



Maidment™  
Group

# INVEST

brand new homes



# about Maidment Group

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Maidment Group is one of the largest fully integrated, privately-owned, property developers in North Queensland, with a diverse range of projects covering residential sub-division, new home construction, medium density residential development, commercial landscaping, real estate and mortgage brokering services.

When property investors engage the services of Maidment Group, they do so knowing it provides an opportunity to connect with experienced real estate professionals who have access to the most comprehensive suite of property solutions in the region.

Whether it be helping secure finance, choosing your block of land or guiding you through the new home building process, Maidment Group provides a one-stop-shop for all things property related.





# about

## M Homes Townsville

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M Homes are dedicated to providing quality homes by experienced professionals who have an intimate understanding of the local market, and is supported by one of Townsville's largest land developers, Maidment Group.

With a combined 40 years of residential and commercial construction experience, from new homes to medium density development and commercial construction, our team of experts focus on partnering our skills and knowledge to ensure your investment property is delivered on time and on budget.

With every new home, whether you are a first home buyer, or an astute property investor, M Homes delivers exceptional value for money without compromising on quality. With a variety of home designs to choose from, which cater for all lifestyles & budgets, we have a solution to suit your property buying needs.

If you are looking for investment homes in Townsville, then look no further than M Homes.



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# why property investment

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Investing in property is considered one of the best vehicles to build wealth. At Maidment Group, our role is to provide a strategic pathway to help you build a property portfolio, so you can start to secure your financial future and independence.

## Why property?

- It's safe & secure: brick & mortar investments are tangible and deemed by banks as a secure asset class, meaning access to finance is much easier.
- Property investment provides an opportunity to start generating you income from the day you are handed the keys.
- Benefit from capital growth in the value of your property over time
- Tax benefits: reduce tax liability and boost tax refunds.
- Reduced volatility compared to other investment outlets such as stocks & cryptocurrency
- 100% control of the asset.

## Why a new home?

When purchasing a new investment home from the team at Maidment Group, enjoy the benefits of...

- Stamp duty savings.
  - Choose your block and design...and we do the rest!
  - Brand new homes attract better tenants & higher rental returns.
  - Depreciation and tax benefits.
  - Lower maintenance costs and warranties.
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Photo credit: Townsville Enterprise

## economic snapshot



population 237,000 & growing...



171 projects in region's pipeline



\$160B in infrastructure underway

## market snapshot



vacancy rate at 1.09% (Updated: January 2023)



median house price has increased 16% over the last 12 months

Source: HTAG Townsville property snapshot 2022



Photo credit: Townsville Enterprise

# about Townsville, North Queensland

Home to the largest city in Northern Australia, the North Queensland region encompasses five major regional centres of Townsville, Charters Towers, Burdekin, Palm Island and Hinchinbrook.

Our region's strength across several critical industries such as Agriculture, Mining, Manufacturing, Defence, Construction and Tourism are the solid foundation on which a strong and growing economy has been based.

Townsville offers a unique investment proposition, with a growing population having surpassed 200,000 people, and a strong pipeline of \$160 B in infrastructure projects underway in the region.

Townsville is also home to some of the nation's most sought-after education facilities including more than 100 school facilities, two world class universities and trade training institutions such as TAFE Qld North and Tec-NQ.

Our global connectivity through the Port of Townsville – facilitating approximately \$10 billion worth of trade annually, and the Townsville Airport which welcomes 1.6M passengers annually, Townsville's economic growth opportunity goes from strength to strength.

With more than 300 days of sunshine each year, easy access to world class events and a short ferry to internationally known Magnetic Island, Townsville is unrivalled in lifestyle opportunity.

Source: Opportunity Townsville North Queensland (2021 & 2023)

# why property investment

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Queensland has a significant global source of critical minerals and rare earths with the potential to become a leading producer and exporter of new-economy minerals.

The Queensland Government has allocated \$75 million from a \$150 million commitment announced in the 2022-2023 State Budget Update in December 2022 for common user infrastructure to support the development, extraction and production of critical minerals.

The Queensland Resources Common User Facility will be located at the Cleveland Bay Industrial Park in Townsville. The facility will be a hub to trial production processes for commercialisation, enabling prospective miners to begin producing mineral samples at scale.

The aim is to accelerate the development of commercial mining projects, promote investment in advanced mineral manufacturing opportunities and enable development of supply chain and supporting industries in Queensland.

