

INNOVA GROUP



KOOLA BEACH APARTMENTS



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BARGARA BEACH, QUEENSLAND



Affordable four star luxury at Bargara Beach. The innovative use of space has made these 2 bedroom apartments quite special. Their position captures the Bargara experience! Visitors can choose to go for a short 400m stroll through surrounding parkland to the patrolled surfing beach of Neilson's Park with its beach side picnic areas and children's playground, or walk along the delightful esplanade pathways to the Bargara township with its village atmosphere and variety shops and cafe/restaurants.

For those with an adventurous spirit, there is a 1.5 kilometre ramble through the bushland to the Mon Repos Turtle Rookery and Mon Repos Beach. If you are into water activities, take a snorkel over the soft coral and rich aquatic life of Burkett's Reef which begins right at the beach at Neilson's Park or you can simply shore fish from the rocks.

For the keen golfers there are six courses within a short drive, including the nearby 18 hole championship course at Bargara.

- 19 quality 2 bedroom fully furnished apartments
- Fully air conditioned and quality fixtures and fittings throughout
- Basement lift to all floors
- External balconies with parkland and Ocean views
- Luxurious pool area

'THE SIMPLE THINGS IN LIFE ARE OFTEN THE BEST'



- Body Corporate
\$4000
- Council Rates
\$1500
- Contents Insurance
\$300 - \$400
- Holiday Letting Management Fee
35-40% of Gross Return



Bargara is the main seaside community of the Coral Coast. The seaside enclave is a peaceful and relaxed village offering extensive local amenities and recreational facilities all within a safe walking distance. There are numerous dining options to choose from, whether alfresco or restaurant, and a delightful shopping precinct to be explored.

The wonderful picturesque foreshore overlooks quaint beach coves which can be enjoyed under the shaded seating of the pagodas nestled along the beach front. This recently landscaped foreshore, designed with the environment in mind, has a walking trail which stretches from Nielsen's Park all the way to Kelly's Beach, providing patrolled beaches with snorkelling basins that can be enjoyed at any age.



Recreational facilities include a picturesque and challenging beach side 18 hole championship golf course, tennis, bowls and numerous artificial reefs to fish from. Bargara and the surrounding region opens up wonderful opportunities for sporting pursuits to be embraced.



Bundaberg and the Coral Coast encompass over 140 km of Pacific Ocean Coastline. The region has one of the country's best climates with an average maximum temperature of 26.6 degrees and an average minimum temperature of 16.3 degrees Celsius. Nestled next to marine parks and safe stinger-free patrolled beaches, it sits at the southern gateway to the Great Barrier Reef. With abundant marine reefs to explore, the region was rated in Australia's Top Ten shore diving sites, providing endless opportunities for snorkelling and diving enthusiasts.

Lying encircled by a patchwork of cane fields less than 15 minutes from Barga is the city of Bundaberg, the eighth largest city in Queensland and the commercial hub of the Bundaberg/Coral Coast Region, servicing a combined population of over 130,000 residents and a city that is growing rapidly each year.

A modern city with a colourful past, Bundaberg offers extensive facilities and amenities for its residents which reflect its role as a key centre for the region. There are extensive shopping complexes, a bustling CBD, distinctive boutique shops, multiple cinema complexes, a thriving cultural movement, private and public hospitals, quality private and public schools and an extensive transport network which accommodates all modes of travel, whether it be rail, air, boat or car.

The Bundaberg Council's Vision Statement to be the Leading Regional City through economic, social and environmental prosperity, sums up the proactive and dynamic role that the Council has. It has initiated many plans to prepare the city for the next stage of its development. It is pro-business, yet environmentally and socially responsive to the many communities which exist within the district.



Koola Beach Holiday Apartments are located at Bargara, approx 15 kilometres from the city of Bundaberg and just over four hours north of Brisbane by road. Bargara has safe swimming beaches, modern facilities and a perfect climate for year round swimming and outdoor activities.

Located at the southern most access point of Australia's famous Great Barrier Reef, the Bargara region offers excellent boat dive locations, snorkelling and reef fishing opportunities. Lady Elliot and Lady Musgrave Islands are only a boat trip away and the famous turtle rookery of Mon Repos is close by.

Close to everything
Koola Beach Holiday Apartments are minutes from local shops, bowls club, hotel and golf course.

Walk just 400 metres to Neilson Park surf beach from your Koola Beach apartment!

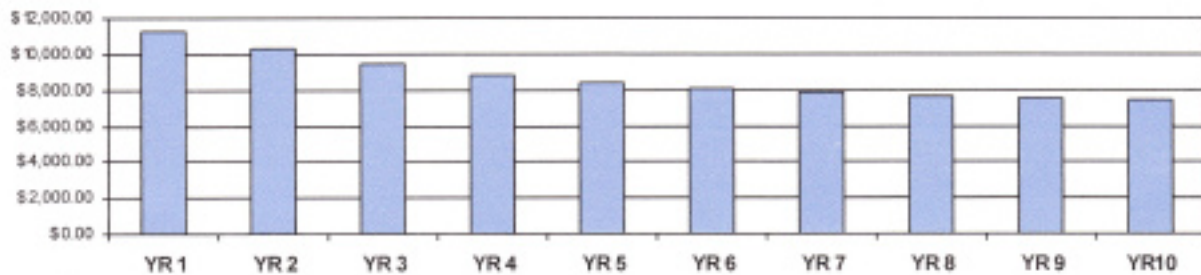


Type B Two Bedroom Unit

The table below provides an indicative 10-year Forecast of the Depreciation using the Diminishing Value Method for Calculating the Decline in Value of the Depreciating Assets and uses the Prime Cost Method to calculate the Capital Works Deductions as required by the ATO.

TEN YEAR FORECAST

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
|-------------------------|-----------------|-----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Depreciation Allowances | \$4,359 | \$3,460 | \$2,562 | \$1,945 | \$1,509 | \$1,198 | \$970 | \$799 | \$670 | \$569 |
| Capital Allowances | \$6,886 | \$6,886 | \$6,886 | \$6,886 | \$6,886 | \$6,886 | \$6,886 | \$6,886 | \$6,886 | \$6,886 |
| TOTAL | \$11,245 | \$10,346 | \$9,448 | \$8,831 | \$8,395 | \$8,084 | \$7,856 | \$7,685 | \$7,556 | \$7,455 |



The First Year is based on a full year, ie:- 365 days.

This is an Indicative Report, to be used as a guide only and as such cannot be used or relied upon as a Depreciation Report for Taxation Purposes.

Mitchell Brandtman is a firm of Quantity Surveyors and as such is not qualified to give professional advice on matters relating to taxation claims and returns. We are however qualified to advise on costs of plant equipment and building works.

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- 1) Responsible for the results of any actions taken on the basis of information in this document or any error in, omission from this document;
- 2) Engaged in rendering legal, accounting or taxation advice.

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