



115 Toongarra Road, Wulkuraka

Information Memorandum

Prepared by Ray White Commercial Ipswich



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INTRODUCTION

The Opportunity

SHED + LAND + POSITION = BLUE CHIP PROPERTY

This property will suit the owner occupier or developer. Check out the location here, under 5 minutes to the CBD and easy access to the highway, plus located on the main road in this industrial estate, which offers B double access and 24/7 operational hours. Over 4,800m² of prime land, fully fenced and has a very well designed shed located in the front left hand corner, allowing for further development, if you wish to proceed that way (ICC approvals naturally required).

The shed is a beauty, featuring plenty of power and access points, high entry doors, a mezzanine floor, gantry, internal toilet and separate shower, plus an office with heaps of data and power points. There is a large concreted area adjoining the shed and the remainder of the block is mostly lined with blue metal for a excellent hardstand. There is also a demountable office included in the sale which is located further up on the block.

I could keep offering up more on this property but if you're after an industrial property, I think you should definitely come look at this one. All genuine inspections invited.

PROPERTY OVERVIEW

The Property	115 Toongarra Road, Wulkuraka
Real Property Details	L634 CC2764
Zoning	Regional Business and Industry - Low Impact
Land Size	4,828 m2*
Local Authority	Ipswich City Council
Sale of Method	Epressions of Intetrest

**Approximately*

This information Memorandum must be read in full and is provided to interested parties subject to the conditions set out in the Disclaimer.

MARKETING AGENT

Your Agent

Mark Boettcher
Independent Contractor
Ray White Commercial Ipswich
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E: mark.boettcher@raywhite.com



