



Kinara

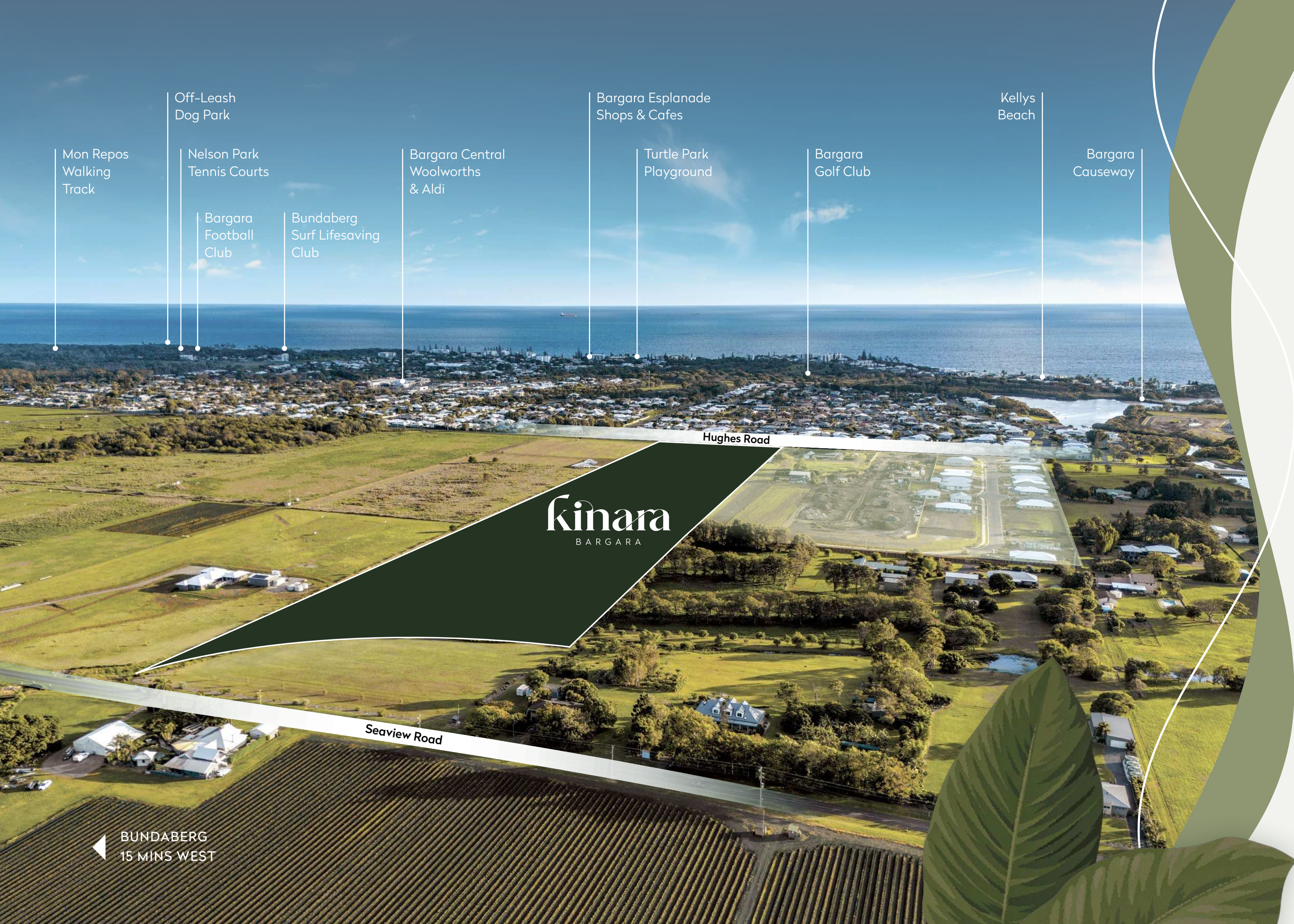
B A R G A R A

Come home to where you belong.

Embarking on a new chapter of living in Bundaberg has never been more promising. Kinara, situated in Kellys Beach Bargara, offers more than just the acquisition of a mere block of land; it's an opportunity to make a commitment to securing a brighter and more prosperous future for both yourself and your family.

