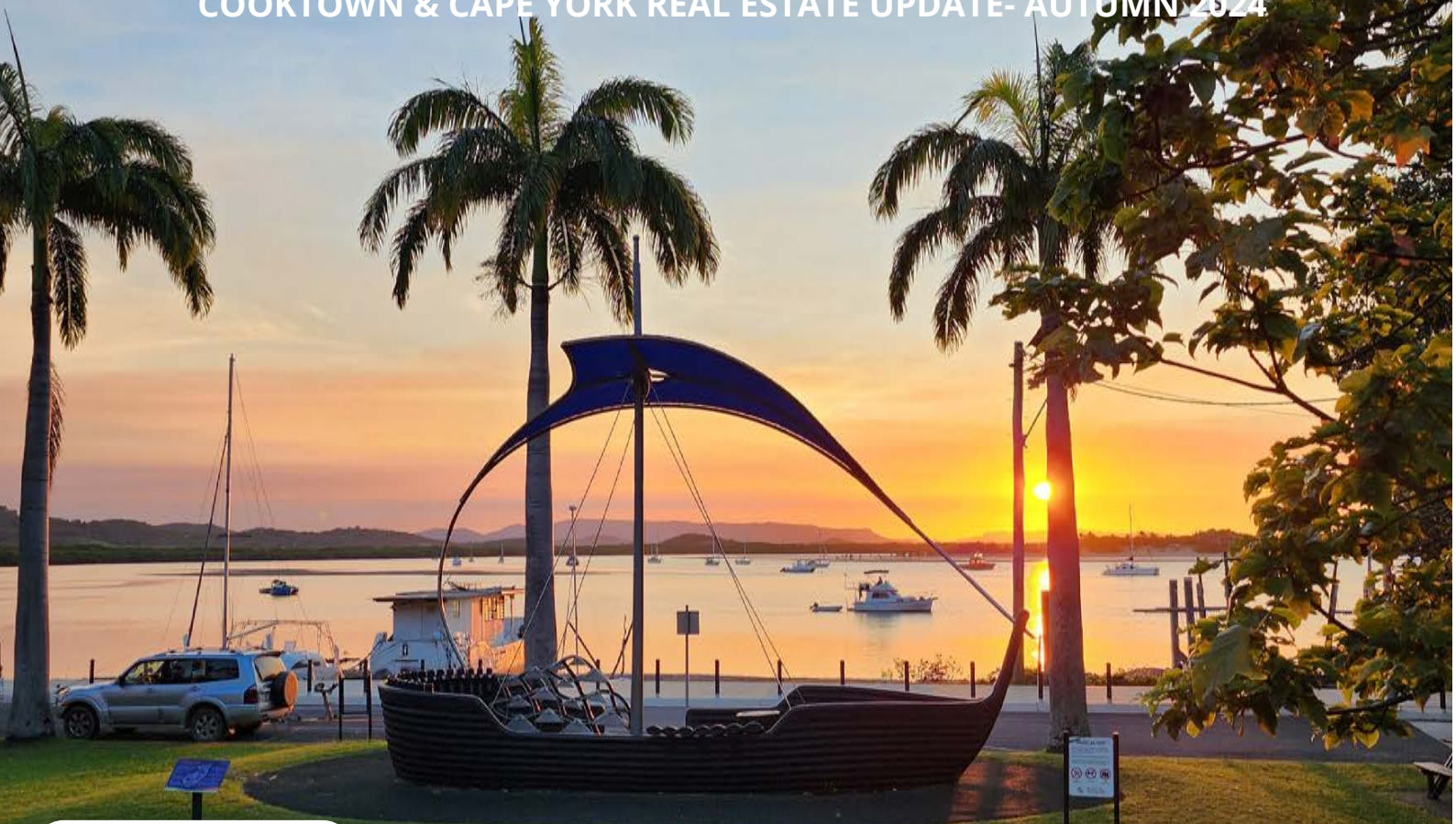


# RED Alert

COOKTOWN & CAPE YORK REAL ESTATE UPDATE- AUTUMN 2024



[www.RealEstateDownunder.com](http://www.RealEstateDownunder.com)





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## **Hamish Haslop**

Principal | Sales Manager

### **Real Estate Downunder**

***Firstly thank you for considering us!***

*We are a small dedicated team of online FNQ property specialists operating with a strong moral compass, ethical business practices, and are fun team players to work with. In a world full of acronyms and cleverish descriptions and the usual sales jargon, we like to stick with the facts. Realise opportunities as they stand to make sure each and every transaction is transparent.*

