# 62 Flinders Street 'The Palms Townhouses', WEST GLADSTONE, QLD 4680

## Upmarket Corporate Townhouses

Now discounted to only $459,000 - $529,000!

THE PALMS TOWNHOUSES offer high quality, upmarket 2 and 3 bedroom corporate accommodation, in a boutique block of only 5. In order to obtain the required presales, the developer has instructed us to sell them at a $20,000 discount at the prices above but for a limited time only.

Beautifully designed and spacious, the 2 bed, 2 bath townhouses have 2 large bedrooms. They are ideal corporate rentals at a great entry point into the booming Gladstone market at only $459,000.

The 3 double bedroom townhouses have 3 bathrooms, suited for the corporate market which expects a bathroom for each tenant and the open plan living and dining area lead onto a private patio. At $529,000 they are great value in this central location. An excellent rental return is expected!

**TYPE:** For Sale

**INTERNET ID:** 4549639

**SALE DETAILS**

From $459,000 to $529,000

**CONTACT DETAILS**

**GLADSTONE**
3/19 Tank Street
GLADSTONE, QLD
07 4972 5700

**Luke Watts**
0407 899 110

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

All townhouses will have European appliances and stone benchtops in the kitchen, with airconditioning in all bedrooms and living areas, as you would expect in a corporate rental of this quality. The body corporate fees are low at $1,500p.a including sinking fund.

Perfectly located close to the Gladstone Hospital, CBD, Gladstone Marina, Schools and the large Night Owl Shopping Centre!

Without a doubt this is a great opportunity for investors to take advantage of these realistically priced properties. They would be ideal for Doctors, Nurses, Specialists, Teachers, Students, Employees & Executives working on the LNG Projects! Expected completion date is late 2013.

First Home Buyers should be 'Jumping with Joy' because now you may find that you are in a position financially to purchase one of these luxury townhouses, especially with the $15,000 New First Home Owner's Construction Grant for Queensland (FHOCG) being offered.

This stunning, up market development is almost ready to begin construction, so I recommend that you get in early and be the first to choose!

Other features: Built-In Wardrobes,Close to Schools,Close to Shops,Close to Transport

- Bedrooms: 3
- Bathrooms: 3
- Single garage
- Air Conditioning

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# going undergr

## ech boring machine arrives to create tunnel for gas pi

vironmental, sa- wiously a cost ," he said. to the conclu- nnelling made it of an off the h. It is not com- now what num- figures they QCLNG) used. I know what we did and we just came to a different conclusion."

The $6 million dollar tunnel boring machine was unveiled yesterday to an industry crowd and today it will begin drilling its 4.3km, 3.4m diameter tunnel underneath the Narrows Crossing.

The operation is expected to take about 12 months.

Saipem project manager Alessio Testa said it had been a mammoth effort getting to this point.

"Every time I arrive here and even today, looking around, I'm lost, I cannot help but to be amazed at the works (done so far)," he said.

"Remembering the joy of this moment, we will be able to tackle and overtake the challenges ahea

It took about to assemble th 277 tonne mach entry shaft whe

The tunnel wi 420kms of unde transmission p the LNG plant a

60km of tha now buried in Valley, south-w

region to cope with additional 50,000 people in two decades

# n population to d

## lustry will be e to meet using demand

ven that the available is able to cater for the projected population ortably, we are confident the development indus- ill be able to meet hous- emand," Mr Randle said cording to the Office of Economic and Statistical Research, medium series projections show Gladstone's population will increase by about 50,000 to 111,000 people by 2031.

But as a result of strategic residential planning, Mr Randle said the council could accommodate an increase of 65,000 people by the same year.

More than 10,000 additional housing lots could be developed from existing Gladstone residential zoned land.

Existing housing estates still have thousands of lots available for purchase, including 2900 available at Riverstone Rise and 2000 at the Sands in Tannum Sands.

Tannum Blue still has the capacity to build on 750 lots, while Vantage has 600, Hillcrest 160, and Mt Larcom 250.

Mr Randle said there was still an opportunity to build behind Kirkwood Rd, Agnes Water, Boyne Island, Tannum Sands and Calliope.

"There is also a continued demand for high densit dential development Gladstone's CBD," Mr R said.

The economic and s cal research report found that populatio creases were expected between 70,859 and 77,6 ople by 2016.

The council also re that 1100 development cations were approve year, with developers four years to build on t proved land.

News

www.gladstoneobserver.com.au

## Tool will deliver friendlier environmental outcomes

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