

firstnational REAL ESTATE | Biloela
www.firstnationalbiloela.com.au

36 & 38 Raedon Street, Biloela
Auction Saturday 10th July 2010, On Site, 11 AM

With a combined land area of 7697m2 these adjoining industrial properties are located in the heart of Biloela's busy industrial estate.

Improvements - 38 Raedon Street consists of a modern rock block air-con office, kitchen, shower, toilet and 4 bay steel shed, combined 412m2 under roof. Land 3825m2, 35m frontage. Concrete hardstand and wash down facility.

Improvements - 36 Raedon Street consists of an air-con demountable reception, lunch room and toilet, large factory room adjoining 299m2 4 bay steel shed. Land 3872m2, 35m frontage.

Agent's Comments - Due to retirement these properties are offered for genuine sale and will suit a large range of applications.
Contact Ross Munroe 0488923367

5 Gladstone Road, Biloela
Phone: 07 4992 3366

We put you first

Estate's newest with increase in

THE Gladstone property market continues to exceed expectations, with a spike in sales activity driving the early release of GEO Property Group's latest stage at the \$130 million Little Creek estate.

The launch of stage three, featuring 36 allotments, coincides with one of the best performances by the Gladstone property market in recent times.

Gladstone recorded the highest median house price growth of any major regional centre over the March quarter, up 7.9 per cent to \$383,000.

Little Creek sales representative Dave Hopson said it was an opportune time to invest, with an infrastructure boom in Gladstone heralding strong future growth for the market.

"Billions of dollars are being poured into Gladstone," Mr Hopson said.

"A range of infrastructure projects, including smelter expansions and upgrades, proposed LNG plants, a new railway and steel plant and a proposed \$65 million airport expansion are either under way or under study

stage coincides property sales

for the region.

"Gladstone is becoming one of the leading economic hubs in Queensland and investment in the residential sector will only intensify.

"We expect demand for estates with close proximity to the town centre and beaches, to remain strong.

"The recent sales success of stage two, where buyers snapped up \$5.66 million worth of land, is an excellent indicator."

Located in Kirkwood, Little Creek stage three will feature allotments ranging in size from 774sq m to 1166sq m, with prices starting from \$178,000.

"We're very confident this stage will enjoy a repeat of stage two's success," Mr Hopson said.

The 110ha Little Creek estate has been designed around tranquil Briffney Creek and will feature 13.5 hectares of open, green space characterised by an almost complete park and recreation domain with scenic walking paths, a potential picnic or barbecue zone and more than two kilometres of walking and bike trails around and within the central parklands.

The project is scheduled for completion in 2014 and is expected to eventually accommodate 640 sites and become home to more than 600 families.

Little Creek is within minutes of Gladstone's CBD, beaches, fishing and boating spots and is close to schools, childcare, shopping, sporting and medical facilities.

The sales office is open five days, Friday to Tuesday, from 10am to 5pm.

Award Winning Builders Open 7 Days

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www.coastalhomesgladstone.com.au e: coastalhomesglad@bigpond.com

Phoenix Total Area 287.4 sqm

Clermont Total Area 280.30 sqm

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RURAL LIVING ON CITY FRINGE
1373 CALLOPPE RIVER ROAD YARWUN
• Four bedroom home • Flat 1204 sq.m block
• Self contained Granny Flat • Water tanks plus bore
• 12mtr x 9mtr 3 bay shed half lined
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Paul Goldfinch 0438 587 490

"The name says it all"

34 Tank Street, Gladstone
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Raine & Horne rainehorneglad.com we'll look after you

VIEW SATURDAY 11:00AM - 11:45AM

BARNEY POINT
123 Barney Street
Auction 17th July

MAKE A START HERE!
Walk to Yaralla Sporting complex & Barney Point beach. Well maintained, polished hardwood floors, fans & security screens. Side access, fully fenced rear yard on 625m2 corner allotment. Convenient location close to CBD, schools & shops.
Richard Steele 0408 784 009
* A Copy of Sustainability Declaration available upon request.

VIEW SATURDAY 12:00 NOON - 12:45PM

CLINTON
62 Aerodrome Road
Auction 17th July

GET INTO THE MARKET!
Solid well maintained home with built-in's in 2 brms, with polished wooden floors, fans & security screens throughout. Fully fenced, good side access & set on 607m2. Convenient to schools, kindy & shops. Suit first home buyers & investors.
Richard Steele 0408 784 009
* A Copy of Sustainability Declaration available upon request.

