

# TOWNSVILLE DOUGLAS



Situated on the northeastern coast of Queensland, adjacent to the Great Barrier Reef, Townsville is considered the capital of tropical North Queensland. It lies on the shores of Cleveland Bay, and the Ross River flows through the city. Attractions include idyllic Mission Beach, Magnetic Island, Hinchinbrook Island National Park, rainforests and beaches. Townsville is 1,300km north of Brisbane and 350km south of Cairns. It is governed by the City of Townsville LGA and has a population of around 210,000.

## KEY INDICATORS

**INFRASTRUCTURE INVESTMENT** COLD HOT

Townsville has been and continues to be Queensland's largest service centre after Brisbane, benefiting from massive infrastructure investments.

**VACANCY RATES** COLD HOT

Solid population growth tightened vacancy rates to almost 0% at the time of writing.

**POPULATION GROWTH**

Strong growth across multiple industries is feeding healthy population increases.

**PROJECTED CAPITAL GROWTH**

A powerful blend of diverse economic growth drivers and affordability suggest attractive capital growth is coming.

**PROJECTED RENTAL GROWTH**

A strengthening employment market is pushing the rental growth button.

**ESTIMATED RENTAL YIELDS**

Yields are currently at around 6% and are set to outpace the national average.

**DIVERSITY OF ECONOMY**

The local economy packs a punch. It is probably the strongest and most diverse regional market in Australia.

**AFFORDABILITY**

Prices remain affordable at around \$350k for houses.

**SUPPLY & DEMAND**

The supply of properties is probably meeting strong ongoing demand.

**COUNCIL PLANNING**

The job of managing population growth in a large regional centre is being done well.

## WHY IT'S HOT

Over the last two decades Townsville has emerged as North Queensland's most important city. With a wide diversity of industry and fulfilling some government functions, it will continue to blossom. However, there have been growing pains, particularly around the luxury end of the market, and suburbs at the Thuringowa end of town look preferable, with Douglas a good example.

**-NextHotSpot**

Townsville might fly under the radar of many investors, and that's a pity. There are indeed big plans to develop the north of Queensland, and as the region's largest city Townsville will be first in line to benefit from future growth. Investors should bear in mind that the central parts of Townsville are likely to perform the best.

**-Your Investment Property**

## STATS & FACTS

- Queensland's strongest regional economy and de facto second state capital
- Strong diversity in industry, with at least 10 strong sectors
- Population growth very strong, with annual average of 2.2%
- Population should exceed 200,000 this year, with a population of 256,000 projected by 2026
- Major spending on infrastructure, commercial, retail and residential development
- Over 100 local schools and over \$500m in hospital development
- 1.8 million air passengers annually; 20% FIFO workers
- Strong capital growth and rental yields in outer suburbs

