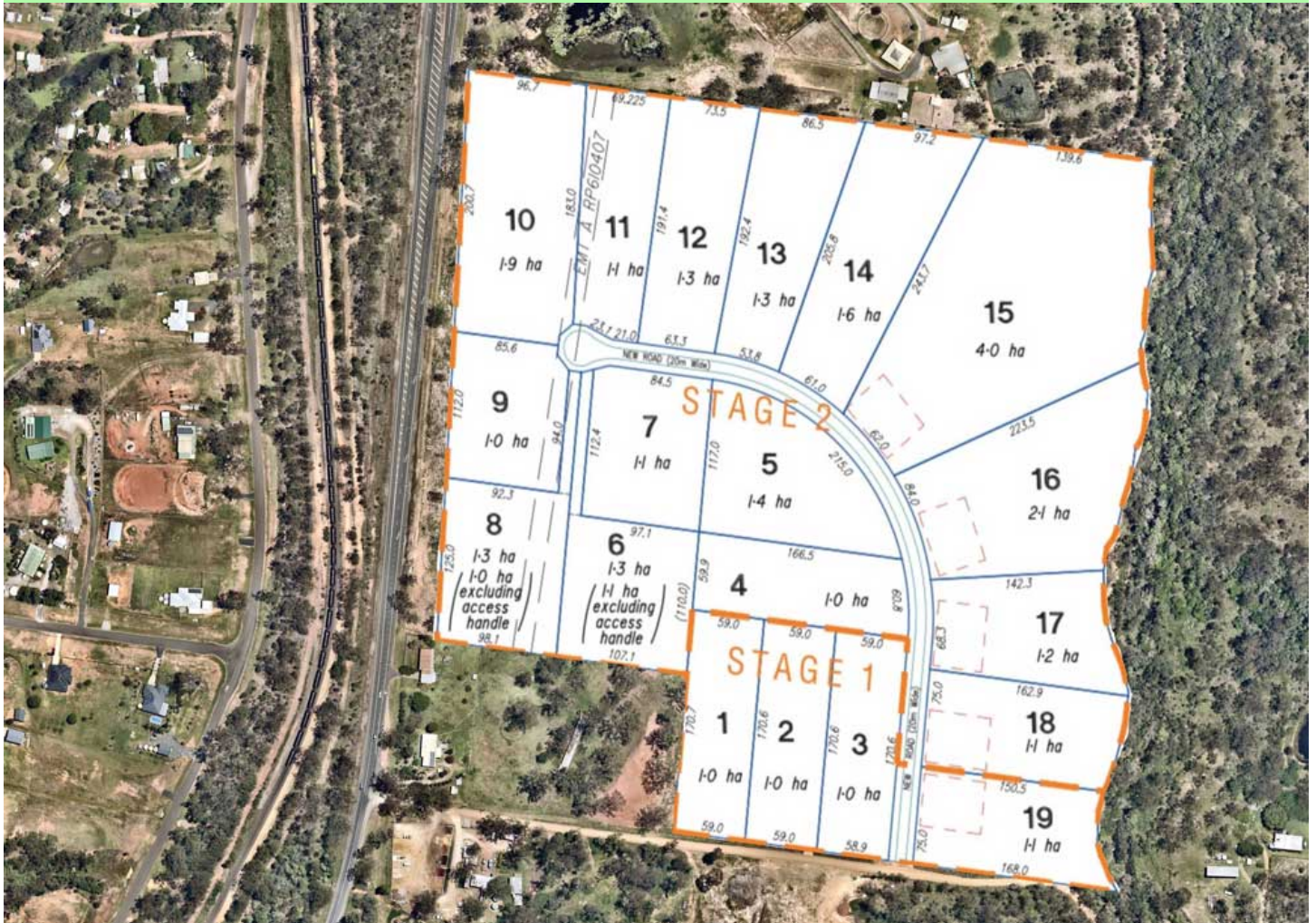


DA Approved Rural Development Site For Sale - Burua near Gladstone Qld.



19 Friswell Road, Burua Qld. 4680

This 29.04 Ha. property is approved and engineered for 19 X 1ha to 4ha rural residential lots.