***We are fully charged! We stand for simplicity! We think creatively! We do this on time, every time!***

*Dwelling values have remained robust as CoreLogic's national Home Value Index rose 0.6% in February, the strongest monthly gain since October last year. Currently Australia's housing is very under supplied and it's only going to get worse especially in Capital cities. The last quarter of 2023 saw many new listings come to market which indicates vendor confidence. In 2024 we are likely to see inflation hang around longer than the Reserve Bank would prefer, this will then reflect on interest rates remaining strong until at least the end of 2024 where interest is likely to eventually fall. Due to demand and supply, rents are likely to increase nation wide especially in the residential sector.*

*Far North Queensland is likely to remain a good investment region despite some of the headwinds brought on by an extreme weather event in Dec 2024. In most regions north of Cairns are still grappling with the FNQ Flood event repairs and damage. Despite Rossville/ Bloomfield coping the brunt of the flooding only a handful of properties close to the Bloomfield & Wallaby were affected. In Q1 of 2024 calendar year construction costs stabilized with a 0.08% increase over Dec 23.*

# Cooktown Commercial



## Prime Location

123 Charlotte St, Cooktown

An ideal passive investment, with good returns for outright buyer after expenses. Buildings of solid hardwood construction, Australia Post franchisee as tenant.



## High Street retail & tourism

95 Charlotte St, Cooktown

This unique centrally located freehold property sits in the 'sweet spot' of the high street, Cooktown. A fully tenanted property. 5 retail spaces, and a travellers park in the CBD.



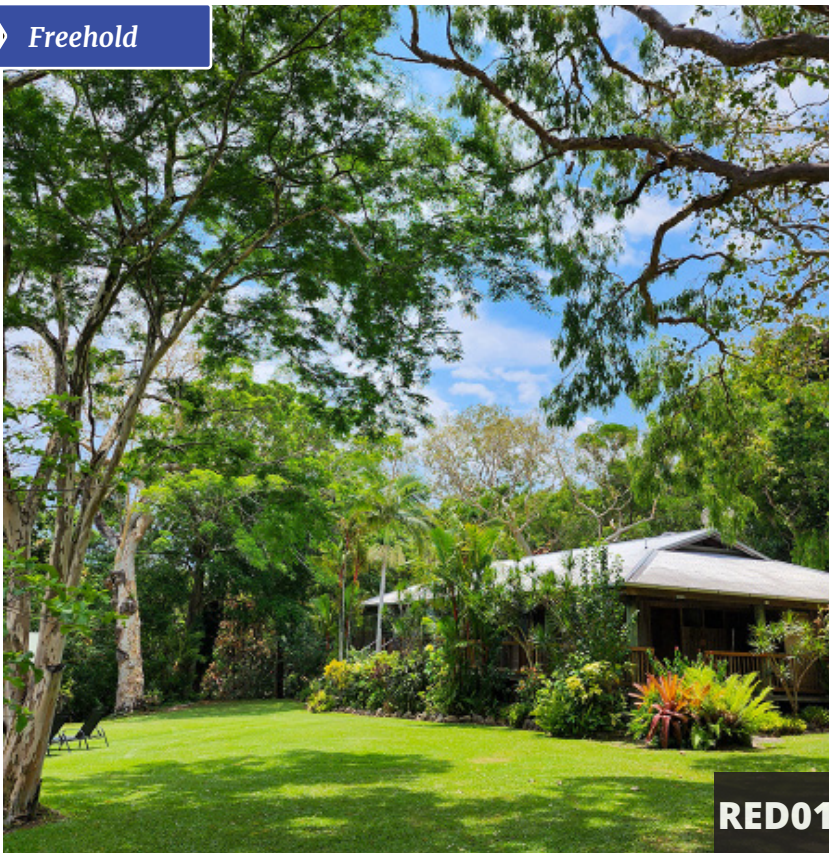
## Solid Returns

115-117 Charlotte St Cooktown

With three long term tenants this investment property offers steady 7% ROI with room to grow. The property has the added valuable feature of two Street frontages and a vacant block to further develop.



Freehold



## *Eco-Lodge*

*388 Mungumby Rd, Rossville*

A Unique World Heritage Opportunity. Well-positioned tourism Eco-lodge B&B and stunning rainforest property set on the banks of the Mungumby Creek in a popular location on Great Barrier Reef & Rainforest. A superb opportunity for an astute purchaser seeking to actively work this property and or the business. A 10 cabin B&B lodge with stunning homestead allows for a range of room options and future expansion, particularly to the well travelled client.