VIEW SATURDAY 12:00 NOON - 12:45PPM

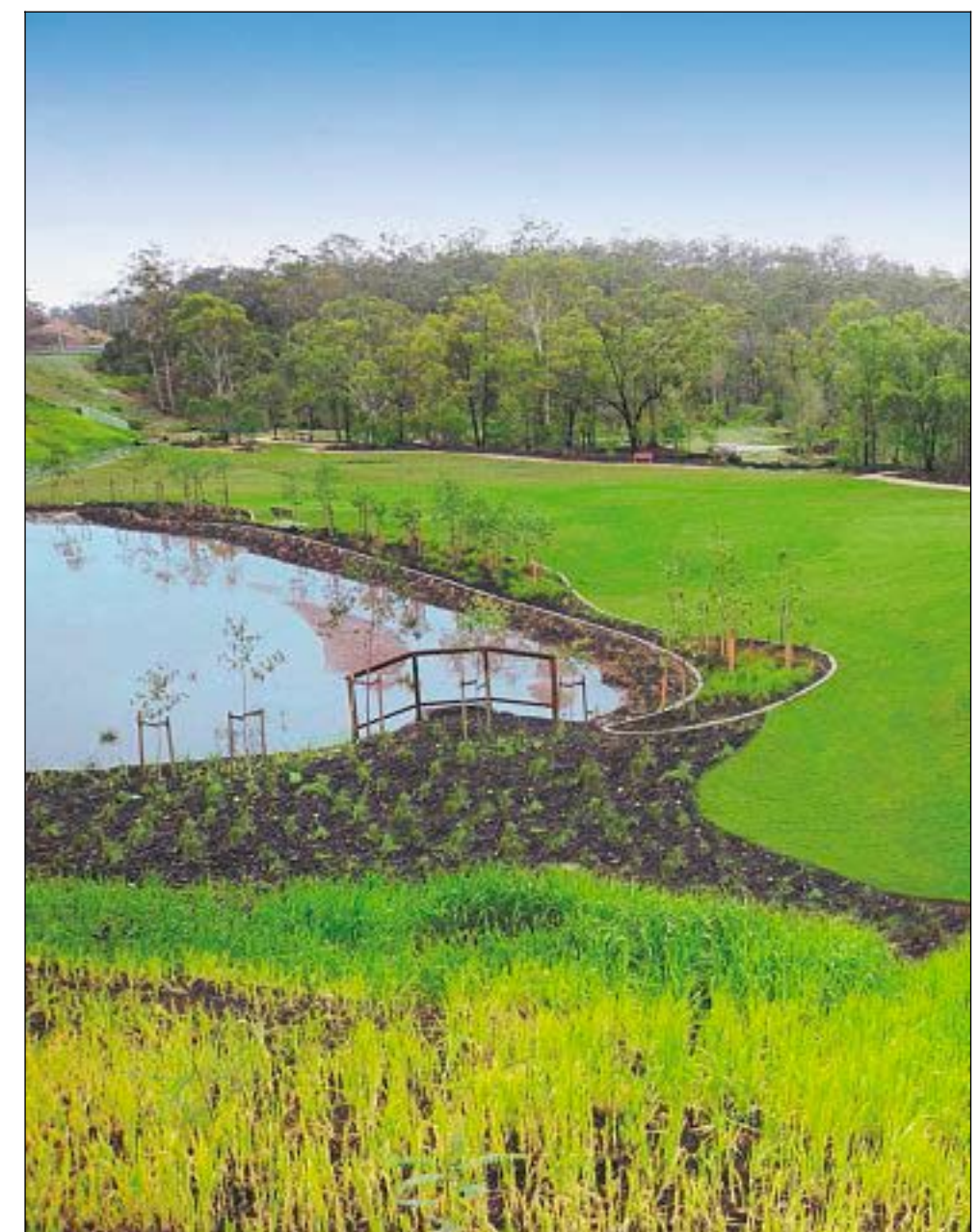
CLINTON
2 Simpson Street
Auction 17th July

HUGE HOUSE - MINUTES TO EVERYTHING!
Extra large floorplan-2levels of living. Good vehicle access to Carport & lockup garage. Rumpus, kitchenette, laundry & huge brm with storage & ensuite down. Upstairs-3brms with built-ins, large family room+dining & kitchen. Wide screened verandah.
Margie Richards 0438 725 128
* A Copy of Sustainability Declaration available upon request.

