

LANDMARK POSTCODE

# 4810



Marina and Castle Hill  
Image courtesy of Tourism Queensland

**LOCATION:** Townsville  
1,380km north of Brisbane

**POPULATION:** 170,000

**INDUSTRIES:** Manufacturing, resources,  
government services and  
defence, construction, tourism

**CLIMATE:** Tropical  
Summer 30.9°C – 24.7°C  
Winter 24.3°C – 15.5°C  
Rainfall 1,101.1mm

Townsville is quintessential tropical Queensland. With its balmy weather and laid-back charm, it is a city that appears to take life easy. But don't be fooled. This stretch of northern coast is on the move, brimming with opportunity.

Townsville is the capital of one of the fastest growing regions in the state and tops the chart for population growth. Four thousand newcomers arrive each year.

It is easy to see why.

Townsville's diverse economy offers career opportunities in every sector. In fact, there are more jobs than locals to fill the vacancies.

Billions of dollars worth of infrastructure projects have re-shaped the city and boosted its capacity to do business. That level of activity will continue. There is nearly \$2 billion dollars worth of development underway, another \$4 billion waiting to start and \$7 billion on the drawing board.

The city boasts the only teaching hospital outside Brisbane, 60 schools and the highly regarded James Cook University, Australia's leading tropical research university.

It is also on the doorstep of one of the world's great natural wonders - the Great Barrier Reef.

Landmark's Alan Bodman says Townsville is becoming increasingly cosmopolitan. The city has excellent community facilities and public spaces such as the redeveloped Strand foreshore with its cafes and restaurants.

"We have all a big city can offer without the congestion."

Plus, there is the climate. Townsville enjoys about 300 days of sunshine a year and temperatures rarely stray above 30C.

"People move here for the jobs and then don't want to leave. That's particularly the case with defence personnel. Many return here to retire because they know what a terrific life it is."

Townsville has a long history as a base for Australia's defence forces and is home to the largest contingent of defence personnel in northern Australia. Those numbers will increase later this year when a new 1500-strong battalion arrives.

Captain James Cook sailed past present-day Townsville during his first voyage around Australia in 1770. But it was another century before the town was founded as a port for the fledgling pastoral industry in North Queensland. When gold was discovered in the hinterland at Ravenswood and Charters Towers, the town developed into the principal centre of North Queensland.

Townsville's port remains the cornerstone of regional economy. It is the fourth largest in Queensland and connected to one of the largest minerals provinces in the world – the North West Queensland Mineral Province. Trade through the port is predicted to triple by 2030.

Townsville is the launching pad of a regional tourism industry that is one of the fastest growing in the state. Rainforests, historic gold mining towns and the outback are all on its doorstep. The Great Barrier Reef and Magnetic Island are just a ferry trip off the coast. The town itself has the world renowned Reef HQ, the world's largest living coral reef aquarium, plus other cultural and heritage attractions like the Brolga Dreaming Aboriginal Centre.

Alan says the cattle country west of Townsville and north to the gulf is highly sought after. Most buyers are locals already in the industry. There's a mix of properties some running 100,000 or more head of cattle with plenty of safe breeder country and great fattening country on the open downs.

"We want for nothing up here!"

Contact:

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#### PROPERTY GUIDE:

Residential: Three bedroom house \$370,000

Lifestyle: Four bedroom house on 24 acres \$985,000

Larger farms: Large cattle properties to the west and to the north: Between \$50 - \$200 an acre, depending on location