Freehold



## *Laura Motel & Store*

*4 Terminus Street, Laura*

The only motel I& store located in Laura. Facilities include a postal, fuel & gas service as part of the food store across the road is a 15 room motel.



# Vacant Allotments



## 13 Furneaux Street

*Cooktown*

A large central vacant block with stunning Mt Cook views, just a leisurely stroll away from Cooktown CBD. This prime piece of real estate offers spaciousness and proximity.



## 71 Helen Street

*Cooktown*

A prestige quality block within an exclusive location in Cooktown. Sensational views across the bay and down the Endeavour River and beyond.



## 48 Adelaide Street

*Cooktown*

Secure this piece of land in a great location right in the sweet spot of Cooktown's town centre with a hair salon, cafe, chemist, bottle shop and News agency within a 50m stroll.



## 119 Charlotte Street

*Cooktown*

With its prominent corner position, this block enjoys maximum high street exposure and easy access from Charlotte Street for customers or Adelaide St for deliveries.



## 7032 Mulligan Hwy

*Lakeland*

A very rare parcel of land positioned on an east sloping estate, minutes from Lakeland. 7032 is perfect for those who enjoy and embrace a more serene lifestyle.



## 156 Charlotte Street

*Cooktown*

156 Charlotte Street sits on the corner of Banks & Charlotte Streets with an uninterrupted view overlooking and down the majestic Endeavour River and west.



Freehold

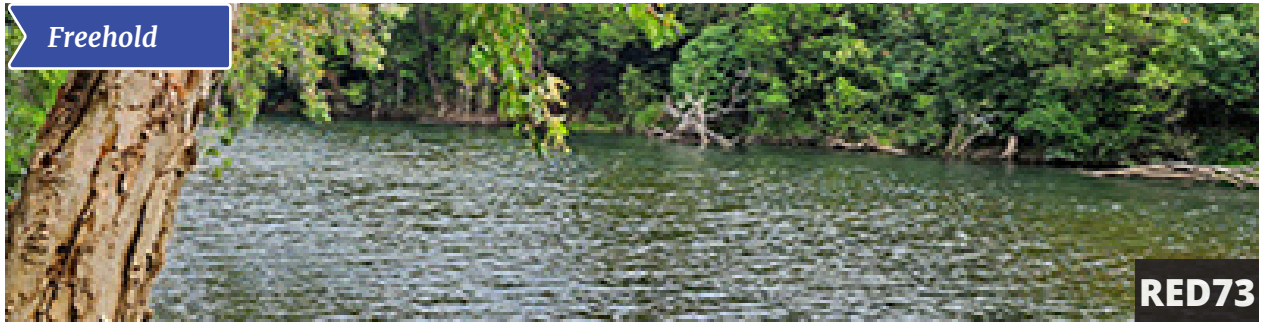
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## 2 Kellehaven Rd, Cooktown

Nestled at the corner of Mulligan Highway and Kellehaven Rd, Cooktown this expansive 18.56 hectares (46 acres) of residential land is presiding over the Annan River mouth and Walker Bay. Imagine waking up to the soothing sounds of nature, with the shimmering waters of the Annan River potentially stretching out before you. This is a rare opportunity to own a huge piece of prime residential real estate in one of Australia's most stunning coastal regions.