PROUDLY
DEVELOPED BY **kin**

KELLYS BEACH, BARGARA



Kinara
BARGARA

Hughes Road

Seaview Road

◀ BUNDABERG
15 MINS WEST

WELCOME HOME TO KINARA BARGARA

Bargara, a quaint coastal community, seamlessly blends the charm of a small locale with regional connectivity. Nestled along the scenic coastline, it captivates both holidaymakers and residents alike with its beautiful and secure beaches. The enlivened esplanade and beachside walkways enhance the allure of this picturesque spot. In addition, Bargara boasts proximity to the world-renowned Mon Repos turtle rookery, providing natural wonder to its coastal appeal.

Situated just 13 kilometres east from Bundaberg CBD, the location offers a quick and easy commute to and from work, making it a first choice for relocating families.



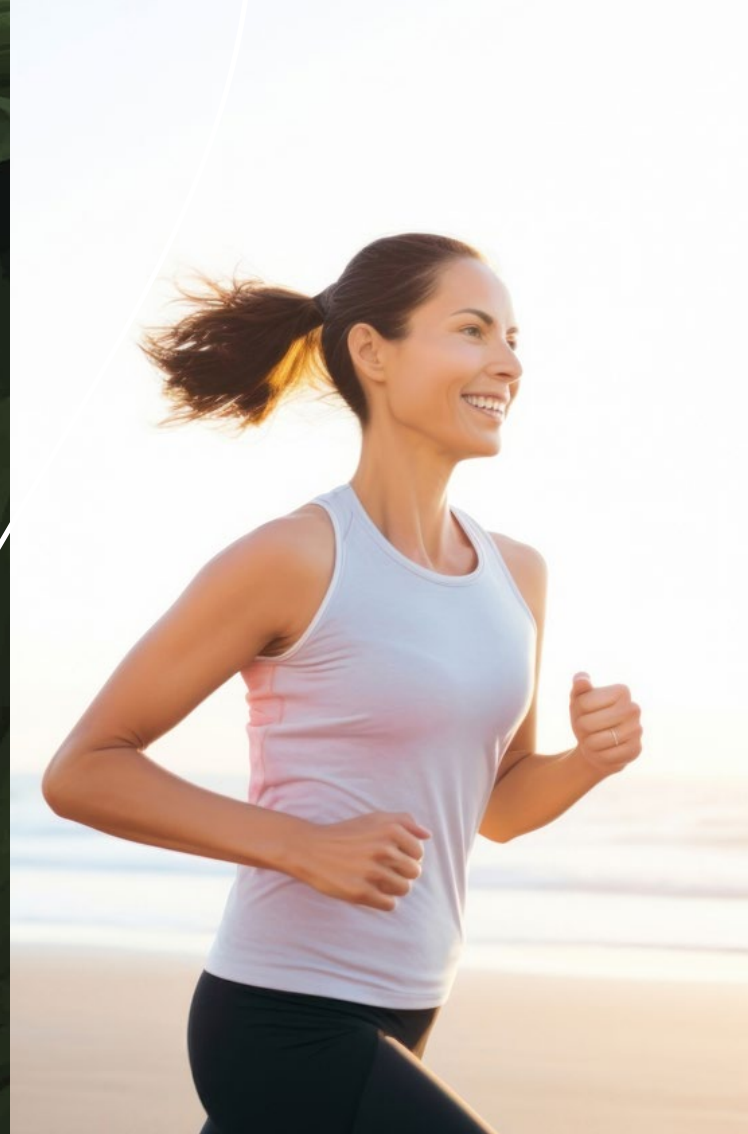
A whole new world of inspired choices.

Kinara, only a 2-minute drive from Bargara's town centre, is a new community nestled amidst wide-open spaces, that promises a future filled with bright opportunities. Investing in Kinara means more than just purchasing a block of land; it's securing a better future for yourself and your family.

