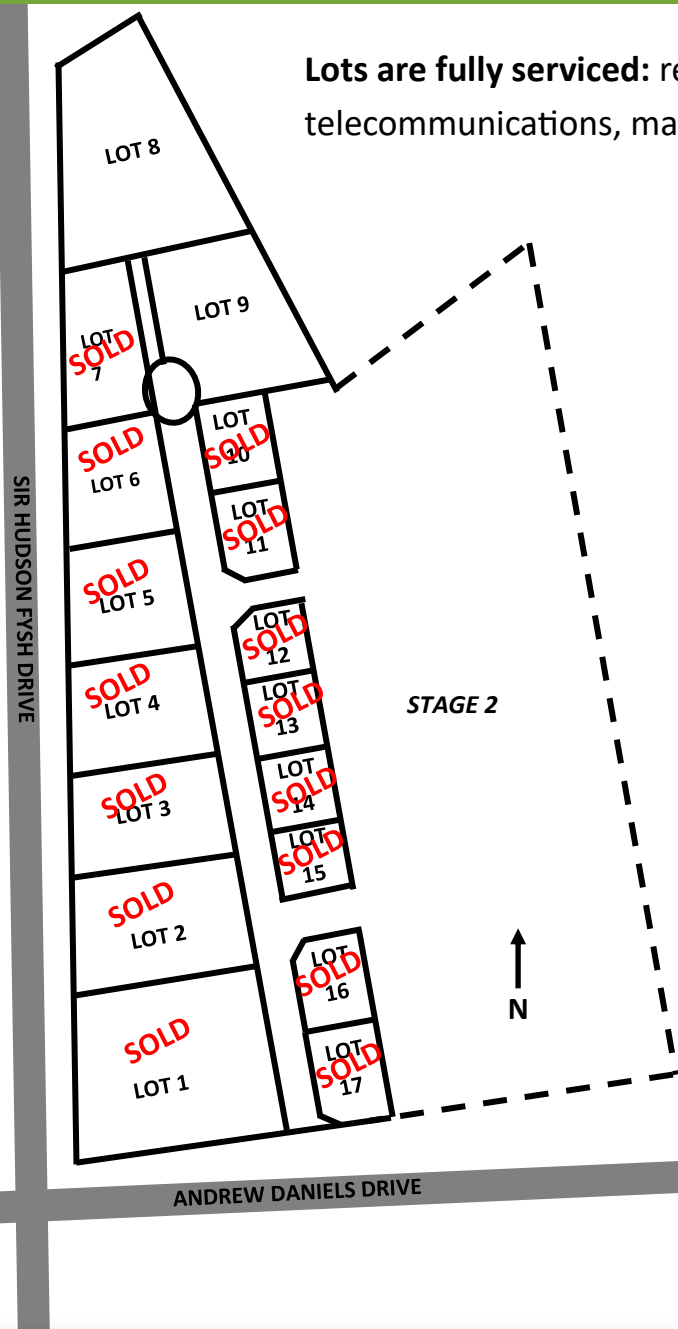


**Lots are fully serviced:** reticulated water, sewer, stormwater drainage, telecommunications, mains power and road train accessible.



Lot Number	Price (Excluding GST)	Lot Size (m <sup>2</sup> )	\$/m <sup>2</sup>
Lot 1	SOLD		
Lot 2	SOLD		
Lot 3	SOLD		
Lot 4	SOLD		
Lot 5	SOLD		
Lot 6	SOLD		
Lot 7	SOLD		
Lot 8	\$310,030.00	20,260	\$15.30
Lot 9	\$288,240.00	22,400	\$12.87
Lot 10	SOLD		
Lot 11	SOLD		
Lot 12	SOLD		
Lot 13	SOLD		
Lot 14	SOLD		
Lot 15	SOLD		
Lot 16	SOLD		
Lot 17	SOLD		

For more information contact Cloncurry Shire Council on 4742 4100 or email [council@cloncurry.qld.gov.au](mailto:council@cloncurry.qld.gov.au)



# FIVE reasons to invest in CLONCURRY

## 1 LOCATION

***Cloncurry has a strategic location with access to the booming North West.***

Cloncurry is nestled on the banks of the Cloncurry River, approximately 700km west of Townsville, 120km east of Mount Isa and 400km south of the Gulf of Carpentaria.

With easy access to major transport routes, the region is the perfect base from which to expand your business across Northern Australia, or as a strategic link between Brisbane/Sydney to Darwin and beyond.

Cloncurry is accessible by road, rail and air. Cloncurry is a vital link in the Mount Isa Rail Corridor connecting mining, agricultural and broader regional activity in Queensland's north west to the Townsville Port.



## 2 LAND

***We have room for growing business.***

There is 42,660 m<sup>2</sup> of competitively priced available land remaining in the Industrial Estate for a wide variety of commercial and industrial uses.

## 3 BUSINESS

***We've got a strong business environment that provides real value to our companies.***

There are numerous business advantages that our region can provide, including competitive wage costs, land costs, commercial rents and utility costs.

Cloncurry is situated strategically within the booming North West Mining Province and is the fourth largest contributor of mining royalties in the North West, according to the *Queensland Resource Council*. The unprecedented growth in the mining sector, a well-established pastoral industry and strong transport infrastructure prioritises Cloncurry for growth as highlighted by *RegionsQ*, *ResourcesQ* and *Pivot North: Inquiry into the Development of Northern Australia*.

Area	Median Lot Price 2019
Cloncurry	\$103,400
Gold Coast	\$314,000
Sunshine Coast	\$327,000
Brisbane	\$355,000
Melbourne	\$330,000
Sydney	\$459,000

*Source: 2020 State of the Land Research Partners*

## 4 PEOPLE

***We have a large, highly skilled and accessible workforce.***

Our region has a significant labour pool. In 2019 the Queensland Regional Profile reported the population at 3,047.

The region is close to many development and training centres in North West Queensland, including TAFE, other Residential Tenancies Authority's and employment providers and local mine training centres, all to support your business and your workforce needs.

## 5 LIFESTYLE

***The 'Curry' as it is affectionately known to locals, prides itself on being 'the Friendly Heart of the Great North West'.***

Queensland's Friendliest Town 2013 and 2018 awarded by *Keep Queensland Beautiful Tidy Towns*.

The Cloncurry we know today is a testament to the foresight of the pioneers who recognised the potential of the great North West and forged the way for future inland families.

Few places can claim to be as influential in shaping Australia, as Cloncurry. Birthplace of the Royal Flying Doctor Service and destination of the first Qantas flight, it is a community that celebrates outback life, the true Australian way.

Whether it is a day out on the water at Chinaman Creek Dam or a scenic drive of the historical surroundings we really do have it all in terms of a true outback experience and a great quality of life.

**FACILITIES:** Airport, Community Precinct, Dr David Harvey Sutton Gallery, Bob McDonald Library, Cemetery, Racecourse, Equestrian Centre, PCYC Gym, Swimming Pool, Mary Kathleen Park, Recreation Parks, Hospital, Health Services, Private & Public Schools, Day Care and Kindergarten.

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