

# Real Estate Investment Opportunities with Alex



## Don't let an Opportunity like this pass you by.

**There is more to do in Noosa than just holiday, more to invest in than a home alone.**  
One of the most vibrant and profitable areas of the investment sector is in the industrial/commercial hubs.

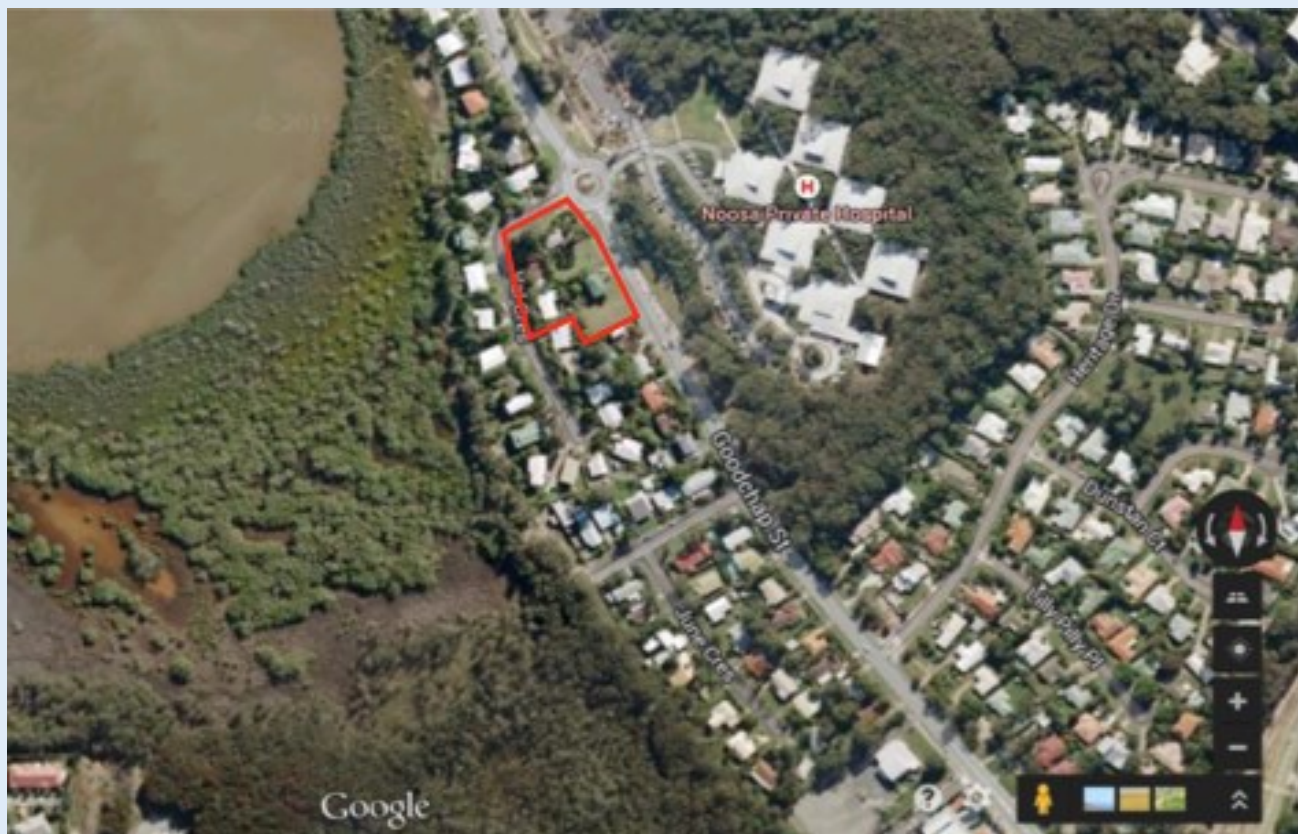
While Hastings Street retail properties are still highly prized  
for their rental returns, they are also highly priced.

**Commercial properties can provide easier entry to this lucrative investment area.**  
**Opportunities for future potential returns abounds in older areas ripe for redevelopment.**

Specifically in Noosa Junction where old shops line the main road, and air space above is zoned attached residential, with low rise redevelopment encouraged by Council. Small-scale mixed use developments such as is common across inner Sydney would be welcome.

No greater opportunity exists, however, than land currently zoned as 'residential detached housing' in highly commercial areas.

### **Areas such as Noosaville.**



In the heart of the industrial/commercial zone of Noosaville there is an older residential estate that is now sandwiched between the Enterprise Industrial Estate, Noosa Professional and Medical Centre, and the Noosa Private Hospital.

With diminished residential amenity due to the high traffic nature of Goodchap Street and the arterial roads it connects, and increased profile of the area as the health node of Noosa, there is little benefit in buying/upgrading single homes for residential purposes.

**The opportunity is in the future commercial possibilities that exist.  
Call me to learn more about this and other areas of Noosa that are  
targeted for redevelopment.**

**Ray White**® Noosa

## **This Months Featured Property:**

### **An Acre of Opportunity**

Almost an acre in size, comprised of vacant lots and houses (6 contiguous blocks in all) located directly across the road from the Noosa Private Hospital, and just 400m from the Noosaville Medical & Professional Centre, this is a site full of possibilities.

Conveniently situated ~5km from Hastings Street and between Noosa Heads and Tewantin on the main linkage between the two (Goodchap Street), it enjoys high levels of convenience and accessibility, and public transport.

The subject site represents an excellent opportunity to provide infill development due to its proximity to the Noosa Hospital and associated public transport links, and the existing public transport and community infrastructure has the capacity to accommodate more intensified uses than that of the surrounding detached housing.

The Noosa Hospital is a significant private sector investment that rates highly with the local community and continues to attract medical professionals. The argument for an expanded medical precinct to be created around the hospital is strong, and with relevant precedents in Cooroy and Nambour.

A Development Application to Noosa Council that proves the need for specific medical or other community services or attached higher density residential development, or short-term accommodation and parking for the hospital would be seriously considered.

Tender closing 4pm Friday 10th of April, 2015. Contact Alex Harris 0412 635 274, [alex.harris@raywhite.com](mailto:alex.harris@raywhite.com) to request Information Memorandum.

Note, there are additional blocks surrounding this allotment that are also available.

<http://raywhitenoosaheads.com.au/qld/noosaville/1268467/>

Contact agent to arrange inspection.

*This property is being sold by tender and therefore a price guide can not be provided.*

# **Ray White**® Noosa

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