

KURANDA VILLAGE CENTRE

Corner Coondoo And Therwine St, Kuranda Nth Qld

FOR SALE

**Brilliant High Yielding
Low Risk Cash Flow
Investment**

Better than 10% Return



CBRE

WITHOUT DOUBT THE BEST PERFECTLY POSITIONED PROPERTY IN THE TOURIST "MUST SEE" VILLAGE OF KURANDA

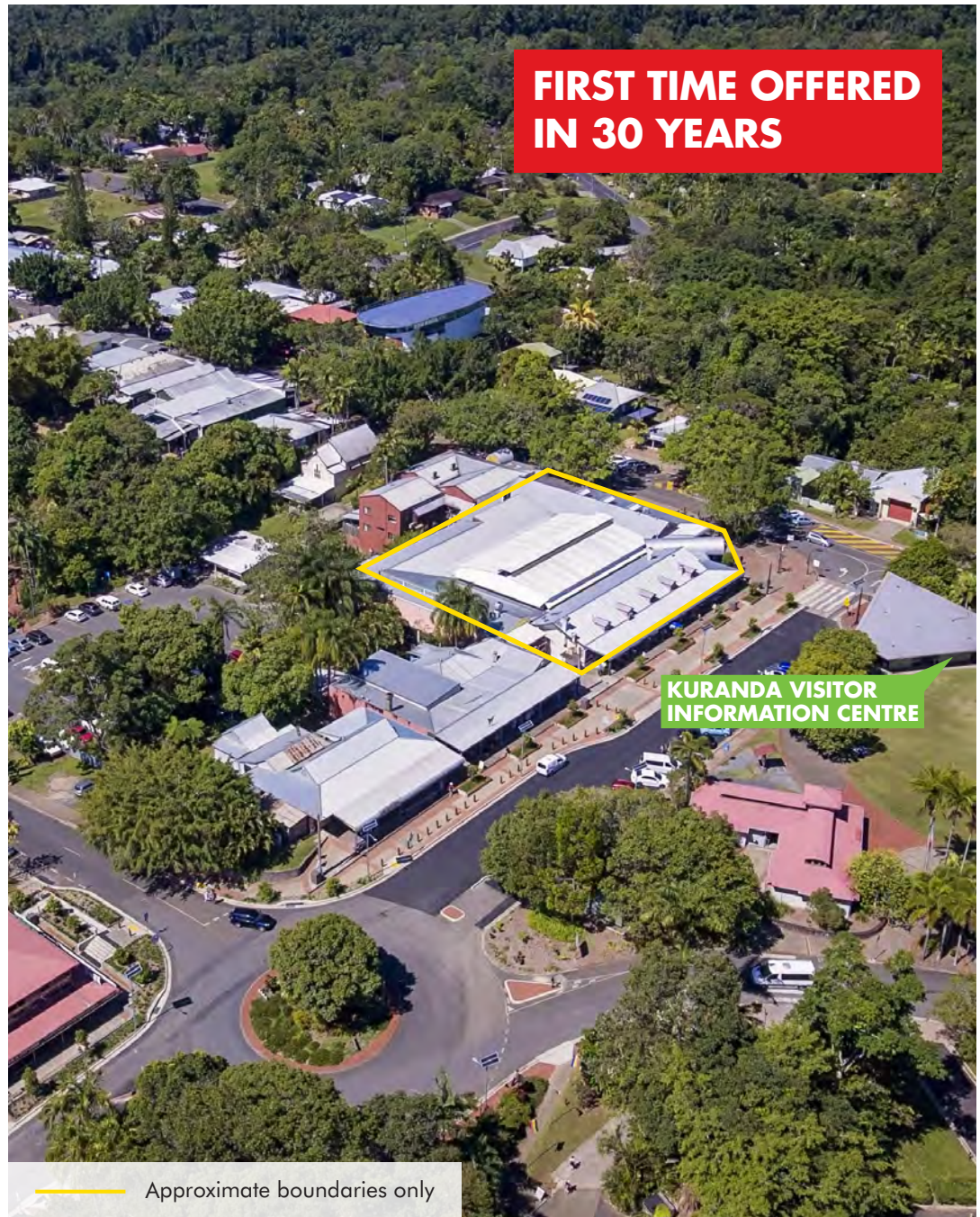
12 REASONS TO BUY

- ✓ Absolute prime corner position
- ✓ 2023m² corner block with over 1556m² of NLA*
- ✓ 24 individual strata lots – perfect for future exit strategy if required
- ✓ 17 retail tenancies + 7 market stalls + 8 x 1 brm flats
- ✓ 97.5% leased – only one vacancy
- ✓ Over 1 million tourists visit Kuranda every year and most visit this main corner meeting point
- ✓ All bus services stop right in front of this property
- ✓ Property in excellent condition, easily managed with very low risk
- ✓ Highest foot traffic point in Kuranda
- ✓ Consistent occupancy of 94% over the past 10 years*
- ✓ 35 on-site basement car parks
- ✓ Net returns of \$575,000pa

*approx



Approximate boundaries only



**FIRST TIME OFFERED
IN 30 YEARS**

**KURANDA VISITOR
INFORMATION CENTRE**

— Approximate boundaries only



PROPERTY DETAILS

ADDRESS

1-3 Coondoo Street Corner of Therwine Street, Kuranda
North Queensland 4881

LAND AREA

2,023m²

FRONTAGE

Coondoo Street - 40 metres
Therwine Street - 50 metres

RPD

There are 24 titles: Lots 1-6 on BUP70355
Lots 5-11 on BUP70355
Lots 14-27 on BUP103572

LOCAL AUTHORITY

Mareeba Shire Council

ZONE

Business

IMPROVEMENTS

The site is sloped away from the street front to the lower extremities at the rear of the property. Constructed on-site is a 2-level retail/commercial building fully developed over 100% of the site. The retail area is at street level with the flats and car park in the lower semi-basement level which is open fully on 2 sides for extensive natural light and ventilation

There are:

- 11 street front shops on the exterior
- 12 internal shops
- 7 market stalls in the central courtyard
- 30 tenancies in total
- 8 x 1-bedroom flats in the semi-basement along with 35 car parks
- Some of the individual 24 titles have more than one tenant
- The total Net Lettable Area is 1,556m²*