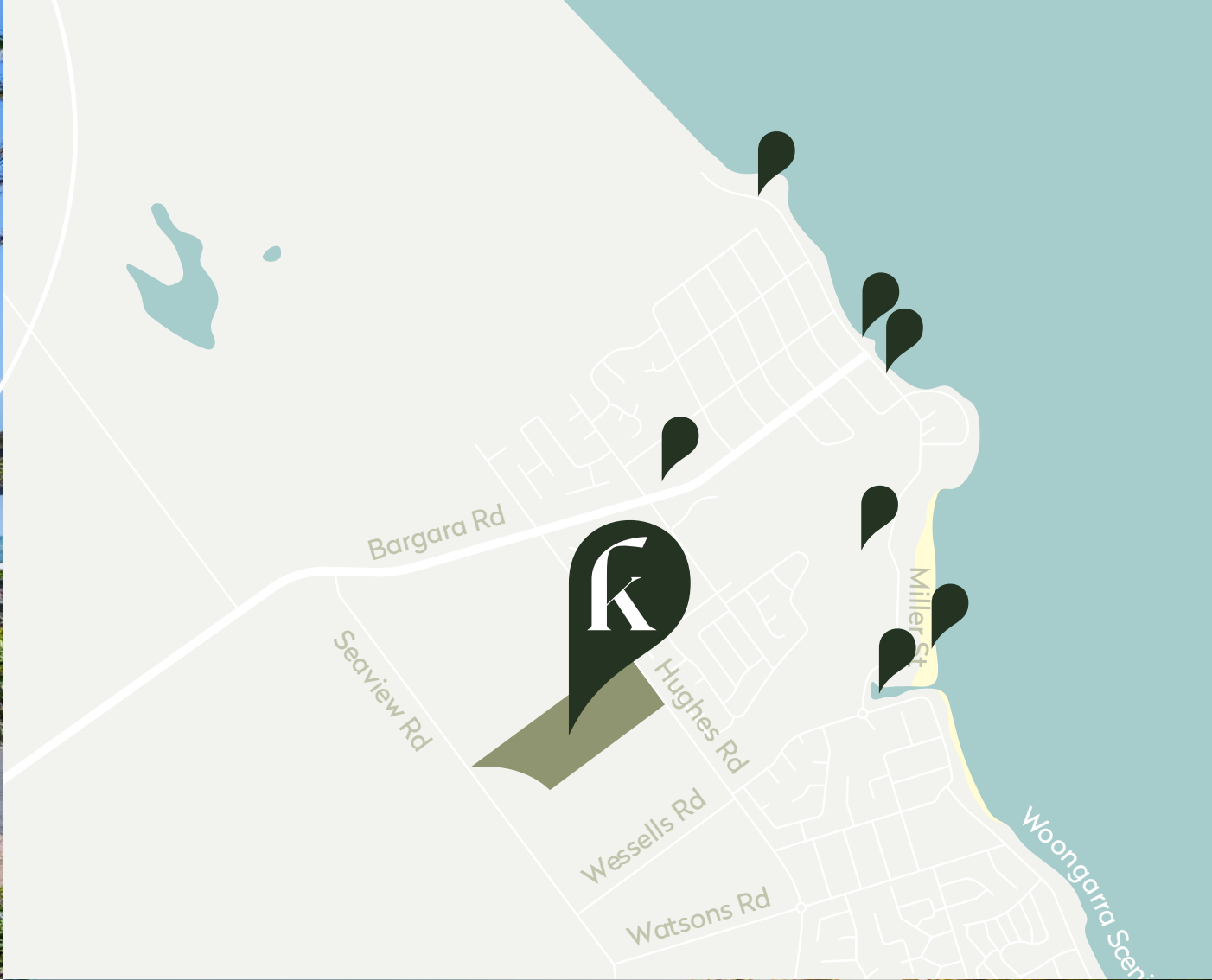
Here, you can start each day with an invigorating swim in the sea, practise yoga in the nearby park, an early morning beach walk with your dog, or savour coffee at Kellys Beach with some friends.



Bargara proudly features an expanding foreshore precinct, serving as a vibrant gathering spot for families. With direct beach access, meandering boardwalks, children's playgrounds, and a variety of eateries and cafes, the town fosters a sense of community and leisure. For those who enjoy golf, Bargara extends an invitation with its 18-hole golf course.



EVERYTHING YOU
NEED IS NEARBY.
SHOPS, SCHOOLS,
PARKS, PLAYGROUNDS
AND EVERYTHING IN
BETWEEN!



Bundaberg

AUSTRALIA'S BEST KEPT SECRET

Nestled at the southern frontier of the Great Barrier Reef in Queensland, the Bundaberg region stands out as one of the country's fastest-growing regional cities. With a surge in job opportunities and significant infrastructure investments projected over the next five years, the local economy is poised for continuous expansion.

With a staggering \$4.2 billion committed to a range of projects in the planning or construction stages, Bundaberg's spirit of innovation is set to propel it to the pinnacle as Australia's premier regional community.