The facility will be able to:

pilot production processes and research intermediate / end products

train staff on equipment, processes and handling hazardous materials

produce samples for customers

assess potential by-products, waste streams and recyclable materials

demonstrate processes at scale to validate commerciality and technical viability

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Photo credit: Townsville Enterprise

# projects underway

## AT A GLANCE

### LANDSDOWN ECO-INDUSTRIAL PRECINCT

**Jobs:** 5,000 construction jobs, 1,600 direct operational jobs, 9,100 indirect operational jobs  
**Economic Value:** \$2 Billion

### COPPERSTRING 2.0

**Jobs:** 800  
**Ongoing Jobs:** 50-100  
**Economic Value:** Approx. \$154 Billion cumulative increase in GSP over 30 years.

### Reef HQ Aquarium Refurbishment

**Value:** \$80.1 million

### Technology Innovation Complex

**Value:** \$96 million

### Sun HQ Hydrogen Hub

**Value:** \$20 million

### Kidston Pumped Storage Hydro

**Value:** \$777 million

### Haughton Pipeline Stage 2

**Value:** \$274 million

### Townsville Energy Chemicals Hub

**Value:** \$1 billion

### Australia-Singapore Military Training Initiative Greenvale

**Value:** \$1.25 billion

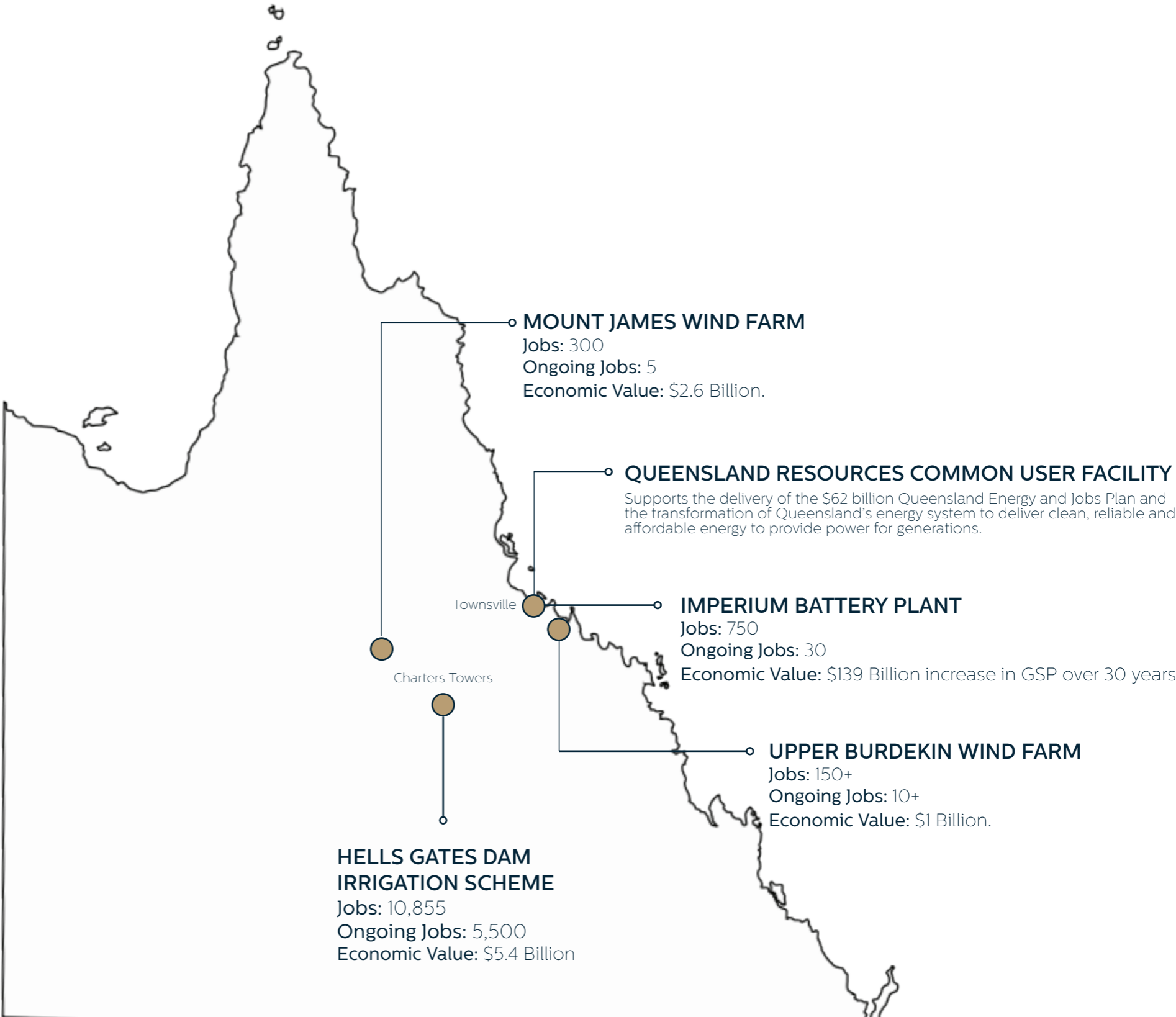
### Sconi Project

**Value:** \$1.5 billion

Source: Opportunity Townsville North Queensland (2023).  
Queensland Resources Common User Facility:  
<https://www.treasury.qld.gov.au/investment/success-stories/qrcuf/>

# future opportunities in North Qld

## AT A GLANCE



# local map

## Townsville, North Qld

ACTIVE COMMUNITIES

sanctum

EDENPARK

MATER HOSPITAL

Harris CROSSING

JAMES COOK UNIVERSITY

TOWNSVILLE AIRPORT

CASTLE HILL

THE STRAND

PORT OF TOWNSVILLE

QCB STADIUM

LAVARACK BARRACKS

TOWNSVILLE  
UNIVERSITY HOSPITAL

ZINC & COPPER  
REFINERIES

SUN METALS

MAGNETIC ISLAND

# explore

## Harris Crossing Estate

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You'll find this brand new community located in the heart of the Thuringowa close to everything you could possibly wish for in a modern residential neighbourhood. There is a new stage release now selling with available lots ranging from 400m<sup>2</sup> to 1250m<sup>2</sup>.

Harris Crossing gives residents the opportunity to be part of a dynamic community that is fast-growing, affordable and ideally located to suit your lifestyle needs. This master-planned development gives residents a balance between the peacefulness and calm of the rural with access to the metropolitan area. It's your chance to build a brand new home in a progressive and modern community, that's all about convenience and the flexibility to live life the way you want.

