

Prime investment destination

PRD nationwide

WHILE most capital cities and major regional centres appear to have jammed on the handbrake in their residential real estate markets as they endure the recent financial crisis, Townsville has powered through at a more consistent pace. PRDnationwide Townsville research manager Dean Dederer said Townsville's diverse and stable economic base has underpinned a buoyant and resilient property market over the past many years. "With so many drivers of economic growth in place, it is no wonder Townsville is recognised as one of the country's property hot spots and one of the country's most recession-proof property markets." According to Mr Dederer, the key to Townsville's strength and resilience lies in its diversity. "Not only is Townsville the largest city in northern Australia — bigger than Cairns and Darwin — it also has the broadest economy of Queensland's regional centres

which provides stability and opportunity for property owners. "Contributions are received from many industry sectors, with no one industry dominating the economy. "Major contributions are generated from manufacturing, health and education, construction and dwelling investment, retail and wholesale trade and government," he said. "No other regional centre has such diversity and stability in their economic profile." Strong economic growth has driven robust population growth in recent years. In the year ending June 2008, the Townsville population grew 3.0 per cent according to the Australian Bureau of Statistics (ABS). This increase of 5,134 people in 12 months has achieved a total 175,542 people. "This consistently high population growth will continue to drive dwelling demand in the foreseeable future." With recent world-class infrastructure like the Nelly Bay Harbour and lifestyle enhancements such as Riverway, Townsville has emerged as one of

the most dynamic and liveable cities in the country. Mr Dederer said it was The Strand redevelopment in 1999 that changed the face of Townsville. "This major project really became the catalyst for a range of new projects and lifestyle amenities, with many still in progress or starting soon. "The redevelopment of Flinders Mall is already under way with construction approaching quickly. Once this major project is complete, Townsville's CBD will truly be a destination." Townsville's diverse economy and broad appeal has elevated it to the position of events capital of North Queensland. "Regular national-level sports games including basketball and rugby league and of course this weekend's Dunlop Townsville 400 are a clear indication that Townsville has something over its regional competitors." The inaugural Dunlop Townsville 400 is regarded as the largest single event to be staged by the city and will expose Townsville to a national and international audience.



TOWNSVILLE PROPERTY WATCH

SOLD

Source: RP Data

<p>ANNANDALE CARANDA CR - \$335,000 Three bedroom, one bathroom house sold in May.</p> <p>ANNANDALE WOLSELEY CT - \$520,000 Four bedroom, two bathroom apartment sold in May.</p> <p>BUSHLAND BEACH DUNGARRA PL - \$410,000 Four bedroom and two bathroom house sold in June.</p> <p>CASTLE HILL YONGALA CT - \$925,000 Three bedrooms, view and two bathroom apartment sold in July</p>	<p>CURRAJONG GERARD ST - \$284,000 Three bedroom, one bathroom house sold in July</p> <p>DEERAGUN GEANEY LA - \$359,000 Three bedroom and two bathroom house sold in July</p> <p>GARBUTT LANCASTER ST - \$338,000 Three bedroom and one bathroom house sold in June</p> <p>HEATLEY MOTT ST - \$300,000 Three bedroom and one bathroom house sold in June</p>	<p>HEATLEY BOYES CT - \$335,000 Four flats with two carports sold in May</p> <p>HEATLEY THORLEY ST - \$319,000 Three bedroom and one bathroom house sold in May.</p> <p>IDALIA AQUATIC PL - \$540,000 Four bedroom and two bathroom house sold in June.</p> <p>IDALIA BROADWATER TCE - \$775,000 Four bedroom and two bathroom house sold in June.</p>	<p>KELSO NOVCOV CR - \$345,000 Four bedroom and two bathroom house sold in May.</p> <p>KIRWAN CONGREVE CT - \$412,000 Four bedroom and two bathroom house sold in May.</p> <p>KIRWAN HERITAGE CL - \$380,000 Four bedroom and two bathroom house with a view sold in May.</p> <p>KIRWAN SHEPARD CTT - \$365,000 Three bedroom and two bathroom house sold in June.</p>	<p>PALLARENDA SHALLOWS ST - \$575,000 Five bedroom and two bathroom house sold in May.</p> <p>SOUTH TOWNSVILLE MARTIN ST - \$375,000 Three bedroom and two bathroom house sold in June.</p> <p>WEST END MCCCELLAND ST - \$400,000 Three bedroom and two bathroom house sold in July.</p> <p>WEST END PERCY ST - \$325,000 Two bedrooms and two bathroom apartment sold in May.</p>
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Ray White's July Auction Event

Tuesday 14 July, 6:00pm – Ray White Rooms, 71 Eyre St, North Ward

Lot 1	53 Chandler St, GARBUTT	Kimberley Orr	0415 038 321
Lot 2	2/33 Murray St, NORTH WARD	Naomi Theodossio	0407 573 358
Lot 3	50 Waterview Dr, BUSHLAND BCH	Simon Clayton	0415 196 270
Lot 4	13 Landel Crt, CONDON	Julie Crisp	0408 212 019
Lot 5	11 Helvellyn St, BUSHLAND BCH	Chris Orr	0413 642 584
Lot 6	42 Goicoechea Dr, BUSHLAND BCH	Danny Cody	0404 077 102
Lot 7	16 Barnham Rd, NOME	Malcolm Thomson	0400 545 664
Lot 8	173 Geaneys Ln, DEERAGUN	Chris Orr	0413 642 584

Please Note: Order of sale subject to change



Call the team who make Auctions Work:

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Ray White

Townsville City | Thuringowa