



“The most exciting  
property investment  
options Townsville has  
ever seen.”

NORTH SHORE

LOT 7 - EDGE

JUST **\$476,500**

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**PREMIUM**  
PROJECTS  
BY INVESTOR PROPERTY



# about edge



Edge at North Shore is the first complete integrated lifestyle and living offering outside of a CBD in North Queensland. Set adjacent to the most important sub-regional town centre in the north, it is at the cutting edge of design, functionality and living options.

Edge comprises a range of living and investment options that are literally opposite where residents can work, rest and play.

Prepare to be surprised!

## edge the Location

Stockland North Shore is a thriving town centre only in its infancy. It already boasts retail and specialty shops, restaurants, café and major hardware and is also home to North Queensland's only genuine Farmer's Market in the town square.

Edge lays on the boundary street of what will become a 85,000sqm town centre including a 40,000sqm shopping centre and meters away from 39 hectare central park. Directly opposite Edge is the site for the Cinemas placing all retail, entertainment and sporting facilities within a short walk.

You can't live closer to the action than at Edge!

## edge the Lifestyle

Edge introduces an entirely new lifestyle offering to North Shore, yet it's not a new concept. Remember the character the 'Fonz' from the '70s TV sitcom Happy Days? Well Fonzi's mode of living, above the Cunningham's garage, has given name to a modern, efficient style of living that suits owners, investors and tenants alike; the Fonzi.

Fonzis bring together a house and an annexed unit with separate living spaces. In the case of the Fonzi houses in Edge, they are a 3 bedroom house at the front with pedestrian access to the street and across the road to the town centre and a single bedroom unit above the garages that are accessed from the laneway behind and overlook the adjacent park. Each have their own outdoor living spaces and garage providing space and separation.

The Fonzi unit is separately metered from the house allowing an owner to live in one and lease the other or to lease both for a very high yield. The most exciting thing for these properties at Edge are that each Fonzi house and unit has been approved for strata titling; effectively a duplex development! That means you can hold both as flats or strata title the pair to sell one, sell both or simply to unlock the increased equity. An amazing investment all round.

Edge affords a suite of options. Single or three bedroom living, sub-letting, extended family living or just those looking for affordable accommodation, everyone who wants to live, own or invest in the heart of the action, can.

With privacy, space and access key considerations, Edge's ultra-modern and intelligent design gives you access to urban living at its best with all the amazing amenities the burgeoning town centre has to offer.

## edge the Investment

This is the leading edge of design and foresight, making it potentially the most exciting property investment options Townsville has ever seen. There is something for everyone. At the beginning of what is predicted to be a significant upswing phase for Townsville, timing couldn't be better as Edge is set amongst significant amenity with so much more to come over the next 5, 10 and 15 years at North Shore and Townsville.

Looking in the face of all the positive drivers of capital growth, Edge also answers one of the greatest concerns for investors, cash flow. The intelligent design in both the land and the built form allows solutions that are, and always have been, the highest demand options within close proximity to all that tenants desire. In addition, the dual income capacity for the Fonzi designs leave investors well ahead with the added value of the duplex option.

Strata titling take the investment benefits to another level increasing equity and reducing risk. This doesn't just tick every box for investors, it creates a new benchmark!

The timing and offering couldn't be better and only one option remains, so register your interest for Edge today!

Disclaimer: All efforts have been made to ensure information and images in this promotion are accurate at time of printing; however, no responsibility will be taken for any errors or omissions as the particulars are set out as a general outline only. Interested parties should obtain further detail and should satisfy themselves or otherwise as to the correctness of each description or reference, you should not act on the basis of this promotion alone. Images are for illustration purposes only and may not be representative of the final product.





