

## Australian Unity **Select Income Fund**

**Goodna, QLD**

**Syndicate No: 659**



Artist impression of the completed development at 41, 41A and 43 Queen St, Goodna, QLD, 4300

**Interest Rate (Net PA)**

14.25%\*

**Loan to Value Ratio (LVR)**

67.06%\*

**Start Date**

May 2023

**Investment Term**

May 2023 - August 2023\*

**Property Type**

Mixed Use Construction

### Summary

The purpose of the Syndicate-Fund is to refinance the existing loan facility (Syndicate-Fund 636) to assist with the construction of a split-level mixed-use commercial building at 41, 41A and 43 Queen St, Goodna, QLD.

The development will comprise a two-level building for mixed use with retail accommodation on the ground floor and childcare accommodation to the first floor. It is located on the northern side of Queen St, Goodna, a suburb of Ipswich which is primarily residential with a commercial district. It is located 14 kilometres west of the Ipswich City Centre and is 21 kilometres southwest of the Brisbane CBD.

Proposed for this site is the construction of a part two-level mixed-use building comprising medical accommodation and retail to the group floor and child-care accommodation on the first floor. The childcare centre will accommodate 112 children and includes 7 activity rooms, secure entry way and laundry facilities.

The proposed development also includes a 100sqm café and a medical suite with 5 tenancies.

The land is situated on the western alignment of Queen Street, near Alice Street in the suburb of Goodna. Approximate 14 km east of Ipswich City Centre and 21 km south west of Brisbane City Centre. St Ives Shopping Centre is located 350m from the property and an easy 200 m walk to the Goodna Train station. Schools within 3 km include Goodna Special School, Westlife Christian College, Camira State School, Kruger State School. Goodna Boat Ramp is one of the only boat ramps on the Brisbane River and is part of the Brisbane River Canoe Trail.

With 2 local golf courses and parks widespread within the suburb, including over 14 individual parks to be found and free electric barbecue facilities at the major ones. Names of some of the major parks include: Evan Marginson Sportsground, Richardson Park, Leslie Park, Kippen Park, Norma Mulvihill Park, Baines Meaney and Seymour Park. Goodna is renowned for its yearly Jacaranda Festival held towards the end of October attracting more than 10,000 visitors each festival.

### Contact Details

**W** <http://www.australianunity.com.au/wealth/sif>  
**E** [investments@australianunity.com.au](mailto:investments@australianunity.com.au)

**Investor services**  
**T** 13 29 39

**Adviser services**  
**T** 1800 649 033

**New investors** to download a Product Disclosure Statement to invest.

**Existing investors** contact us to request a Supplementary Product Disclosure Statement of this investment.

### Important information

This investment product is issued by Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No 234454. This information does not take into account the financial objectives, situation or needs of any particular investor.

This is not an offer document and should not be relied upon solely in making an investment decision. The information is an edited version of the independent valuation report for the Syndicate-Fund property. You can view the full valuation report by contacting us on the details above.

Information on this financial investment product can be obtained from our website, [australianunity.com.au/wealth/sif](http://australianunity.com.au/wealth/sif), including the Product Disclosure Statement (PDS). Contact us to receive a Supplementary Product Disclosure Statement (SPDS), which contains further details of this investment opportunity.

\* Interest rates, loan to value ratios and investment terms are subject to a number of assumptions and risk that are detailed in the PDS and SPDS. Interest rates quoted are not guaranteed.