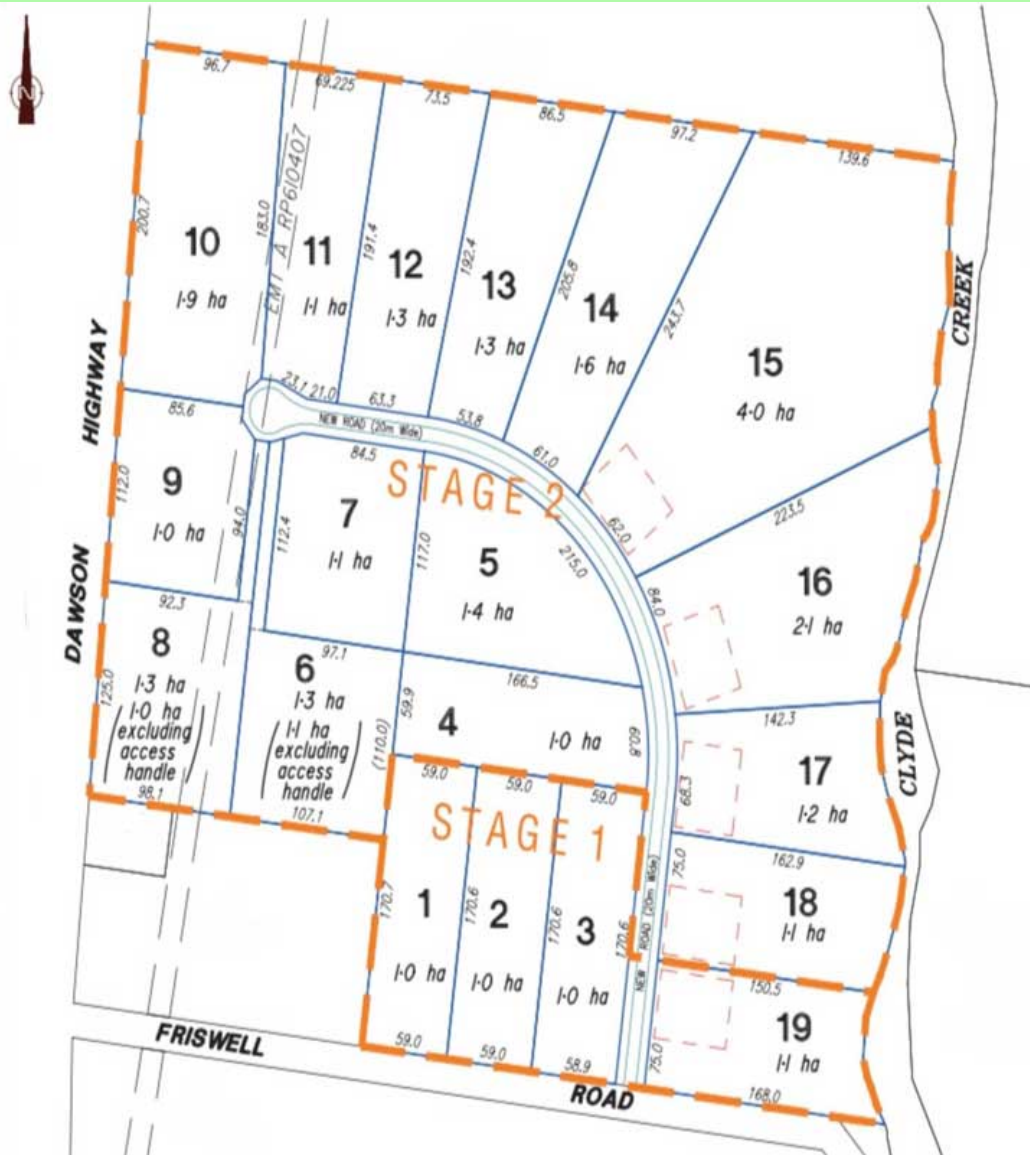
The DA is current until 2027. Bulk work is now complete.

\$6,975,000.00

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Klaus 0409 496 066
Klaus@lionlandmarketing.com.au

19 Friswell Road, Burua Qld. 4680



This 29.04 Ha. property is approved and engineered for 19 X 1ha to 4ha rural residential lots.

The DA is current until 2027. Bulk work is now complete.

Currently road is completely formed / compacted and gravel, ready to seal, sealing is not a condition of the development however the developer has allowed for it in costing and would suggest it to greatly assist the return on investment

To complete the development the services, power, water, driveways entrances, need to be completed.