# why townsville?

## key growth drivers

- Current population over 195,000 – estimated to grow to 314,000 in the next 20 years
- Strong economic growth drivers
- Higher average incomes per capita than any other regional centre and some major capitals within Australia's 20 largest urban areas
- High property affordability rates
- Well over 1,000,000 visitors per annum
- Diversified economy (government, defence, agribusiness, marine industries, tourism, education, mining and service industries)
- Australia's most stable water supply (nearly 5 times the size of Sydney harbour)
- Strategic and significant port, Government and Defence infrastructure
- World class port facilities
- Almost \$7bn of infrastructure projects underway and a further \$18bn in future projects
- Significant lifestyle centre with its own national rugby and basketball teams, casino, Great Barrier Reef and 300 days of sunshine per annum

Townsville has long been regarded as the 'North Queensland Capital' given its location and very stable economy; the most diversified regional economy in Australia. From a 'cyclical' point of view, the diversity means that Townsville is traditionally a very stable economy. Coming off of potentially its worst downturn phase, Townsville is now through the bottom of the cycle and poised for a protracted upswing. This will be supported, and somewhat driven, by the Federal Governments White Paper on developing Northern Australia (*Our North, Our Future*) which has seen significant effort and focus on Townsville by all levels of Government.

With over \$1.5bn of projects recently completed, over \$5bn underway, approximately \$1.5bn ready to commence and circa \$18bn in the pipeline, the region is continually growing stronger making it a highly attractive investment location.

Situated on the North Queensland coastline, Townsville is the largest city in Northern Australia. The region continues to grow as an attractive option for people looking to migrate or invest. A strong economy, the addition of world-class infrastructure developments and recent lifestyle enhancements have all been big contributors to this phenomenon.

Not only does it provide direct links to the Great Barrier Reef and Magnetic Island, Townsville has long been acknowledged as North Queensland's administrative headquarters to defence, sugar, livestock, mining and tourism. With a world class port (Queensland's third largest multi-cargo port) and the road rail and air infrastructure, Townsville is the northern transport hub essential for the broader region.

The economic strength of the region is underpinned by this diversity with no single sector contributing more than 14% to the economy. Townsville has the largest government sector in Queensland outside of Brisbane and it has the largest military representation in Australia (with defence alone to invest \$1bn into the city in 2017).

Queensland has the most dispersed population in the country and the strategic importance of Townsville has never been disputed. This combined with the distance from other major centres and the diversity of resources and industries has, and continues to be, a key driver of migration and business opportunity.

# why north shore?

## community features



The North Shore Estate is one of the most impressive developments in Queensland and will have infrastructure unique to the Townsville region making it a highly desirable place to live and therefore an exciting investment opportunity.

North Shore is located just 12kms from the Townsville CBD and only 8km from the Townsville International Airport and the adjacent commercial and industrial precinct. The entry to the estate is set on the Ring Road which puts it within 15-20minutes of all major employment hubs (such as the port, university, hospital and military bases).

The new shopping centre, schools, commercial/retail facilities, library and leisure centre within the estate combined with its ideal setting amongst parks and alongside the Bohle River (with a future gateway to the Northern Beaches) will provide residents with all the need to live, work and play.

Identified under the local government's strategy plan as an area to support 40% of Townsville City's growth, it is expected the Northern Beaches area, where North Shore Estate is located, will grow at approximately 8% per annum reaching a population of 70,000 by 2031. With over 16,000 people expecting to reside in North Shore alone, and with its key infrastructure, North Shore will be the corner stone to Townsville's growth.



### EDUCATION AND CHILDCARE

- St Clare's Catholic School catering for prep to year 7
- Townsville Grammar Junior Campus
- State Primary school to open 2018
- The first of four child care centres

### SHOPPING AND DINING

- North Shore Town Centre with Woolworths and specialty stores
- Town square with free wi-fi
- Restaurant precinct and tavern
- Homemaker centre
- Weekly farmers' markets
- Caltex Service Station and Bunnings Warehouse

### SPORT AND RECREATION

- 6km North Shore Green Spine Parkland Corridor
- 25 playgrounds, 15 parks and 330ha of open space
- Barbecue areas and picnic shelters
- 42km of cycling and walking trails
- Four pools and water slides at the Northern Beaches Leisure Centre
- Public art trail
- Dog parks

### HEALTH AND WELLBEING

- Fitness centre
- Weekly 5km park run North Shore
- Medical precinct with doctors, dentist, physiotherapy and more
- Martial arts school
- Northern Beaches Lions AFL Club
- Many local classes

### BUSINESS AND PUBLIC SERVICES

- Dedicated community office space
- More than four major community events funded by Stockland each year
- Public transport/bus stops

### CONFIRMED PROJECTS ON THE WAY:

- Main Street Tavern
- Main Street aged care
- Presbyterian Church
- 'The Clubhouse' – a \$75M facility including AFL/ Cricket field and home to the AFL Townsville Suns
- Homemaker/service centre

# the duplex advantage

Why duplex? ...because it doubles your opportunity, provides a better yield and allows you to leverage a lower land value.

