

## Exclusive Sunshine Coast Investment Opportunity from \$269,000



A recently released PRDnationwide Research study revealed that Buderim, in the heart of Queensland's Sunshine Coast, was the top performing suburb in terms of house sales for the first half of 2010. In addition to that, the median house price increased by 9.7% when compared to the same period in 2009. This is remarkable given the economic climate we've been in.

There are many reasons for the Buderim boom, but before we look more closely at those reasons, we'd like to suggest that if you don't have a piece of Buderim property in your portfolio then it's time you added one. Of course, if Buderim is already in your portfolio, then you're already enjoying the benefits – but perhaps it's time you added another Buderim property to what you've already got.



Buderim is one of the Sunshine Coast's most prestigious suburbs. Geographically it's situated in the middle of the Sunshine Coast between Caloundra and Noosa and directly west of Maroochydore and Mooloolaba. It's adjacent to the suburb of Sippy Downs which is home to one of Australia's fastest growing universities and has been designated as a Major Activity Centre by the Queensland Government under the South East Queensland Regional Plan 2009-2031.

In fact, the Queensland Government has committed to invest in excess of \$82 billion on specific infrastructure projects in the next 20 years in South East Queensland.

The South East Queensland Regional Plan estimates that the Sunshine Coast's population is set to grow to almost 500,000 by 2031, up from 295,000 in 2006 – that's an annual growth rate of 2.8%. Such growth will require an additional 98,000 dwellings to accommodate the population increase.

It is important to note that the average growth rate for the Sunshine Coast for the five years in the latest Australian Bureau of Statistics Census was 3.3% per annum so the Regional Plan's estimated growth rate to 2031 of 2.8% is conservative.

One thing is certain, the population growth is real and it's happening now. In June 2009, the half yearly dwelling approvals included 610 houses and 135 units. In June 2010, the half yearly dwelling approvals included 799 houses and 367 units.

Of course there are many reasons to choose Buderim ahead of other Sunshine Coast suburbs.

We mentioned above, that Buderim's adjacent suburb of Sippy Downs has been designated as a Major Activity Centre by the Queensland Government. This is supported by the Sunshine Coast Council, who has endorsed the Sippy Downs Town Centre Master Plan.

Council has written that they intend to achieve:

...a discrete, significant, vibrant and sustainable township at Sippy Downs, focusing on and enhancing the Sunshine Coast University, and resulting in a richer and more diverse quality of life for the university, the Sippy Downs community and the Sunshine Coast.

Woolworth's are expected to commence works in the town centre by mid 2011. The total construction cost of their project is anticipated to be \$150 million. Their project will include 24,000sqm of retail and 4,400sqm of commercial space including a 4,000sqm Woolworth's, an 8000sqm Big W, 40 speciality stores as well as cafes, restaurants and cinemas. Once complete we would expect numerous other developers to commence works in the town centre frame.

Simon Berger, Community Relations Manager at Woolworth's, said the Sunshine Coast was growing so quickly that it justified the scale of the undertaking.

The project will offer 600 jobs during construction, which will take approximately 18 months, and a further 900 jobs when the shops and commercial entities open for business.

We also mentioned above that Australia's fastest growing university is located on Buderim's doorstep in Sippy Downs. The University of the Sunshine Coast was founded in 1994 and opened in 1996. The 2008 Good Universities Guide branded it as a five-star performer for staff qualifications, teaching quality and graduates' satisfaction.

The university is 100 hectares in size and consists of the faculties of Arts and Social Sciences, Business and Science, and Health and Education. It is projected that the student population will grow to 15 000 by 2021. The University of the Sunshine Coast also has the highest portion of academic staff with Doctoral or Masters qualifications of any university in Queensland, and the fifth highest in Australia.

I'm sure you're starting to see why we're recommending you should invest in Buderim, and why you should do it now.

Here's a bit more about what Buderim has to offer.

Buderim is just minutes to the Sunshine Motorway and the Bruce Highway. This makes it very accessible to Maroochydore, Caloundra, Mooloolaba and Noosa. It's a 1hr drive from Brisbane, 20mins to the Sunshine Airport and 50mins to Brisbane's airports.

It is sought after by residents because of its proximity to the beach and the hinterland. Keen golfers like living close to Buderim's Headland Golf Club – a 50 year old course that's home to koalas, kangaroos and a wealth of native birdlife. Buderim has proven itself perfect for those who want to live in a community with a relaxed setting yet thriving village feel.

Your Cameron Bird consultant can provide you with further details regarding Buderim's population and median house price growth, as well as plans for the Sippy Downs Town Centre and further information about the University of the Sunshine Coast.

What this boils down to is that NOW is the time to invest in the Buderim region. The Cameron Bird Group has formed an exclusive partnership with Habitat Development Group to offer you an exclusive investment opportunity.



\*Artist Impression

#### **The properties**

Melaleuca at Atrium is a 40 unit development located on Starling Street, Buderim. The development will be directly opposite the \$150million Woolworth's site and future town centre, as well as it being 400m from Sunshine Coast University.

Sixteen one bedroom units and 24 two bedroom two bathroom units will be made available. Construction is due to commence on 29 November 2010. All units will feature stainless steel appliances in their kitchens, floating timber flooring, air conditioning and at least one car space with storage.

Melaleuca is part of Habitat's larger Atrium development which, when completed, will include four swimming pools and numerous barbeque areas.

The Melaleuca units will range in price from \$269 000 - \$335 000.

#### **The rent**

The rent will be a minimum of \$330 per week for a one bedroom unit and \$360 per week for a two bedroom unit.

An independent assessment suggests the current minimal rent for a one bedroom unit will be \$270-\$290 per week, and for a two bedroom, \$330 per week. However, based on rental growth in previous years of 6% to 8%, the developer has no hesitation in making an exclusive offer to clients of The Cameron Bird Group to underwrite your rent at \$330 per week for a one bedroom unit and \$360 per week for a two bedroom unit. This will be your minimum starting rent from settlement day.

#### **Cash back upon settlement**

In addition to having your rent underwritten, you will receive a \$5000 cash back incentive bonus on settlement day.

#### **Minimal deposit**

The developer is also prepared to accept a minimal deposit of just 5% or deposit bonds from investors of The Cameron Bird Group.

As you might expect, conditions do apply to the rental offer, cash back and minimal deposit. We encourage you to ask your Cameron Bird consultant for more information, but make sure you're quick, as this offer is only valid for 14 days from the date of this email.

Should you take this offer during the 14 day period The Cameron Bird Group will also pay for your legal expenses.

#### **It's too good to ignore**

At the current rate of growth - particularly with the Sippy Downs Town Centre development and the University of the Sunshine Coast's growth - the investment is likely to become cash flow positive in no time at all.

With all the facts before us, it's clear this investment opportunity is too good to ignore. Call your Cameron Bird consultant on 07 3871 2500 or email [admin@cameronbird.com.au](mailto:admin@cameronbird.com.au)

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Thirty years experience helping property investors should reassure you  
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