The complex is built as a large square area with a common covered central area for market stalls.





PROPERTY DETAILS CONSTRUCTION

- Re-enforced concrete slabs to all levels
- Concrete masonry block & weatherboard walls to exterior
- Colourbond roof. Most shops have open rake ceilings
- 2 sets of stairs link the retail street area with the lower level car park and flats
- Open/roller shutters shop fronts
- 2 sets of tenancy toilets. Public toilets directly across the road in the Town Square
- Each shop has separately metered power
- Some air-conditioners supplied
- Wi-Fi/security cameras/ATM on site
- Trading each day between 9am – 4pm
- Council car park at the rear

FINANCIAL SUMMARY

Current Passing Income		\$611,659 PA + GST
Plus Recovered Outgoings	\$137,440	
Management Fees	\$32,188	
		\$781,287 PA + GST
Less Budgeted Outgoings	\$186,477	
Management Fees	\$32,188	
Total Net Current Passing Net Income		\$562,622 + GST
Plus Future Income From Vacancies		
- Market Stall No 1	\$7,000	
- Flats 25 & 29	\$16,120	\$23,120 + GST
Approximate Income Fully Leased		\$585,742 PA + GST

METHOD OF SALE

**THIS PROPERTY IS FOR SALE BY EXPRESSIONS
OF INTEREST CLOSING WEDNESDAY 25TH
SEPTEMBER 2019 AT 5PM**

DANNY BETROS 0418 772 049 /danny.betros@cbre.com.au





KURANDA VILLAGE CENTRE **CATCHMENT**

The Kuranda Village Centre is located on the busiest corner in the tourist township of Kuranda, which is on the Atherton Tablelands just 25kms from the Cairns CBD. The area is surrounded by world heritage wet tropics and is adjacent to the Barron Gorge National Park and marketed as the “village in the rainforest”. The town has a permanent population of 3,100 with a further immediate catchment of 2,100 people.

Kuranda is most famous for the Kuranda markets, Barron Gorge Falls and being connected by the world famous Kuranda Scenic Rail into the heritage listed Kuranda rail station and adjoined by the Skyrail Cableway. The area is part of a “must see” part of any tourist visitation to Cairns and surroundings. Access is also a 20-30 minute drive from the Cairns CBD or by any one of a large array of tourist buses.