Bundaberg has one of the most stable sub-tropical climates in the world, regularly compared to Hawaii. Our community is a strong base of social infrastructure such as community services, schools, and sporting clubs.

BUNDABERG IS EMERGING
AS ONE OF AUSTRALIA'S BEST
REGIONAL COMMUNITIES.

BUNDABERG'S TOP 5 INDUSTRIES



Health

Bundaberg has three hospitals, each planning major expansions over the coming years.



Agriculture & AG Tech

Leveraging off the agricultural base, the region is specialising in the development and use of technology in agriculture.



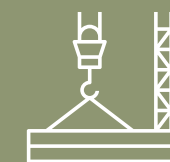
Tourism

- Eco-tourism / nature
- Visitor accommodation (including resorts)
- Culinary tourism experiences



Education

Bundaberg is positioning itself as a University city – a place where education is a key focus.



Construction

A range of investment projects are driving the future growth of the region's economy.



BUNDABERGS \$4.2 BILLION INVESTMENT PIPELINE WILL PROVIDE 3,200 JOBS

Over the next decade, a pipeline of projects are being delivered across Bundaberg that will shape our future. Some of these projects include:

1. New Bundaberg Hospital

Bundaberg has three hospitals, each planning major expansions.
JOBS: Estimated 1,800 jobs | DELIVERY: 2026 – 2027

2. Bundaberg Civic and Cultural Arts Precinct

Reinvigorated Civic and Cultural Arts Precinct in the heart of Bundaberg CBD.
DELIVERY: Completed

3. Bundaberg Aviation Precinct

Large master planned industrial development adjoining the Bundaberg Regional Airport.
DELIVERY: 2025

4. Bundaberg Aeromedical Hub

A partnership between the Royal Flying Doctors Service (RFDS) and Life Flight Queensland, which will be the main base for RFDS and Life flight in regional Qld.
JOBS: 350 direct and indirect | DELIVERY: Completed

5. Port of Bundaberg future expansion

Council is looking to attract greater private and public investment to the Port of Bundaberg to transform it into a competitive national port.
JOBS: Over 2,000 region-wide jobs

6. Gateway Marina Burnett Heads

A proposed \$70 million dollar mixed use marina village development located on the shore of Burnett Heads Boat Harbour.
DELIVERY: Stage 1 Completed 2020



THE HAVEN YOU HAVE
ALWAYS DREAMED OF

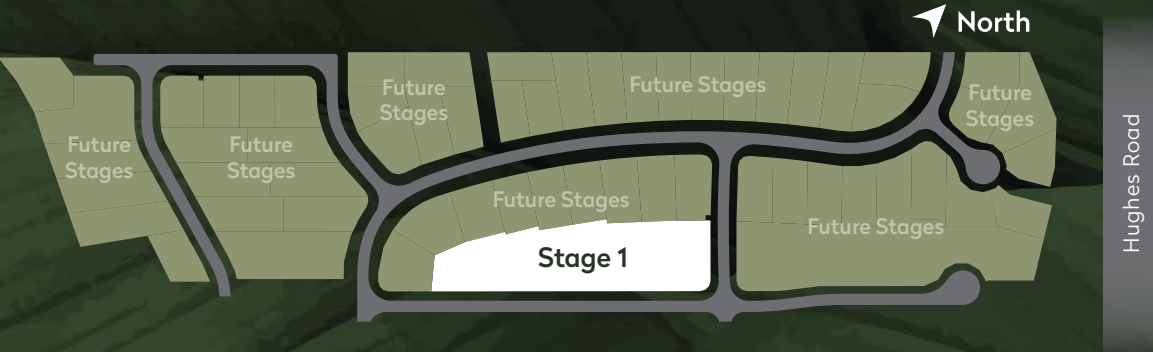
Highly sought-after land is available now at Kinara, offering sizes and price ranges suitable for your life stage and needs.



STAGE ONE
NOW SELLING

Contracts available for signing.