Building a duplex affords you several options. You can:

- Strata title and sell all
- Strata title and sell one or more and hold the other
- Strata title and hold both but use the 2 titles to maximise your capacity to leverage (borrow) against the dwellings
- Hold all as 'flats' still receiving multiple rents but not incurring the additional costs of two or three individual titles (such as rates). Of course you can always do the other three options later.

This flexibility can be an important key to building a portfolio or positioning it for further growth. In addition, our experience to date is that our clients who held their development on completion have achieved a better yield (rental return) than had they bought house and land packages of comparable size, due to the difference in land costs.

Building a duplex is a 'development' and requires more effort than a standard house and land construction. It's important to understand the varying challenges that can occur with lenders, council approval time frames, additional council charges and the additional time in construction. That said, all of these are relatively minor and easily overcome if prepared for up front. Of course we provide you all the information you need and manage this process for you, making it easy.

When we source a small scale development opportunity for our clients we make the process easy by ensuring there are no lengthy approval time frames and in areas (generally master planned communities) where the costs are negligible by comparison.

Outside of the normal fees associated with a purchase (such as conveyancing, stamp duty, connection fees if holding, etc) the only additional charges not contained within the land and build prices are the fees associated with Strata Titling should you choose to pursue that option.



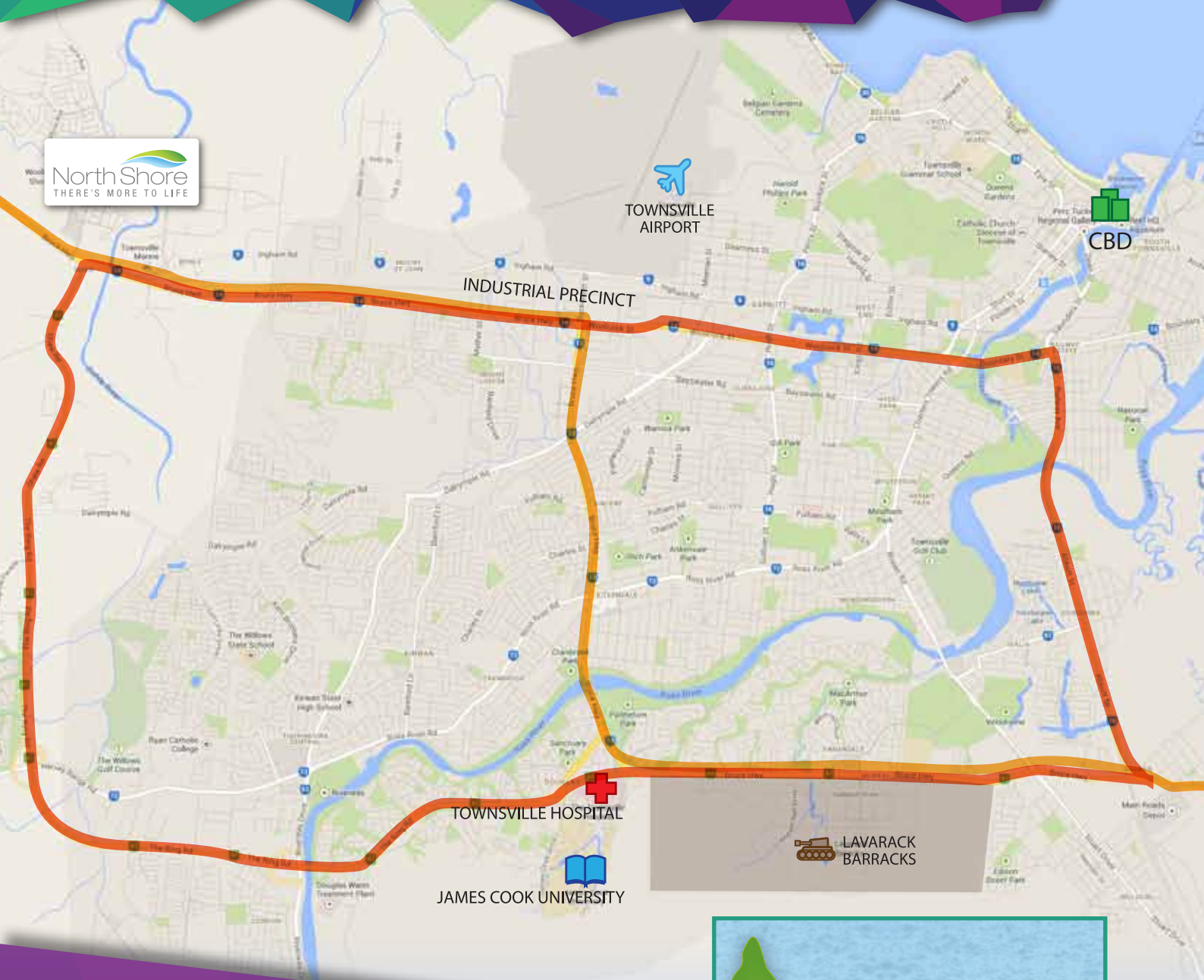
## strata titling

When you do decided to Strata Title your development, we're here to help. There are several areas to coordinate between Quantity Surveyors, Body Corporate Managers, Council and solicitors, as the timing dictates; however for a small fee we'll project manage the process for you. The average duplex development Strata costs range from \$8,000 to \$12,000 in Queensland depending on a number of factors and whether contracts are required to sell one or more off the plan.









Regardless of your need or timing, we'll make the process as easy as we can for you when the time is right. Just talk to your Property Coach, fill out the form and we'll take care of the rest.



# location map



## LEGEND

- |   |                       |   |                   |
|---|-----------------------|---|-------------------|
|  | North Shore Estate    |  | Lavarack Barracks |
|  | Airport               |  | CBD               |
|  | Hospital              |  | Ring Road         |
|  | James Cook University |  | Bruce Highway     |





# masterplan



edge  
NORTH SHORE

CINEMA  
SITE

investor  
PROPERTY

TOWN SQUARE  
& RESTAURANTS



# CUNNINGHAM

edge  
NORTH SHORE

LOT 7

**\$476,500**


ADDITIONAL CARPORT FOR  
**\$3,300**

EXPECTED WEEKLY RENT:

**\$550 MIR - \$600**

**HOUSE: 135m<sup>2</sup>**

3  2.5 

2  1 

**FONZI: 77m<sup>2</sup>**

1  1 

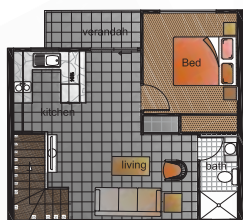
1  1 

 212m<sup>2</sup>

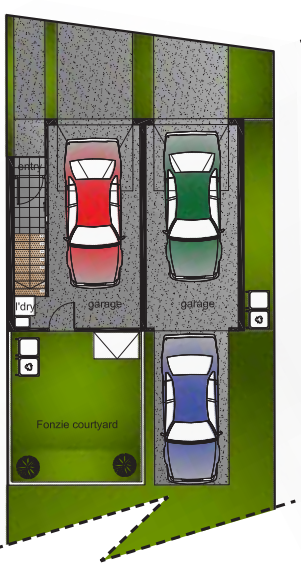
 385m<sup>2</sup>



FONZI



FONZI  
(UPPER LEVEL)



FONZI



MAIN DWELLING

Want to know more?

\*Conditions apply. Images are for illustration purposes only.