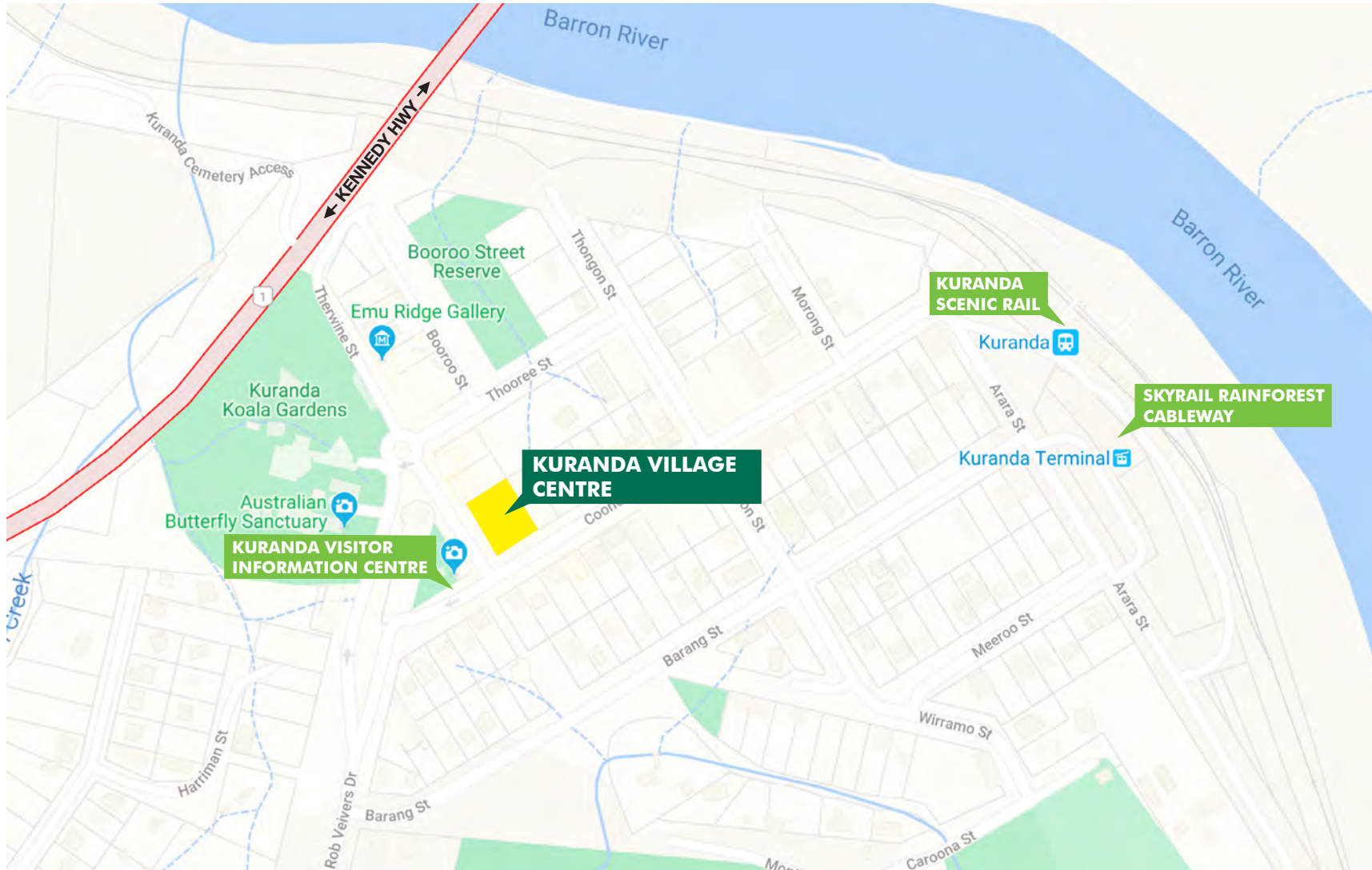
The area is serviced by all government services, including state primary and high schools and the private Steiner School.