600m Road Constructed

Building Pads Constructed

All Bulk Earthworks Complete





Project Figures Estimates:

Expected Revenue	\$9,905,030.00
Sale Price	\$6,800,000.00
Costs to Complete	\$1,321,286.62
Total Costs	\$8,583,743.38
Profit	\$1,783,743.38
Return on Investment	= 26%
Duration to complete	3 Months

Lot	Size	M2 Price	Total Price
1	10000	\$43.00	\$430,000.00
2	10000	\$43.00	\$430,000.00
3	10000	\$43.00	\$430,000.00
4	10000	\$43.00	\$430,000.00
5	14000	\$39.29	\$550,000.00
6	13000	\$40.00	\$520,000.00
7	11000	\$41.82	\$460,000.00
8	13000	\$40.00	\$520,000.00
9	10000	\$43.00	\$430,000.00
10	19000	\$29.42	\$559,030.00
11	11000	\$41.82	\$460,000.00
12	13000	\$40.00	\$520,000.00
13	13000	\$40.00	\$520,000.00
14	16000	\$37.50	\$600,000.00
15	40000	\$22.90	\$916,000.00
16	21000	\$34.29	\$720,000.00
17	12000	\$40.83	\$490,000.00
18	11000	\$41.82	\$460,000.00
19	11000	\$41.82	\$460,000.00
Total			\$9,905,030.00

19 Friswell Road, Burua Qld. 4680

Location

High growth area of Gladstone, QLD. Approved for 19 rural residential lots on the Calliope town site of Gladstone, local services close as below,

Major Port City with future major infrastructure of hydrogen and LNG export planned and approved for construction, 4th Largest major bulk import / export port facility for Australia, planned future inland rail major trading hub, major construction area and support facilities.

Local community support infrastructure

Calliope IGA Shopping complex with in 4 km, Inc, Doctors surgery chemist and physio

Bunnings Gladstone complex within 6km inc. Harvey Normans, Betta electrical, BCF, Chemist warehouse

Woolworths Kirkwood Road within 7km inc. Doctor Surgery, Dominos, Indian, Bottle Shop

Garden Complex Gladstone Inc, 24/7 gym, with in 6km Bottle shop, multiple takeaway shops

Service Stations – 2km Puma Calliope 24/7 inc. McDonalds, BP Gladstone Airport 6km, Kirkwood Caltex 7km

Taverns/ Pubs – Harvey Road and Dan Murphy's 6km, Calliope 2 pubs ~ 5 km

Gladstone Airport - 6.5km

Tannum Sands Beach - ~20km

Gladstone Ports, Marina 11km

Schools/ Daycares– Calliope Primary and High, Clinton Primary, Burua Private, St Johns Catholic School, Green leaves, Goodstart, Community kids

Local Industries/ Work and Business Opportunities

Rio Tinto – Aluminum Smelter

Rio Tinto – Yarwun Alumina Refinery

QLD Alumina – Alumina Refinery

Gladstone Ports Corporation (GPCL) Barney Point Terminal

GPCL – RG Tanna Coal Facility

GPCL – Port Alma

GPCL – Fisherman's Landing

GPCL – Auckland Point Terminal

WICET – Wiggins Island Coal Terminal

NRG – Power station

Auckland point fuel terminal / grain terminal

Orica – Yarwun Terminal Major Production Facility

Alpha HPA – Precursor Production Facility

Fortescue Future Industries – Hydrogen Electrode Facility

Cement Australia – Cement Works

Northern Oils – Oil Recyclers

QER – Shale Oils Project

QCLNG – LNG Facility (SHELL)

APLNG – LNG Facility (Conoco Phillips)

GLNG – LNG Facility (SANTOS)

Future Projects

Rio Tinto - Stage 3 Yarwun Refinery

multiple - Hydrogen Manufacturing Facilities Inc H2U, Sumitomo



Life Style:

To Lake Awonga is about 27km, great for Barramundi fishing. To Tannum Sands beach is only about 28km. The Great Barrier Reef is only a short boat ride away great for diving and fishing.

Boasting the highest boat ownership per capita, life here in **Gladstone** centres around the water, which makes sense when you're smack-bang in the centre of the Southern Great Barrier Reef coast.

This quiet and undeveloped region is synonymous with boating, camping, and fishing along secluded beaches, national parks, creeks, and lakes. Access pristine coral cay reef islands such as Lady Musgrave Island from the seaside town of 1770 and Agnes Waters, or from Gladstone Harbour Heron Island.





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Principal

LION LAND MARKETING

klaus@lionrealty.com.au

M: 0409 496 066 / Ph: 07 3279 7718

www.Lionlandmarketing.com.au

Disclaimer: All information contained herein is gathered from sources including the current owner we consider to be reliable however, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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