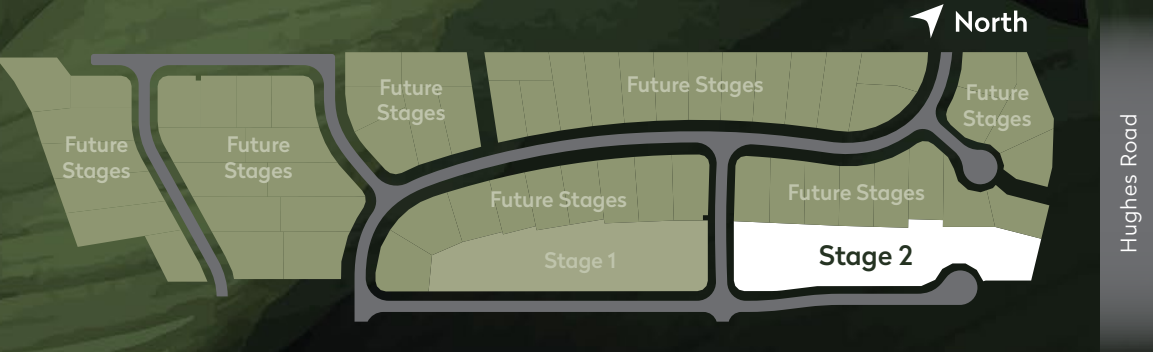
Kinara BARGARA | 88 Hughes Road, BARGARA Q 4670



STAGE TWO
NOW SELLING

Contracts available for signing.

Kinara BARGARA | 88 Hughes Road, BARGARA Q 4670



COME GRAB YOUR
PIECE OF HAPPINESS



Hughes Road

K

Stage 1
Now Selling

Stage 2
Now Selling

Seaview Road

You'll love living just 2 kilometres from Kellys Beach. Kinara boasting, mostly north-east orientation, are generously sized lots with expansive street frontages. Carefully planned to provide a canvas for constructing homes of diverse

styles, these residential lots offer a unique chance to create a dream home in an idyllic setting. The combination of proximity, ample space, and scenic surroundings makes this estate an enticing opportunity for your life's next chapter.

PROUDLY
DEVELOPED BY

kin

At Kin Developments, we're committed to bringing quality developments to life.

For more than two decades, our delivery and advisory services have powered the successful acquisition and delivery of a vast array of projects. We've earned our reputation for transparency, integrity, flexibility, responsiveness and unparalleled expertise throughout the project lifecycle, fostering long-term partnerships with leading investment professionals to realise the most ambitious ventures.

Navigating property is complex and time consuming which is why we strive to make the process seamless for you and provide the best possible solutions to meet your needs and achieve your goals. With our guidance, you can feel secure in the knowledge that you have an expert ensuring you're making the right decision throughout your property journey.

26

Years delivering
residential communities

24

Successful projects
delivered

21,285

Premium lots delivered

“The only source of knowledge is experience”

KIN DEVELOPMENTS

kinara

B A R G A R A

KinaraBargara.com.au

PROUDLY
DEVELOPED BY **kin**

Disclaimer: The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advice. No third party supplier or their agents has any authority to make or give any representations or warranty in relation to this property. All depicted furnishings are for decorative purposes only. Sizes are subject to change in accordance with variations in the contract. Reasonable care and due diligence has been taken in relation to the view shots, however the developer takes no responsibility and the buyer should satisfy themselves by inspection or otherwise to the accuracy of these.

9 May 2024

To Whom It May Concern,

**APPRAISAL OF RENTAL VALUE AT
Lot 29 – Kinara Estate, Wisteria Street Bargara QLD 4670**

This appraisal is based on information that has been gathered from several online sources, the property has not been physically inspected. This is an estimate only, when the time approaches we will attend the property and provide a current and accurate rental estimate.

We have considered the rental value on the 2-bedroom property and believe that the property should achieve **\$460-\$490 per week** in the current rental market.

We have considered the rental value on the 3-bedroom property and believe that the property should achieve **\$530-\$560 per week** in the current rental market.

Yours faithfully,



Codee Callaghan
Senior Property Manager
Michael's Real Estate

REQUEST FOR AN ESTIMATE OF RENT PRICE

In requesting the estimate of renting price I understand that:

1. It is an estimate only of the renting price of the property as at the date the estimate is made.
2. The estimate of renting price is not a sworn valuation nor can it be relied on as such.
3. The estimate of renting price is merely an indication of market price whereas real market price can only be determined by the amount a willing renter is actually prepared to pay for the property.
4. The accuracy of information obtained from a third party and used in preparation of the estimate of renting price cannot be guaranteed.
5. There are a number of imponderable and variable facts and matters which can affect the accuracy of the estimate of rental price given including but not limited to the following:
 - (a) interest rates
 - (b) changes in zoning and planning classifications
 - (c) changes in Government policy and legislation
 - (d) general state of the economy
 - (e) local market fluctuations
 - (f) amount of exposure of the property by advertising and inspection
 - (g) adverse conditions on the day of the inspection e.g.. Weather
 - (h) changes to amenities in the area
 - (i) changes to the property itself or neighboring properties
6. The estimate will be prepared solely for the information of property owner and no responsibility is accepted should the estimate or any part thereof be incorrect or incomplete in any way.