LOCALITY





LOCALITY

OFFICIAL MAP AND VISITOR'S GUIDE

KURANDA
Village in the Rainforest

www.kuranda.org • #kuranda



Welcome to Kuranda!

Whether you come by road, train, or Skyrail, make sure you plan to stay a while to take in everything Kuranda has to offer.

Experience amazing rainforest walks where you can find exotic flora and fauna and a fascinating network of historic trails through the Barron Gorge National Park. Kuranda offers more wildlife experiences than anywhere else in Queensland so you can get up close to local fauna. Spend some quality time shopping in the famous Kuranda Markets and throughout the village, where there's something for everyone from vibrant hand crafted silk and cotton clothing, to exclusive jewellery, locally made Aboriginal arts and crafts and souvenirs made from crocodile and kangaroo hide. A wide variety of restaurants and cafes offers relaxed outdoor dining and different menus to suit the most discerning taste buds.

A few must do's while visiting Kuranda

- Walk in the World Heritage Rainforest around the village
- Visit the world famous Kuranda Markets
- Enjoy some spectacular bird watching
- Take a rainforest cruise on the Barron River
- See amazing Street Art around every corner
- Visit one of the many wonderful art and craft galleries
- Hand feed kangaroos and wallabies
- Have your photo taken with a koala
- Discover the amazing world of butterflies
- Check out how bees make honey
- Take a photo of the spectacular Barron Falls
- Meet a life size replica of an Allosaurus Dinosaur
- Watch an Aboriginal cultural performance
- See how they make old fashion candy

Plan your visit

Whether it's a day or a weekend, there are a number of great ways to see Kuranda. Everybody likes to experience different things, so in addition to the range of itineraries (choose from the menu below) we have provided the approximate times you will need to allow for the many different activities that you can find in Kuranda.

For more information regarding tour packages and time for Kuranda activities contact the *Kuranda Visitor Information Centre* - refer back page.

Kuranda Riverboat Cruise	45 Minutes
Birdworld Kuranda and Koala Gardens	1 Hour
Australian Butterfly Sanctuary	30 Minutes
Rainforest Mini-Golf	30 Minutes
Traditional candy making demonstrations	30 Minutes
Rainforestation (All Inclusive Package)	2 ½ Hours
Shopping and Markets	1 Hour or a Full Day
Lunch (Refer Page 14 & 15)	45 Minutes or as long as you like
Walk in the Rainforest (Self Guided) Visitor Information Centre to Kuranda Railway Station via Rainforest Walk - 3 kms	45 Minutes to a Full Day
One-Way Skyrail Experience (includes two mid-station stops)	1 ½ Hours
Kuranda Scenic Railway	2 Hours
Australian Venom Zoo	30 Minutes



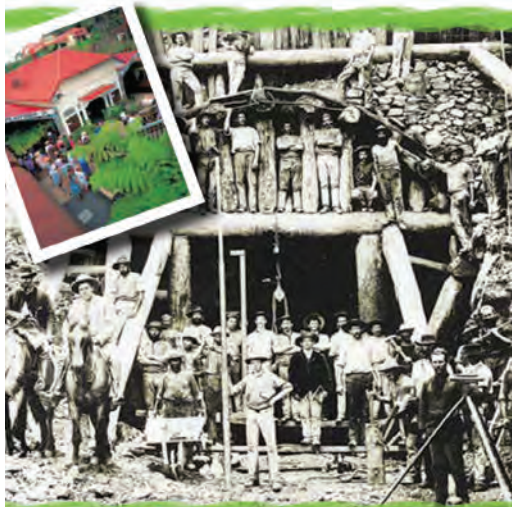
LOCALITY

Kuranda Story

Surrounded by World Heritage rainforest, 1,000 feet above Cairns, the Kuranda area is the traditional home of the Djabugay people, who know Kuranda as Ngunbay 'place of the platypus'. They maintained settlements for thousands of years, making use of the permanent water and abundance of bush foods.

The first Europeans settled here in 1885 and the first town survey was filed in 1888, in anticipation of a railway connection to Cairns, which reached Kuranda in 1891. While the first wave of settlement was based on timber felling, agriculture and grazing, Kuranda quickly became known as a tourist destination - 'the health resort of North Queensland', and a cool mountain retreat away from the hot and humid conditions of the tropical coast.