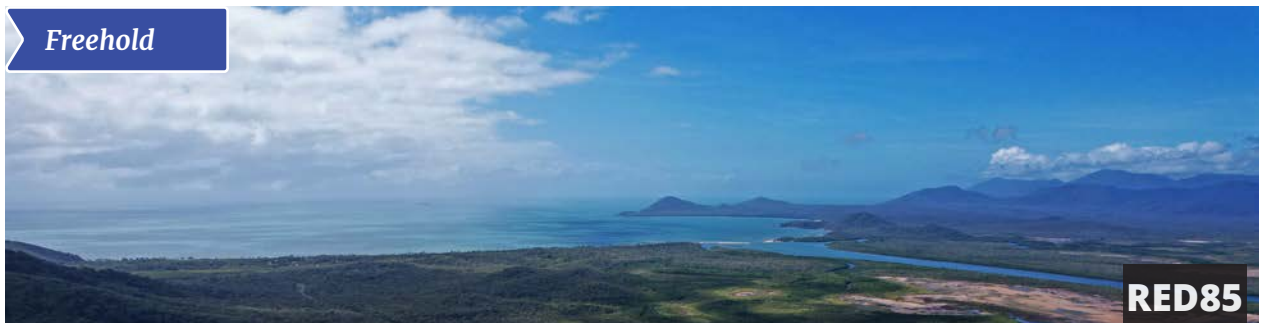
Freehold



## Shiptons Flat Road, Helenvale

Looking to escape the hustle and bustle of city life? This beautiful rural block of land in the tropics is your ticket to paradise! This lush 100-acre parcel is nestled in a peaceful and pristine area, surrounded by nature and offering plenty of privacy. The block is flat and easy to build on in two ideal places, with plenty of room to create your own private oasis in each.

Freehold



## Lot 5 Mulligan Highway, Cooktown

2 Hectares of Pristine Land; your canvas for building the ultimate tropical oasis. Untouched Beauty; Enjoy a landscape blanketed in lush vegetation. Ocean Dreams; Imagine gazing out to the Coral Sea from your future home. Tranquillity Awaits; Escape the hustle and bustle in your private haven. Endless Possibilities: Customize your paradise according to your vision.



# Cooktown Residential

## *Real Estate Downunder*

*FNQ Online Realtor*

We are Far North Queensland's newest real estate agent, with a fresh enthusiastic approach to property. Here at Real Estate Downunder, we operate from our own commercial property near Cooktown with our principle having 22 years experience as a partner and managing director of our parent company Australian Pacific Lodges Pty Ltd. We work from two freehold rural properties on the edge of the regions World Heritage rainforest, one of Australia's unique wilderness areas on the Great Barrier Reef Coast. The company 100% owns and operates a tourism business featured in this publication Mungumby Lodge.



## **Spacious Iconic home, outstanding ocean views**

**129 Hope St**

*4 bedroom | 2 bathroom*

Inside the home, you will find yourself surrounded by a contemporary open plan living area, with tasteful décor and stylish finish throughout. The upstairs master bedroom boasts stunning views to be enjoyed from your own private balcony, as well as a luxurious spa ensuite. There are plenty of extra features, including a large deck area perfect for entertaining friends and family, a downstairs carport, air-conditioning, and a contemporary kitchen with a view to enjoy each morning. With so many wonderful features and breathtaking views, this property is truly one of a kind.

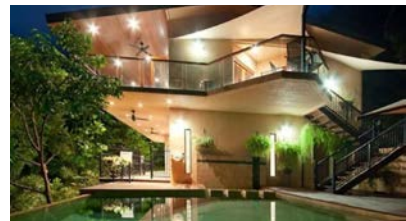




## 27 The Esplanade, Cooktown

*4 bedroom | 2 bathroom | 2 kitchens*

An absolute beachfront 4 bedroom house located in a prime seaside location. This beachfront property is the perfect getaway for anyone looking to experience one of Australia's most unique and picturesque coastal living regions on the Great Barrier Reef Coast. With two separate units one above the other the property lends itself to quality living and income from holiday letting



## 14 Webber Esplanade

*3 bedroom | 3 bathroom*

Imagine waking up to the gentle hues of the sunrise over the Coral Sea and winding down to the breathtaking sunset views across the Endeavour River—all from the comfort of your own architect-designed sanctuary. This prestigious property boasts not only a prime location but also an array of luxurious features that redefine coastal living.





## 102 Esk Valley Road

### STUNNING HOUSE, LOCATION & VIEWS

Clean open space at every turn with unbroken breathtaking privileged views over the Annan River Resources reserve towards the Great Barrier Reef coast. A reserve that is entwined with fringing coral reefs, beaches, rainforests,

woodlands, mangroves, saltpans, and seagrass beds along the coast. A view that is likely to remain as it is for generations to come. The rich biodiversity of the region includes turtles, dugongs, Bennett's tree kangaroos and striped possums. The property is close to Archer Point which offers some of the most pristine fringing coastal coral reefs in the tropics and is the grazing place of the healthy and stable turtle and dugong populations of Cape York.



## 7 Buhmann St

### BREATHTAKING VIEWS!

This stunning architecturally designed abode offers more than just a home; it's an invitation to embrace tranquillity and open space amidst breathtaking natural beauty. Picture waking up to panoramic views that stretch as far as the eye can see, painting the horizon with hues of sunrise and sunset.