PHOTOS







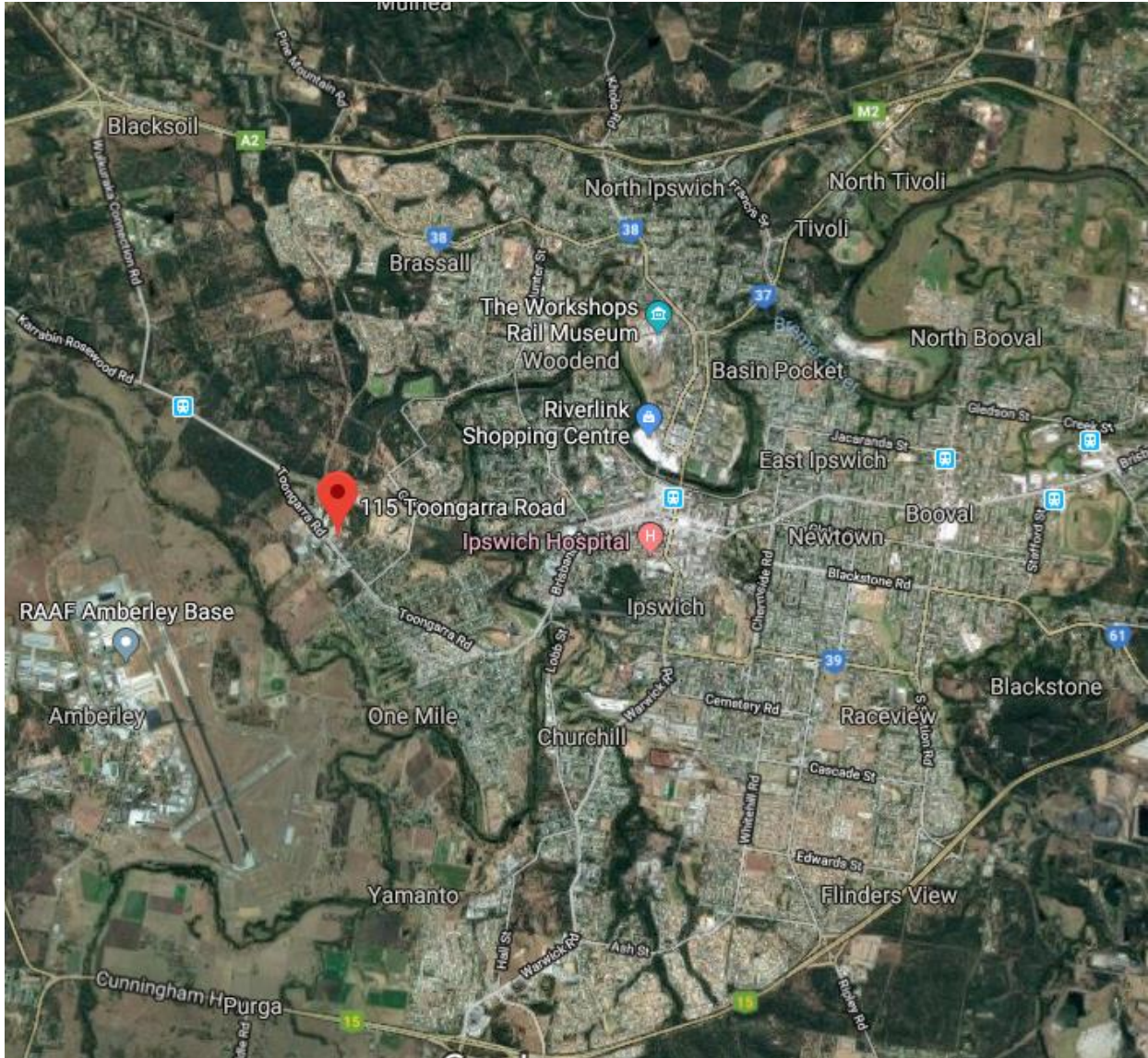




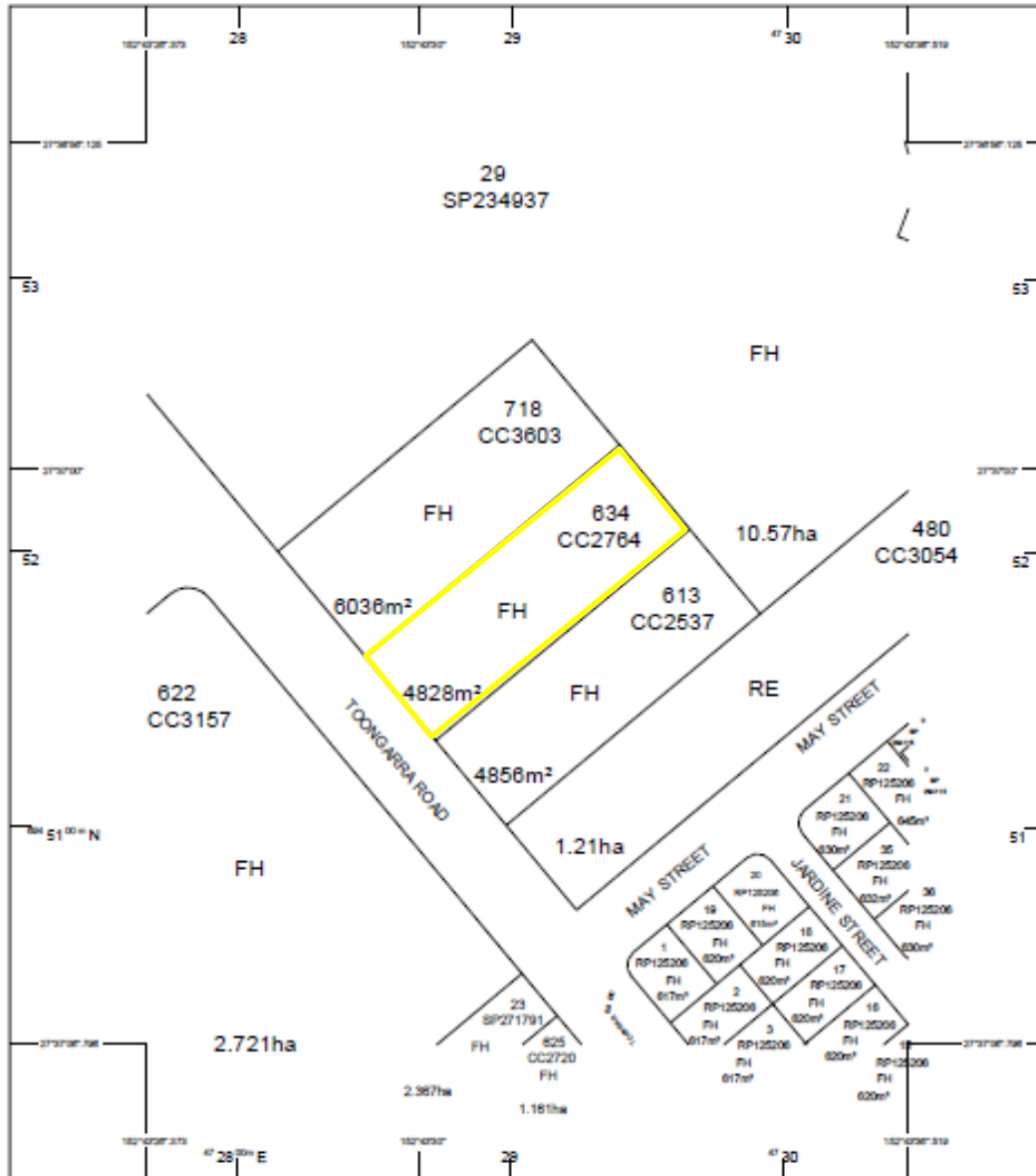
AERIAL MAP



LOCATION MAP




SMART MAP PLAN



<p>STANDARD MAP NUMBER 3442-41223</p> <p>MAP WINDOW POSITION & NEARBY LOCATION</p> <p>GDA</p>	<p>SUBJECT PARCEL DESCRIPTION</p> <p>DC28 LupFlr: 05MCC2764 Area/Volume: 4828m² Tenure: FREEHOLD Local Government: IRMBACH CITY Locality: WULKURAKA Segment/Parcel: 481512</p>	<p>CLIENT SERVICE STANDARDS</p> <p>PRINTED (ddmmyyyy) 08/08/2018</p> <p>DC28 08/08/2018</p> <p>Users of the information recorded in this document (the Information) accept all responsibility and are associated with the use of the information and should seek independent professional advice in relation to dealings with property.</p> <p>Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representation or warranty in relation to the information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the information.</p> <p>For further information on SmartMap products visit Map3Info.qld.gov.au/property/tracking/08map</p>	<p>SmartMap</p> <p>An External Product of SmartMap Information Services</p> <p>Based upon an extraction from the Digital Cadastral Data Base</p> <p>Queensland Government</p> <p>(c) The State of Queensland, (Department of Natural Resources and Mines) 2018.</p>
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UTILITIES