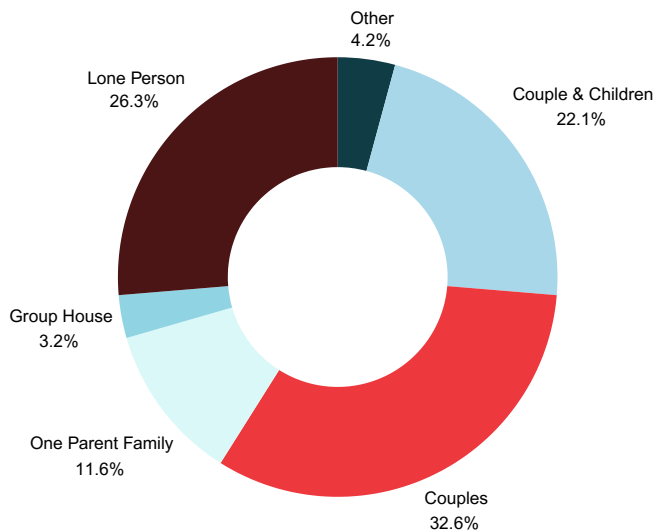
BARGARA

LOCATION REPORT

Bargara is a coastal town and suburb in the Bundaberg Region, Queensland.

The Summer 2023-2024 Price Predictor Index indicates Bundaberg LGA's potential for growth, with transaction numbers increasing in four suburbs and recovering in five others. Notably, Bargara and North Bundaberg have shown consistent quarterly sales, positioning them as standout areas.

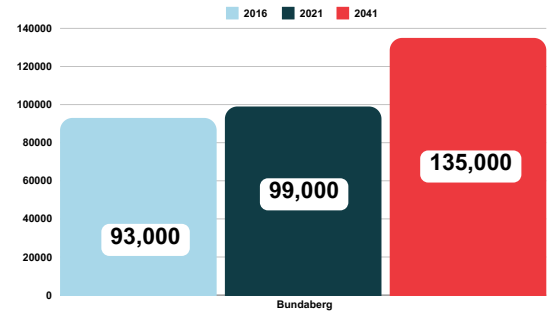
HOUSEHOLD COMPOSITION



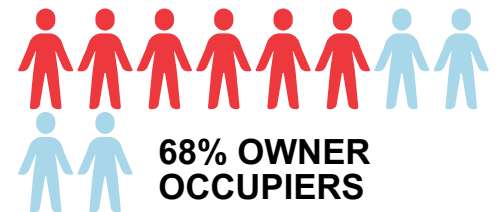
Distance from

Bundaberg CBD	13 km
Bundaberg Regional Airport	12 km
Brisbane CBD	110 km

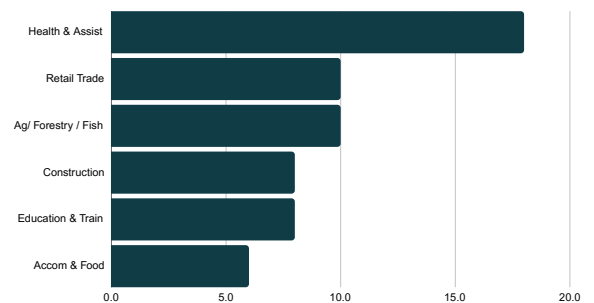
POPULATION



HOME OWNERSHIP



EMPLOYMENT BY INDUSTRY



REGION HIGHLIGHTS



\$950m of renewable energy projects



\$21m port expansion



\$1.2 billion new hospital



\$2 billion South Beach Community



Affordable homes & high yields



Diverse Economy



MARKET SUMMARY

- Bargara stands out as a leader in price growth within the Bundaberg Region. Over the past year, its prices have risen by 10% (\$680,000), with a remarkable 13% increase over the past decade. Additionally, the suburb boasts the highest number of annual house sales in the region, totaling 168.

0.8%

The vacancy rate in Bargara remains consistently low, currently standing at 0.8%, coupled with a rental yield of 4.3%.