## 545 Cameron Crk Rd

### GARDEN OF EDEN FOOD HUB

Nestled on 10.6 hectares of breathtaking land, this property is a true Garden of Eden, boasting a staggering array of 170 different fruit trees. From the succulent sweetness of pawpaws to the exotic allure of mangosteens, every corner of your orchard is bursting with flavour and possibility.





## 10 Kimberley St

### A QUIET CONVENIENT INVESTMENT PROPERTY OF THREE UNITS

These units boast contemporary architecture, designed to appeal to today's discerning tenants. With sleek finishes and thoughtful layouts, they offer both style and functionality. The vendor understands the unique needs of Queensland Health staff. That's why these units have been thoughtfully crafted to provide comfort, convenience, and peace of mind, catering to their demanding schedules and lifestyles. Investing shouldn't equate to added stress. These units are designed for minimal upkeep, allowing you to enjoy passive income without the burden of constant maintenance.



## 4 Rainforest St

### ICONIC HILLTOP HOME

Welcome to No 4 Rainforest Street, a lovingly presented and spacious 3 bedroom home located in a quiet, semi-private cul-de-sac with no through traffic. There are only 7 homes that are lucky enough to share this unique location with stunning views of the Endeavour River, Cooktown harbour, and out to the Coral Sea.









# Why Cooktown?

*Qld's northern paradise,  
Australia's beginning!*

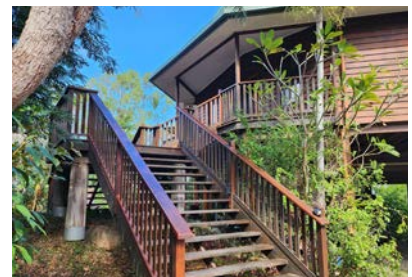
Cooktown is a charming historical hamlet unspoilt by the urgency of modern life. Its close proximity to nearby reefs, deserted beaches and river systems make it an ideal fishing destination. While it is best known for its endemic wildlife, culture, history, bird watching and famous barramundi stocks the region is an enchanting place to call home.

Real Estate in 2023-24 remains steady as the population continues to grow and connectivity improves. Many investors are buying to make the most of the great rental returns where many others wish to live in the region's unspoilt environment. Add a marina and new hospital to the mix and we will see more sustainable growth into the future. The key to it all is timing, for those prepared to get in early will be the ones benefiting the most from this sustainable growth.



# *Simply the Cooktown Best Awaits!*

"Adjust your latitude" - MOVE YOUR LIFE AND WORK TO COOKTOWN



## *129 Hope Street, Cooktown*

**STUNNING HOUSE, CENTRAL LOCATION , AMAZING VIEWS**

If you are looking for an amazing home in a beautiful setting as well? Then look no further than this stunning 4-bedroom 2-bathroom Cooktown pole home with magnificent harbour views! Located right in the picturesque coastal hamlet of Cooktown, this magnificent home has everything you could wish for in a luxurious lifestyle. From the moment you step into the first floor, you will be in awe of the views across the harbour directly from the front door, the lounge, kitchen or verandah.





## 14 Webber Esplanade, Cooktown

LUXURIOUS FEATURES THAT REDEFINE COASTAL LIVING

Step inside to discover a spacious and elegant interior, featuring a large upmarket 3 bedroom home plus study, designed to maximize both comfort and style. The master suite is a haven of indulgence, complete with a designer walk-in robe and ensuite, offering a private retreat after a day of exploration.