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# site map

FUTURE DEVELOPMENT

PARKLAND

LANEWAY

NEXUS DRIVE

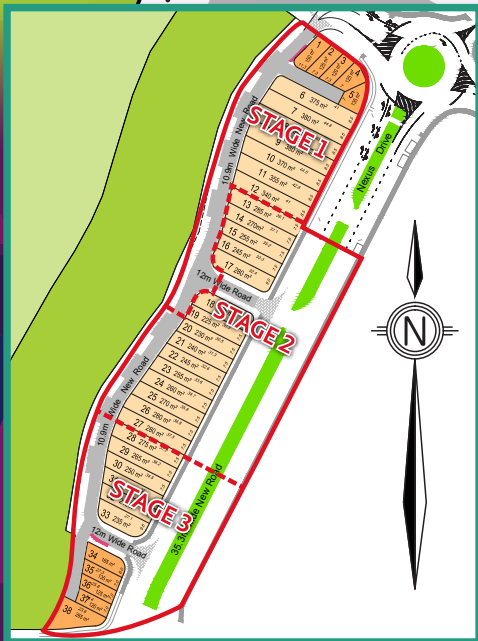
FUTURE CINEMA SITE

TOWN CENTRE

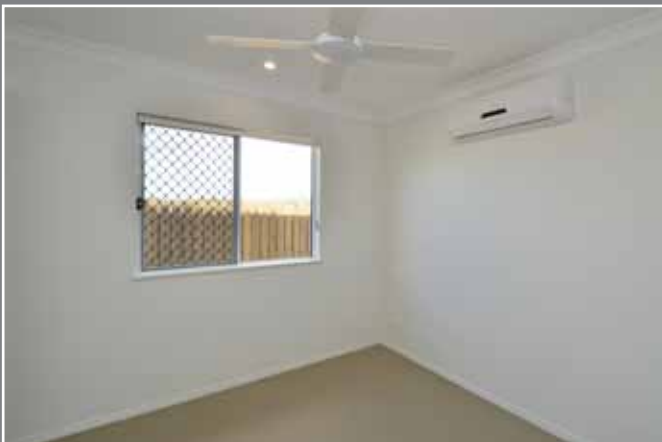
STAGE 2

1.8M ACOUSTIC FENCE WITH PEDESTRIAN GATES

LOT 7

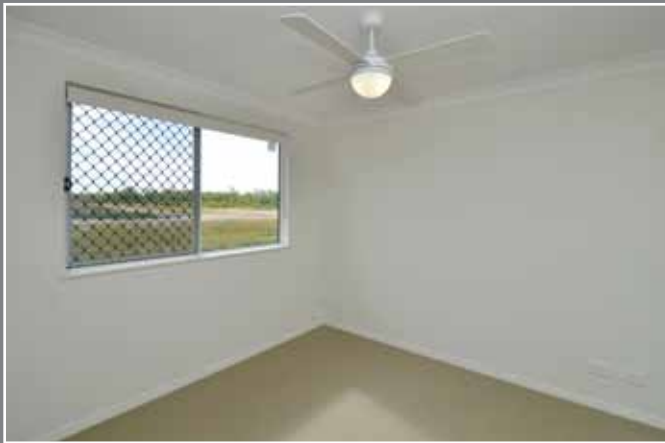


# internals



Note: photos are of similar completed properties. Lot 7 is a house and land package subject to construction





Note: photos are of similar completed properties. Lot 7 is a house and land package subject to construction

# indicative streetscapes\*

NEXUS DRIVE



LANEWAY



MAIN STREET





## PRELIMINARY INCLUSIONS:

- All council and Insurance fees
- 6 month maintenance warranty
- 7 year structural warranty
- Soil test & Contour survey
- Engineer designed concrete slab system up to an "H" class soil classification to AS2870
- Site works up to 500mm cross fall
- C2 wind classification
- Finished ceiling height of 2400mm or as per plan\*
- Roof pitch - (skillions where shown) angled as per plans and covenant requirements
- Termite treatment to AS3660.1 – 2000 to service penetrations and visual/physical barrier to the perimeter