VIEW SATURDAY 1:00PM - 1:45PM

CARINYA
5 Tryon Court
\$392,000

1266M2 BLOCK - QUIET & PRIVATE
Large allotment, privacy in spades, potential for a fourth bedroom. Sprawling living spaces, the master with ensuite. Huge outdoor patio running the entire length of the house. Shed for storage. Solid construction, quiet cul-de-sac.
Margie Richards 0438 725 128
* A Copy of Sustainability Declaration available upon request.



Stage three of Little Creek estate has been released.

Raine & Horne Coast and Country Real Estate
07 4975 6020 rhcalliopetannum.com

Calliope 37 Central Avenue
4 2 2
Ready for the Family to Move Straight In
Open plan living with a separate formal lounge at the front of the home. Kitchen is equipped with SS appliances & dishwasher. Main B/R features ensuite & WIR, A/C Living. The family room leads onto a covered ent. area. Large & flat backyard, fully fenced yard with side access.
VIEW: Saturday 11:00am to 11:45am
PRICE: \$425,000
AGENT: Melissa Mussig 0459 146 873

Calliope 48 Sutherland Street
3 1 2
Stop Saying "One Day"
A great first home or investment. A/C lounge leads to kitchen with pantry & dishwasher. Fans & builtins in bedrooms. 7x7m shed that houses 2 cars & storage area + 3x3m garden shed. This little gem is positioned in a quiet area & within walking distance to school & amenities.
VIEW: Saturday 12pm to 12:45pm
PRICE: \$355,000 neg.
AGENT: Melissa Mussig 0459 146 873

LAND AUCTION
Dawes Street, Nagoorin
Four flat blocks of land 1,012m2 each (1/4 Acre).
There are Lots 116, 117, 118 & 119.
Lot 119 is a corner allotment.
This is a great opportunity to purchase a large residential block in the country.
Just 45kms to Calliope and 65kms to Gladstone.
Auction to be held at Raine & Horne Calliope/Tannum Office on Saturday 17th July 2010 at 11am.
Be sure to call for an inspection.
Call Daryl Turner on 0417 792244 for an inspection.

Calliope 185 Dahls Road
5 1 2+
5 Bedroom Homestead on 612 Acres
5 brm, office, 11 ft ceilings, fireplace, fans, screens, main & 2nd brm are a/c. House yard is fully fenced. Tool, hay & machinery sheds, 4 rainwater tanks + 4 dams, fenced into 6 paddocks & laneway to yards, head bale, timber crush & molasses tank. Soned 95% White.
VIEW: Call for an inspection
PRICE: \$750,000
AGENT: Daryl Turner 0417 792 244

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AGNES WATER - 1770 www.agneswater1770.harcourts.com.au

DIVORCE SETTLEMENT FORCES SALE

- 3 bedroom 2 bathroom near new home
- 900m to Agnes Water surf beach
- Close to shops and transport
- Wrap around balconies, designer kitchen
- Perfect investment property must be sold

AUCTION: Saturday 24th July 2010
INSPECT: By Appointment
VIEW AT: www.agneswater1770.harcourts.com.au
ID# QAR081001

MORTGAGE SALE INSTRUCTIONS ARE CLEAR

- Coastal lifestyle- (Approx.) 24 acres mountain top
- 3 minutes drive to Agnes central & best beach
- Dynamic coastal investment- panoramic coastal views
- Expansive estuary, hinterland & tree lined valley views
- Very large, level usable land at mountain top (S.T.C.A)
- Driveway with easy access to house site

AUCTION: Saturday 17th July 2010 2.30pm In Rooms
INSPECT: By Appointment
VIEW AT: www.agneswater1770.harcourts.com.au
ID# QAR100602

Michael Della-Franca
M: 0419 584 458 P: 4902 1444
E: Michael.dellafranca@harcourts.com.au

Jason McMeniman
M: 0417 647 765 P: 4902 1444
E: Jason.mcmeniman@harcourts.com.au