- According to SQM Research data, the vacancy rate for postcode 4670 has remained below 1% since May 2020.

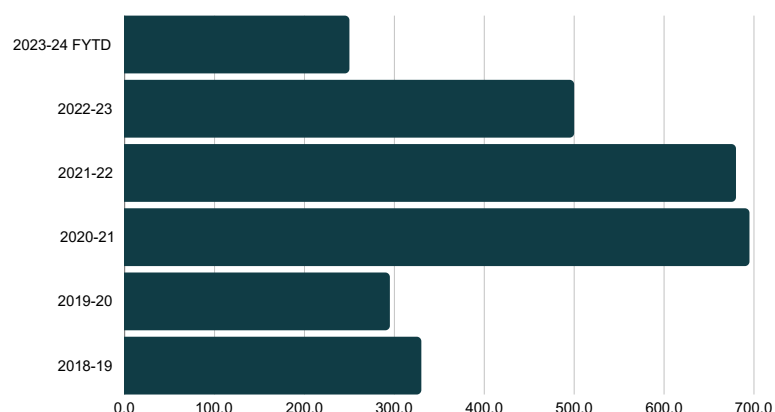
FUTURE PROSPECTS

- Bundaberg Region is experiencing significant development and enhancement initiatives, with capital projects valued at \$4.2 billion underway, poised to generate 3,200 jobs.
- Furthermore, multiple renewable energy projects are either underway or in the planning stages, with a combined proposed development value

BARGARA IS RENOWNED FOR ITS PROXIMITY TO THE WATERFRONT

- Bargara Beach near the town centre (2.7 km)
- Kellys Beach south of the town centre near the golf course (1.9 km)

BUILDING APPROVALS



- During the pandemic, the Bundaberg Region witnessed a surge in residential building approvals, with 696 properties approved in FY2021 and 676 in FY2022. These are the highest approval rates in the past decade, surpassing the combined approvals of FY2019 and FY2020.
- In 2023, only 501 residences were approved.
- However, this year has seen limited approvals, hinting at the **possibility of further price growth**.

MAJOR PROJECTS - BARGARA

Infrastructure - Health and Medical

Project	Value	Status	Benefits
New Bundaberg Hospital, Bundaberg (State Government)	\$1.2 Billion	To begin early 2024	A new six-story facility featuring 121 beds will be constructed on a 60-hectare site, with full completion expected by late 2027.

Infrastructure - General and Commercial

Project	Value	Status	Benefits
New shopping centre, Bargara (Blue Point)	TBA	New DA submitted Jan 2024	Open 24/7 with a big supermarket, restaurant, gym, and gas station.

Infrastructure - Residential Developments

Project	Value	Status	Benefits
Bargara Water Lifestyle Resort, Innes Park (Ingenia Communities Group)	\$120 million	Under Construction	A retirement park by the ocean spanning 16 hectares, featuring 344 homes.

MAJOR PROJECTS - BARGARA

Infrastructure - Transport

Project	Value	Status	Benefits
Pacific Marine Base, Port of Bundaberg (Pacific Tug Group)	\$52 million	Under Construction	The project will create 100 job opportunities and includes plans for a cargo barge facility and an expanded wharf. Stage 1 of the project was finished in September 2023.
Port of Bundaberg - expansion. State & Federal Govts.	\$21 million	Under Construction	The project will generate 20,000 employment opportunities. It involves the installation of a new 250-meter-long conveyor belt for handling various bulk minerals and agricultural products efficiently.
Bundaberg Regional Airport & Aerospace Precinct - upgrade Council & State Govt	\$112 million	Under Construction	Upgrade to taxiways & aircraft aprons & new aeromedical Centre Excellence that opened last 2020.
RFDS Aviation training facility (RFDS, QCoal Foundation, Fedetal Govt & Council)	\$25 million	Under Construction	A new facility is being constructed adjacent to the RFDS base to accommodate the Beechcraft King Air to Pro Line Fusion full flight simulator. The project is expected to reach its halfway point last August 2023.

MAJOR PROJECTS - BARGARA

Infrastructure - Community

Project	Value	Status	Benefits
Bundaberg Regional Aquatic Facility Bundaberg Regional Council	\$83 million	Under Construction	A new facility is being built to international standards, featuring a 50-meter pool, a 25-meter indoor pool, and a grandstand. Completion is anticipated between late 2024 and early 2025.