Once completed, 800 families will call this community home and will be able to enjoy the playground, open landscaped parkland and North Queensland's very own Disc Golf Course.

Enjoy the benefits of a centrally located, well connected and quality community...



### fast facts

- Block sizes ranging from **400m<sup>2</sup> to 1250m<sup>2</sup>**.
- Wide frontages for easy access.
- A variety of quality level blocks with wide landscaped streetscapes, designed to blend in with the natural surrounds.
- Walking distance to landscaped parkland, playground & disc golf course.



# explore

## Sanctum Estate

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Located just 20 minutes north of the Townsville CBD and Townsville Airport, Sanctum is positioned in the heart of this bustling metropolitan's growth area – The Northern Beaches.

Sanctum is also a short fifteen-minute drive from the Townsville Hospital, James Cook University and Lavarack Barracks thanks to the Stage 4 Townsville Ring Road extension. This now links the Northern Beaches directly to these essential services and major employment hubs.

Within close proximity are local State and Catholic primary and secondary schools. As well as access to the beach and boat ramps to experience some popular fishing destinations.

The community is set to grow into one of the region's largest master planned communities. With the extension of the existing community recently approved, Sanctum's offering of house and land packages will be available for over 4800 families to call home.



### fast facts

- Block sizes ranging from **488m<sup>2</sup>** to **1343m<sup>2</sup>**.
- Unmatched data and communications technology through optic fibre cable.
- 28 hectares of parks, playgrounds, landscaping, wilderness walks and entertainment areas.
- All blocks are located within 200m of the Sanctum Central Park.





# the full circle

Once you have planned out your strategy for investing in real estate and budgeted for the necessary costs associated, you are ready to apply for your investment home loan.

You can get an understanding of what types of investment loans are available and their associated interest rates by contacting our team.

If you need any more advice to get started on your investment journey or are ready to apply, you can speak with our mortgage brokers today, who will help map out your investment journey and go through the application process with you.

[www.maidment.com.au/maidment-finance/](http://www.maidment.com.au/maidment-finance/)



# PROSPER



# THROUGH

# PROPERTY



[maidment.com.au](http://maidment.com.au)



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