## 4 Rainforest St, Cooktown

ICONIC 3 BEDROOM HILLSIDE HOME OVERLOOKING THE CORAL SEA





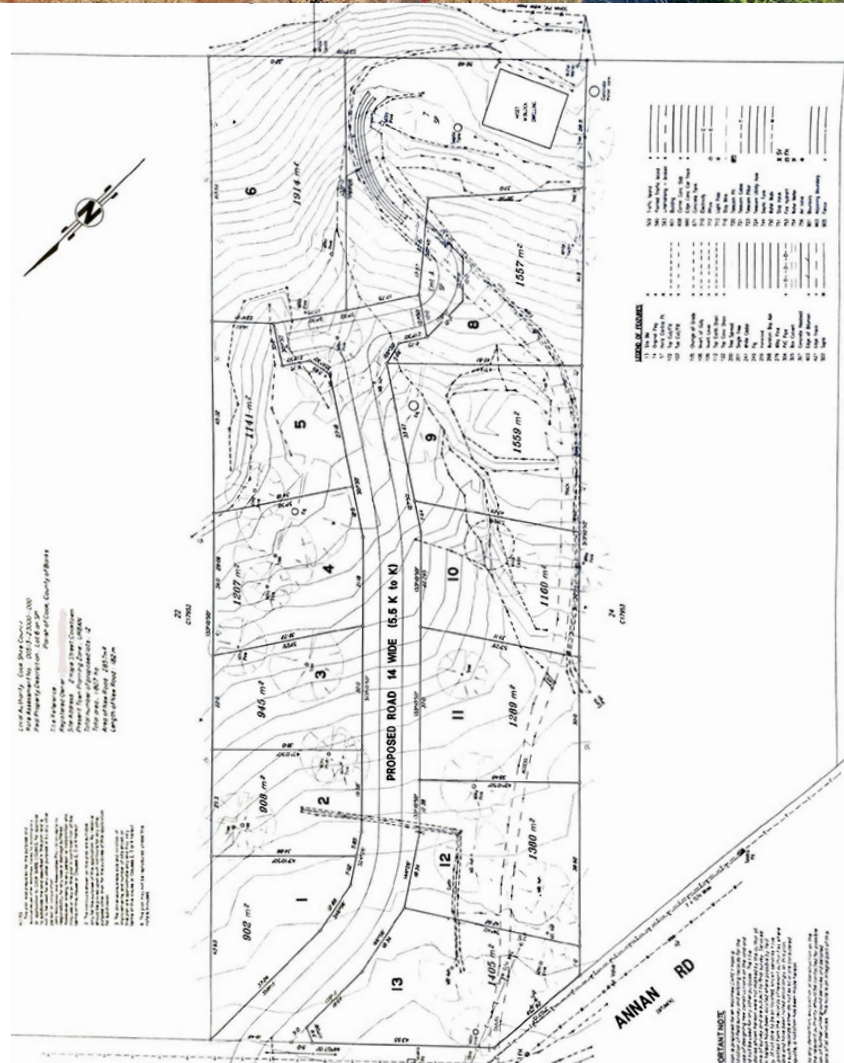
The offering of a vacant 18,070m<sup>2</sup> allotment. The site is set for an excellent development opportunity with all the project planning completed and awaiting your direction. All council development applications and project staging completed with associated draft work designing of road, curbing, and drainage headworks with associated council expenses defined.

Cooktown rental returns offer ideal investment home opportunities. Most importantly is the local housing demand that is likely to transpire from this nice gently sloping land tucked out of the prevailing winds and minutes from everything including shops, schools, sporting facilities and beaches.

**A very convenient place to live!**

**Key considerations:-**

- Proximity to schools, sporting facilities & beach options
- Subdivision design and project planning completed
- 12 Leafy allotments
- Lots will be on a cul de sac
- Established trees on most lots



Western views





# Property pricing, getting it right from the start!

**Tempering expectations is made easy today, at our fingertips are numerous online tools!**

The prices realised for houses in Far North Queensland particularly Cairns, Port Douglas & the Atherton Tablelands in 2021-22 were some of the best ever seen. Each month the market moved and vendors, sellers, agents & even valuers had to hold on tight for the ride. Sellers were in a position of being able to test the market with ambitious prices. More often than not these punts worked to their advantage and in many cases were exceeded.

The REIQ Zone chair for Cairns, Tom Quaid suggests that “despite the market remaining buoyant, many sellers state-wide are missing the mark when it comes to setting the right price for their property. An error that is becoming more expensive as we head into an error of uncertainty. The pace of growth has slowed and expectations need a reset. This is not to say the market has gone backward as it has not. With price consolidation comes the need to be realistic. So more than any time in the last 2 years getting the price upfront or responding quickly to feedback from buyers and agents” as your campaign progresses. No enquiry or feedback is also feedback in itself. If

you don't react to these signals your property could be sitting on the market for some time.

The prices realised for houses in Far North Queensland particularly Cairns, Port Douglas & the Atherton Tablelands in 2021-22 were some of the best ever seen. Each month the market moved and vendors, sellers, agents & even valuers had to strap in for the ride. Sellers were in a position of being able to test the market with ambitious prices. More often

than not these punts worked to their advantage and in many cases were exceeded.

Tempering expectations is made easy today, as at our fingertips are numerous online tools. These need to be used to substantiate your estimated price on your property. You can be sure buyers are using these tools to assess their options when buying. This is why it is important to get your price right from the start!

