of amenity for residents.**

The complex offers a generous level of landscaped open communal space, as well as on-site recreational facilities such as pool and gym.

All units enjoy private outdoor space, with ground level units having the additional benefit of private courtyards.

Points 1 and 2, make the development attractive to both investors and owner-occupiers.

### **3. The size and retail price of the apartments are well positioned to take advantage of the recent surge in the first home buyer market.**

In recent months AFG (Australia's leading mortgage group) has reported significant increase in first home buyer activity and the subsequent demand for mid and entry level properties.

### **4. The DA has been approved.**

Allowing construction to commence as soon as the necessary building approvals are obtained.

### **5. All major services are available to the site.**

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