The Kuranda lifestyle prompted a 'hippy invasion' in the 1960s. The alternative lifestyle movement provided the base for vibrant arts and crafts that gave Kuranda its first 'market economy'. Our community welcomes you to our village in the rainforest. As the Djabugay say "Gubun Gubun Galing" (travel safely).



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Amazing Rainforest Walks

Kuranda has a network of interlinked walks which provide access through the village and its surrounding environment, including the Barron Gorge National Park.

You can see what life is like in a mountain village surrounded by the Wet Tropics World Heritage Area, discover more about Rainforest Aboriginal culture, understand how Kuranda's market economy came about, access Barron Gorge National Park and 'get up close' to tropical rainforest. For more information about our rainforest walks visit Kuranda Visitor Information Centre - refer back page. Each walk offers a different experience.

1. **The Village Walk (500m)** showcases the main street and finishes at the site of the original Kuranda markets. Explore Kuranda's 'market economy' and view the tropical architecture of our village in the rainforest.
2. **Jumrum Creek Conservation Park (1.4km)** is a walk through the rainforest surrounding Kuranda village.
3. **The Jungle Walk (900m)** passes through a regenerating forest. See how quickly a rainforest grows.
4. **The River and Esplanade Walk (1.5km)** a pleasant riverside stroll down a tree-shaded esplanade.

The walks are linked, so you can mix and match options to suit your interests and available time. At the start of each track is an introductory sign.

Refer to map on page 10 & 11



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Kuranda Markets

The world famous Kuranda Markets began in 1978 on Honey House land by a group of locals in order to attract visitors to Kuranda and sell their hand made arts, crafts and local produce. The markets needed to operate their own train for two seasons to prove the viability of the service to the Railway Department. Today the markets are an established icon, operating seven days a week, while the village is recognised as a unique Australian rainforest destination.

Kuranda Markets specialise in hand made arts and crafts and you will find locally designed and produced fashions; hand crafted jewellery; Aboriginal artwork; wood and leather workers; gem stone specialists; as well as North Queensland's best range of honeys; local coffee; homemade ice cream; coconuts and macadamia nuts.

1 KURANDA HERITAGE MARKETS

Market stalls with locally made arts and crafts, Aboriginal art, didgeridoos and Australian hats. Hand-made crocodile belts, Kangaroo fur products, opals, jewellery, soaps and many other great souvenirs. Home to Birdworld Kuranda and Kuranda Koala Gardens. Be sure to come and see our famous "plane wreck". Open 7 days - 9.30am to 3.30pm. 2/4 Rob Veivers Dve • www.kurandamarkets.com.au • 4093 8060

2 THE ORIGINAL KURANDA RAINFOREST MARKETS - EST 1978

Wander through this mini "Village in the Rainforest" and discover funky hand-made wares unique to Kuranda. Clothing, jewellery, curios, craft, massage, food, mini-golf and many more surprises. Drop in and say G'day with a visit to Kuranda's iconic markets. Therwine St • www.kurandaoriginalrainforestmarket.com.au

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LOCALITY



Jewellery and Opals

Kuranda offers world-class jewellery and opal outlets featuring Australian Black, Boulder, and Crystal Opals and Kuranda-made pearl and gemstone jewellery. From exclusive designer pieces to affordable fashion items, you will find that something special in Kuranda village.

3 BUTTERFLY SHOP

A unique, delightful shop in the Heart of Kuranda featuring Handmade Jewellery and Art, Soaps, Phone Charms and the Colourful Butterfly Wall. Shop 13, Kuranda Village Centre • www.butterflyshop.com.au • 0408 853 029 • 0427 676 521

4 JEWELLERY HOUSE KURANDA

Kuranda's most beautiful jewellery shop. Pearls, opals, diamonds and affordable gemstone designer pieces. You will find something here you love. Definitely worth visiting. Shop 1, 15 Coondoo Street • www.pinkdiamond.com.au • 4093 8829

5 KURANDA OPALS

Cutting and polishing in Kuranda for 22 years. Located in the Original Kuranda Rainforest Market Mall. 96% of the world's opal come from Australia – come in for an explanation. Therwine Street • kuranda.opals@bigpond.com