QUEENSLAND
UrbanUtilities

Queensland Urban Utilities
ABN 86 673 036 011

**Water and Sewerage
Quarterly Account**

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

Property Location: 115 TOONGARRA ROAD
WULKURAKA 4305

Customer reference number	10 1052 7693 0000 4
Bill number	1052 7693 34
Date issued	08/08/2018
Total due	\$450.77
Current charges due date	07/09/2018

Your water usage

Water usage (KL)	9
Days charged	91

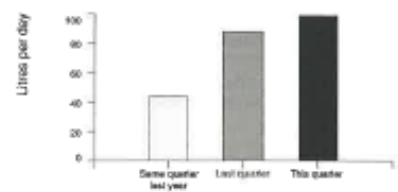
Average daily water usage (litres)

Current period	99
Same period last year	44

Account Summary Period 12/01/2018 - 12/04/2018

Your Last Account	
Amount Billed	\$447.02
Amount Paid	\$447.02CR
Your Current Account	
Balance	\$0.00
Current Charges	\$450.77
Total Due	\$450.77

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



Water and sewerage prices for 2018/19 apply from 1 July 2018.
To find out more, visit urbanutilities.com.au/pricing

Payment options M0718

Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit

Telephone and internet banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking. More info: www.bpay.com.au

Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.39% surcharge. We accept Mastercard or Visa credit cards.
* Registered to BPAY Pty Ltd ABN 69 079 137 518

By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa credit card.

Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124

In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number


115 Toongarra Road, Wulkuraka

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RATES

QUARTERLY RATE NOTICE

FIRST AND FINAL NOTICE



City of Ipswich
 A.B.N. 61 461 983 077
 143 Brisbane Street
 Cnr Ipswich City Mall, Ipswich
 PO Box 191 Ipswich Q 4305 Australia
 (07) 3810 6666 or 1300 IPSWICH
 Email: council@ipswich.qld.gov.au

ENTERED
Date 18/07/18 By [Signature]


APPROVED FOR PAYMENT [Signature]

039
No. 27943


115 Toongarra Road, WULKURAKA QLD 4305
Lot 834 CC 2764

Differential General Rate	\$2,449.30
Enviroplan Levy	\$11.25
State Govt Emergency & Fire Levy	\$131.95

Assessment Number	46995
Issue Date	13 Jul 2018
Period	1 Jul - 30 Sep 2018
Rateable Valuation	\$470,000
Annual Land Valuation	\$470,000
Gross Amount	\$2,592.50
Discount	\$33.00Cr
Net Total Payable By Due Date	\$2,559.50
Rate & Discount Due Date	16 Aug 2018



For emailed notices:
ipswich.enotices.com.au
 Reference No: **6B846C9ECX**



Online Payments

Visit Councils website at: www.ipswich.qld.gov.au and pay rates online using MasterCard or Visa credit card. Go to Online Services and select rates payments and follow the prompts.


PLEASE SEE OVER FOR DETAILS OF THESE CALCULATIONS & PAYMENT OPTIONS

Commonwealth Bank
Commonwealth Bank of Australia
 IPSWICH, QLD

Name: Patricia Property Investments Pty Ltd
 Due Date: 16/08/2018

Credit

Date	Gross	Discount	Net	
13/07/2018	\$2,592.50	\$33.00Cr	\$2,559.50	

Post Billpay  *217 469950

Bill Code: 1958
 Ref. 469950

Name of customer: _____
 Assess No. _____

Paid in by: _____

Drawer: _____ Bank: _____ Branch: _____

User Code: 2385 Customer Ref. No.: 469950 T/C: 831

Teller Use: \$100, \$50, \$20, \$10, \$5

Notes: _____
 Coin: _____
 Cheques: _____
 Total \$: _____

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DISCLAIMER

Ipswich Commercial Dot Com Pty Ltd trading as Ray White Commercial Ipswich “the Agent”, has prepared this report as a means of adopting a starting point for an organised strategy for the sales strategy of this property. It is not a valuation or intended to be relied upon by any person as such (including in support of any financing application), and if professional valuation expertise is desired we should be instructed accordingly.

Of necessity all marketing strategies involve strong elements of intuition and prediction and must be fluid and responsive to a variety of factors including:

- Economic cycling
- Financial market and borrowing cost fluctuations
- Demographic changes
- Alteration in public tastes and styles of stock for which demand is sustainable
- Oversupply of stock in region or market layer
- Impact of alteration of planning or other laws
- Competing / similar properties in the vicinity of the site
- Seasonal trends
- Delays in realisation due to (e.g.) building disputes
- Volatility of building costs.

“The Agent” reserves the right to revise pricing or any strategy at any time based on the need to meet market factors and expectations.

Methods of marketing are suggested to maximise impact in accordance with the marketing budget you have set. No guarantee or warranty is given that any or any combination, of strategies will produce a given result or level of result and all marketing fees and outlays should be treated as risk capital.

Price is suggested taking into account recent market evidence in the locality for more or less comparable properties (constructed or in course of construction).

Information and figures contained in this report have been obtained from various sources as noted throughout the report. We have not independently checked and verified any of the information we merely pass it on for your reference. We make no comment on and give no warranty as to the accuracy of the information contained in this report which does not constitute all or any part of any offer or contract. Zoning and land area details are as provided by RP Data and are subject to confirmation.

This marketing submission is provided as a preliminary opinion only. It does **not** represent a formal valuation and should not be relied upon or treated as such.

We advise that “The Agent”, is **not** a Registered Valuer and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this submission subject to further investigation and assessment.

In accordance with Company policy this document has been prepared for the use only of the party for whom it has been prepared as stated in this document and we accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.