



“Seashells@Clifton” Cairns Property Research Report

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Seashells@Clifton Luxury Townhouses have been designed to take advantage of one of the city's best beaches.

The townhouses are of a multi award winning design and feature three double size bedrooms, an open airy deluxe kitchen with granite hi-bars and stainless steel appliances opening on to one of the best living areas available for the magnificent tropical lifestyle in tropical North Queensland.

Integral to all townhouses is a Lanai, an indoor/outdoor area with tropical timber shutters to keep the rain out and entertainment in. All feature a summer kitchen.

The main features of this outstanding development include the resort-style pools and magnificent water features.



The Developer wanted to create a resort environment that people really wanted to come home to and show off to their family and friends. They build more than an apartment, they build a lifestyle.

The focus of this development is a *secure lifestyle*.

Access is through an impressive security gate. Five star recreational facilities include large resort pool, lap pool, inviting water features, BBQ pavilion, residents lounge and quiet area with shower and toilet facilities. With all of these inclusions, people will want to stay at home.

Home security is a high importance to this development with security gate access and full-time on site management. Extra security has been added with security screens to ground floor apartments.

All of the townhouses will contain internet facilities and will be pre-wired for broadband, digital and cable television.

THE DEVELOPER

- ✓ One of Queensland's largest and most awarded builders
- ✓ Ranked # 9 in Australia's top 20 unit developers
- ✓ Has won over 90 awards in housing and units over the last 15 years
- ✓ A recently project was named the **HIA-Austral Bricks Australian Outdoor Project of the Year 2005** and won the **Master Builders Queensland Low Rise Multi-Residential Housing (units/3 Storey Walk-ups) over \$2m** category 2005
- ✓ Long time members of both Housing Industry Association and Master Builders Association
- ✓ Have been awarded 'Best Unit Development and Apartment Project in Northern Australia' three years running

LOCATION

Clifton Beach is one of the northern-most beaches within the Cairns Local Government Area and shares the same stretch of sand as Palm Cove. It is primarily a residential area of approximately 2269 people, with a sprinkle of holiday units, which are attracting both visitors and permanent residents.

Clifton Beach has become the favoured address of Cairns Northern Beaches residents with property values being amongst the fastest to appreciate in North Queensland

The commercial nature of Clifton Beach has increased with the completion of the Clifton Beach Shopping Centre adjacent to existing smaller scale shops and services on the highway that physically dissects the suburb.

Seashells@Clifton Luxury Apartments is located approximately 20km or 20 minutes from Cairns City and at the closest point, approximately 200 metres from Clifton Beach. Clifton Views is only a walk away from the Clifton Beach Shopping Centre, within 3km of the Paradise Palms Golf Course and walking distance to restaurants and major services.



Demographic Snapshot	Clifton Beach
Population 2004	14,980
Population 2003	14,507
Population growth rate 2003 to 2004	3.3%
Proportion of people aged 65 years and over	10%
Proportion of people aged 15 years and younger	20%
Average age	37
Average weekly household income	\$800-\$999
Average monthly home loan repayment	\$1,000-\$1,199
Average number of people per household	2.6

Sales Statistics	CLIFTON BEACH			QLD LA - CAIRNS	
	pa 2000 (* HALF YR)	2005 (* HALF YR)	Avg % growth over 5 years	Avg % growth pa Over 5 years yr)	2005 (* half yr)
Houses					
Median Price	\$251,500	\$418,000	10.7%	15.1%	\$287,000
Number of sales	40	49			1,565
Units					
Median Price	\$200,500	\$242,500	3.9%	8.4%	\$172,500
Number of sales					1,063
Land					
Median Price	\$97,000	\$280,500	23.7%	11.1%	\$135,000
Number of sales	7	4			329

TOTAL PROPERTY RETURNS CAIRNS	CLIFTON BEACH	QLD LA -
Houses		
Median Price change pa	10.7%	15.1%
Rental return pa	3.5%	4.9%
GROSS PROPERTY RETURN	14.2%	20.0%
Units		
Median Price change pa	3.9%	8.4%
Rental return pa	5.4%	5.7%
GROSS PROPERTY RETURN	9.2%	14.1%

PROPERTY DESCRIPTION

Suburb:	Clifton Beach
Distance form CBD:	20km from Cairns CBD
Nearest major shopping:	Clifton Beach Shopping Centre (approx 1km)
Nearest High School:	Smithfield High School
Dwellings in development:	42
Area Size:	123.2 m ²
Price Range:	\$339,000 - \$354,370
Rental Range:	\$320 - \$360
Rental Return:	4.9% - 5.2%
Roof Cladding:	Metal Colorbond and concrete roofing tiles
Internal Features:	3 bedrooms, an open airy deluxe kitchen with granite hi-bars & stainless steel European appliances, lanai – indoor/outdoor area with tropical timber shutters.
Development Features:	Five star recreational facilities which include large resort pools, lap pool, water features, BBQ pavilions, residents lounge and quiet area with shower and toilet facilities.
Deposit:	10% deposit \$1,000 holding deposit and remainder of deposit to be paid 5 working days after finance approval. Cash or bank guarantee.
Construction Time:	Completion about late 2008
Council Rates:	\$1,500 per annum approx
Body Corporate fees:	\$45 per week approx.
	Proposed Budget
	Administration Fund: \$1,804 per annum
	Sinking Fund: \$601 per annum

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SALES COMPARISON

122/53-57 Clifton Road Clifton Beach	04/07/2006	\$330,000
Townhouse with 3 bedrooms, 2 bathrooms, air conditioning throughout and single carport in a large complex sold off the plan under construction. <i>Considered comparable to subject property.</i>		
Lot 12 Captain Cook Highway, Clifton Beach	10/08/2006	\$359,900
Townhouse with 3 bedrooms, 2 bathrooms, courtyard, air conditioning throughout, ceramic floor tiles and single built in garage. Sold off the plan. <i>Considered to be superior to subject property.</i>		
3/78 Trinity Beach Road Trinity Beach	28/04/2006	\$303,000
Ground floor unit with 3 bedrooms, 2 bathrooms, air conditioning throughout and a single carport in a large complex. <i>Considered to be inferior to subject property.</i>		

RENTAL COMPARISON

Trinity Beach	1/2/07	\$300 p/wk
Three bedrooms, 2 bathrooms, single carport, fully air conditioned, patio, pool, security complex.		
Yorkey's Knob	1/2/07	\$300 p/wk
Second hand, 2 bedroom, 1 bathroom townhouse, undercover parking, pool.		
2/39 Arlington St Clifton Beach	1/2/07	\$335 p/wk
2 Bedroom, 1 bathroom, ground floor unit, air conditioned.		