6 KURANDA OPAL CAVE

With 25 years experience in mining, cutting and manufacturing Opal Jewellery we are Kuranda's leading experts. We hand make unique pieces in our own workshop. Buy direct and save. Shop 7 and 8, 25 Coondoo Street • www.opals.com.au • 4093 9499

7 OPAL TIME

The owners Harri and Ben have over 50 years' experience in opal mining, opal cutting and jewellery making. They take rough opal, directly from the mines and turn them into exquisite opal jewellery. 5c Coondoo Street • 0434 992 741 • info@opaltime.com.au • www.opaltime.com.au

Attractions, Tours and Transport

Make sure you allow plenty of time to visit some of Kuranda's world renowned attractions and activities, which include koalas, butterflies, native and exotic birds, kangaroos, reptiles, some of the world's most venomous snakes, and even come face to face with a huge life size replica of an Allosaurus Dinosaur. You can see traditional Aboriginal dancers perform, take a rainforest walk with an Aboriginal guide, travel on a riverboat along the mighty Barron River, get your photo taken holding a koala, feed wallabies and explore an amazing gemstone museum.

8 AUSTRALIAN BUTTERFLY SANCTUARY

Australia's largest butterfly flight aviary and exhibit – home to over 1500 tropical butterflies, with guided aviary and laboratory tours. 8 Rob Veivers Drive • www.australianbutterflies.com • 4093 7575

9 BIRDWORLD KURANDA

Home to one of Australia's largest single collections of free flying birds and the giant rainforest cassowary. Hand feeding and photo opportunities available. Over 350 birds roam freely in this rainforest freedom exhibit. Free shuttle bus from Kuranda Station and Skyrail Rainforest Cableway, Kuranda Terminal. Heritage Markets, Rob Veivers Drive • www.birdworldkuranda.com • 4093 9188

10 EMU RIDGE GALLERY / FOSSIL AND GEMSTONE MUSEUM

Unique Dinosaur Skeleton, Fossil and Gemstone Museum. Best quality and priced gemstones, jewellery and fossils from Australia and the world. Free admission. Original Kuranda Markets, Therwine St • emuridgegallery@bigpond.com • 0408 728 711

11 KURANDA KOALA GARDENS

See Australian's iconic animals – wallabies, quokkas, bilbies, gliders, kangaroos, wombats & crocodiles. Actually HOLD a Koala for the ultimate wildlife experience which includes a souvenir photo (extra cost). Pioneer History display. Free shuttle bus from Kuranda Station and Skyrail Rainforest Cableway, Kuranda Terminal. Heritage Markets, Rob Veivers Drive • www.koalagardens.com • 4093 9953



12 KURANDA RAINFOREST JOURNEYS

Slow and gentle ATV ride suitable for beginners from 10 years old and up. Engage all of your senses to explore the oldest tropical rainforest on Earth, exotic fruit orchards and fascinating pioneer history. www.kurandarainforestjourneys.com.au • 0402 318 630

13 KURANDA SCENIC RAILWAY

The original Kuranda Scenic Railway combines history and spectacular scenery travelling through World Heritage listed rainforest in Barron Gorge National Park. Kuranda Railway Station • www.ksr.com.au • 4036 9333

14 THE BILLABONG KURANDA

The ultimate location for camping, adrenalin activities, live music and weddings. Relax on our open deck overlooking the billabong with its green surrounds and native wildlife. #Licenced Bar & Bistro #Swimming #Paintball #ATVs • 186 Mount Haren Road • www.thebillabong.com.au • 4093 7684

15 KURANDA RIVERBOAT TOURS *Trip Advisor Certificate of Excellence 2014-16*

Join us on one of our 45 minute Wet Tropics Rainforest Cruises or our Paradise Kuranda Guided Rainforest Walks with tea/coffee and cake. Tours depart from our jetty, which is over the Kuranda Railway Station footbridge and down the stairs to the river. Book online or pay cash only on the boat. www.kurandariverboat.com.au • 0412 159 212