## INTERNAL INCLUSIONS:

- Split system air conditioning throughout
- Custom vanity units as per plans with handles from Builder's standard range
- Aluminium framed or frameless mirror to width of vanity
- Aluminium framed or frameless shower screen with clear laminated glass
- Standard shower arm and rose
- White acrylic bath tub size as per plans
- Vitrous China Dual flush toilet suit
- Chrome Double Towel & Toilet roll holder
- White ceramic or stainless soap holder
- Insulation ceiling batts to entire ceiling area excluding patio and porch as per engineers report
- Stone top bench tops, including breakfast bar to island bench
- Overhead cupboards to 2250mm
- One & a half bowl stainless steel inset sink from Builder's standard range
- Ceramic Cook top from Builder's standard range
- Stainless Steel Under Bench Oven, Rangehood and Dishwasher from Builder's standard range
- Stainless steel 45 litre tub & white cabinet with door
- Redicote flush profile doors or equivalent
- Hot & Cold washing machine taps from Builder's standard range
- Single shelf with hanging rail to all robes
- Four shelves to linen
- Vinyl faced linen & robe sliding doors
- Half splayed 42mm architraves & 67mm skirting trims
- Internal wall frame to AS1684
- 10mm plasterboard to all walls & ceilings except garage
- 6mm villaboard to wet areas and or 10mm waterproof plasterboard
- Lever passage sets to all bedrooms and privacy locks to bedroom 1, bathroom & WC (if applicable)
- Sealer coat, then two (2) coats of washable premium acrylic to all walls
- 90mm cove or equivalent cornice throughout with 55mm within built in cupboards
- TV points to living room and family room (if applicable) & 2 telephone points
- Exhaust fans as per plans
- Brushed aluminium or white fans to all bedrooms, family and dining area
- Smoke detectors wired to main supply
- 600mm tiling over bathtub
- Ceramic tiling to vanity splashback to 200mm
- Ceramic tiling to kitchen splashback to 600mm
- Showers tiled to 2m high
- Tiles to bathroom, WC's & laundry floors
- Skirting tiles in bathrooms, WC's & laundry
- All floor coverings from Builder's standard range
- Blinds to bedroom and living areas

## EXTERNAL INCLUSIONS:

- Core filled 200 series block construction with 2mm render
- Colorbond metal roof, fascia & metal gutter
- Sewer from all service areas to main connection point
- 2 external garden taps
- Instantaneous gas or electric storage on overnight tariff hot water system.
- Fencing to meet minimum covenant requirements
- Exposed aggregate to driveways and paths
- Motorised door with remote control unit and two (2) handsets and one (1) wall mounted remote control unit.
- Timber stained entry door from Builders standard range (if applicable)
- Safety screens with powder coated aluminium frames and diamond pattern grills to all external sliding & swing doors and all opening windows
- Aluminium sliding windows and alfresco sliding doors with tinted grey glass (obscure glass to wet areas) and key locks to all windows and sliding doors
- Clothesline, TV antenna & mail box
- Auto irrigation system to front yard
- Full landscaping to covenant requirements

## ADDITIONS FOR 'FONZI':

- Split system air conditioning
- Power and water meters
- Hot water system
- 2 burner cooktop
- Convection oven

\*Indicative inclusions. Please refer to your contract for detailed inclusions.



To secure this  
opportunity, simply  
contact one of our team  
and they'll show you how  
with a \$1,000 refundable  
holding deposit. But **be  
quick**, these opportunities  
are **disappearing fast!**

\*Conditions apply. This is general information only and you should not make an investment decision solely on the contents of this document. Images are for illustration purposes and are indicative only.

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# North Shore

THERE'S MORE TO LIFE

The Ellis Developments QLD team have over 30 years combined experience in the building industry, so you can take comfort in knowing the construction of your new investment property is in good hands. Their team of professionals work intimately with Investor Property to create an investment property that meets all the specific requirements that research suggests to help maximise your capital growth and return; all this with luxury inclusions as standard and a fixed price contract.

An award winning master planned community designed for a new way of living. North Shore seamlessly combines a place where residents can live, work, shop, learn, swim, relax and play. With first class community facilities, great shops, prestigious schools and expansive parklands. Its North Shore commitment to the community, environment and family that sets it apart. There's more to life at North Shore.



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