16 RAINFORESTATION NATURE PARK *see map on page 13*

An all-Australian experience with 3 great attractions: Army Duck Tours through the rainforest on land and water; Pamaglrri Aboriginal Experience with a dance performance, didgeridoo playing and boomerang throwing, and a Koala & Wildlife Park including Tasmanian Devils, kangaroos, crocodiles, and the opportunity for a photo holding a Koala (extra cost). Regular Shuttle bus departs from Australian Butterfly Sanctuary. Kennedy Highway • www.rainforest.com.au • 4085 5008

17 SKYRAIL RAINFOREST CABLEWAY

Glide just metres over the canopy of Australia's World Heritage listed Tropical Rainforests and explore the forest floor at two mid-stations, Red Peak and Barron Falls on Skyrail, The World's Most Beautiful Rainforest Experience. Arara Street • www.skyrail.com.au • 4038 5555

18 TRANS NORTH BUS & COACH

Trans North Bus offers up to 8 services each day between Cairns and Kuranda. All timetables, fares and departure points can be found at transnorthbus.com.au then click on the Cairns – Kuranda or the Cairns – Mareeba - Atherton pages. No Bookings required – simply pay the driver as you board. Passenger Services 4095 8644 • www.transnorthbus.com.au





LOCALITY

Business Directory - Easy Reference Guide

- Kuranda Markets**
 - 1 KURANDA HERITAGE MARKETS
 - 2 THE ORIGINAL KURANDA RAINFOREST MARKETS - EST 1978
- Jewellery and Opals**
 - 3 BUTTERFLY SHOP
 - 4 JEWELLERY HOUSE KURANDA
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- Attractions, Tours and Transport**
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 - 12 KURANDA RAINFOREST JOURNEYS
 - 13 KURANDA SCENIC RAILWAY
 - 14 THE BILLABONG KURANDA
 - 15 KURANDA RIVERBOAT TOURS
 - 16 RAINFORESTATION NATURE PARK
 - 17 SKYRAIL RAINFOREST CABLEWAY
 - 18 TRANS NORTH BUS & COACH
- Restaurants and Cafés**
 - 19 AARON'S BISTRO
 - 20 ANNABEL'S PANTRY
 - 21 BARRON FALLS HOTEL
 - 22 FROGS RESTAURANT AND CATERING
 - 23 GERMAN TUCKER
 - 24 KURANDA HOTEL
 - 25 KURANDA RAINFOREST COFFEE
 - 26 KURANDA RAINFOREST VIEW RESTAURANT
 - 27 KURANDA VILLAGE CAFÉ BAR AND GRILL
 - 28 I AN'S VIETNAMESE RESTAURANT
 - 29 PETIT CAFÉ CREPERIE
 - 30 SPROUT JUICE & COFFEE BAR
- Sweets and Treats**
 - 31 100% QUALITY LOCAL PRODUCE ONLY
 - 32 FROZN NATURE
 - 33 GELATO AND SORBET ICE-CREAM
 - 34 HONEY HOUSE KURANDA - EST 1959
 - 35 KURANDA CANDY KITCHEN
 - 36 KURANDA FUDGE BAR AND TEA ROOM
 - 37 KURANDA HOMEMADE TROPICAL FRUIT ICE-CREAM
 - 38 STILLWATER WORKSHOPS
- Art and Craft Galleries**
 - 39 DOONGAL ABORIGINAL ART AND ARTIFACTS
 - 40 IAN STEPHENS FINE ART
 - 41 PETER JARVER GALLERY
 - 42 STACEY & STEININGER FINE ARTS GALLERY
 - 43 TERRA NOVA GALLERY
- Fashion and Gift Ideas**
 - 44 JUST GORGEOUS
 - 45 SANDRA VIDEN DESIGN
 - 46 THE AUSTRALIAN BUSH STORE
 - 47 THE T-SHIRT SHOP
- Shopping, Souvenirs and Gifts**
 - 48 CETI - BATH SHOP
 - 49 GOLDEN DROP WINERY
 - 50 KURANDA VIEW SOUVENIRS BICO
 - 51 MONSOON LEATHER
 - 52 POSSUM CORNER OP SHOP
 - 53 RARE EARTH OILS
 - 54 THE KANGAROO SHOP
- Kuranda Accommodation**
 - 55 HONEYBEE HOUSE
 - 56 KURANDA RAINFOREST ACCOMMODATION PARK
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 - 58 KURANDA FOODWORKS
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