

Simple Tropical Living...

MiShak at Mission Beach

MiCorp Property, a specialist boutique property development company based in Mission Beach Far North Queensland, is excited to announce the release of its new project, MiShak at Mission Beach.

After five years of owning and operating the Dunk Island View Caravan Park at Mission Beach, James Mort could see with the growing bubble of baby boomers retiring and seeking a simpler and healthier lifestyle, there is going to be huge demand for affordable, lifestyle property investment, particularly along the warmer northeast coast of Australia.

Bernard Salt, Australia's No.1 demographer stated in one of his recent articles: 'Forget the resources boom, the 2020s will see one industry grow as never before' with the demand for



affordable lifestyle property way exceeding supply. "To create affordable lifestyle property is our prime focus with this boom only 10 years away," said James. "We believe that MiShak is right on the pulse for this next wave in demand."

With the support of his partner and town planner wife, Sarah Mort, they decided to dump their plans for 100 luxury townhouses and retain the core of the caravan park and break away one of the five beachfront acres to create a low density, environmentally sensitive lifestyle development called Mishak. Mishak is based on the essence of simple tropical living.

The project is a unique opportunity for holidaymakers, retirees and investors to purchase an affordable beachside home (to live permanently or holiday let) adjacent to Mission Beach's golden

sand and spectacular island views for a very low entry price of \$295,000 for initial sales.

All Mishaks are freestanding, two bedrooms, open plan living and dining, with private landscape tropical gardens of up to 300m2 and two car parking spaces (allowing space for boat storage for the budding recreational fisherman).

The site is perfectly positioned next door to the Dunk Island View Caravan Park providing facilities including swimming pool and 7 day a week convenience store. It's walking distance from the award winning Millers restaurant, Scotty's beach bar and Thai restaurant as well as being only steps from the spectacular white sands and Coral Sea of Mission Beach.

Mission Beach - surrounded by the natural beauty of World Heritage rainforest mountains,

the Coral Sea, surrounding islands of Dunk and Bedarra and closest point to the Great Barrier Reef - still remains one of the most underdeveloped settlements on the east coast of Australia and 'one of the greatest secrets to property investors and holiday makers' according to James Mort.

However every winter, the grey nomads from the south flock to Mission Beach to secure their little patch of paradise.

The MiShak eco friendly design is suited to independent low key beach side living sought by many Australians, especially the baby boomers. Each two bedroom house has a streamlined tropical design with all the modern lifestyle conveniences, a 6 Star plus energy rating, onsite boat storage and lock up and leave security. Consistent with the feedback from holidaymakers throughout the region, MiShak owners will be permitted to have well behaved pets.

One of the unique benefits of MiShak is it adjoins the existing caravan park which has 24/7 onsite management and a local convenience store.



"Our managers, Dougal and Vanessa Mathieson will be onsite to manage and take care of your Mishak, to clean, maintain and manage your property," said James. "This gives investors great peace of mind knowing that their property is well managed and cared for."

James Mort believes that he has created one of the most unique and affordable property investments currently available in Australia. With the by-line 'Learn how to make money while someone else is sleeping in your bed', James has had the phone ringing off over the past week fielding enquiries across Australia.



"It is surprising how few people still don't know the hidden benefits of owning investment property with extra tax deductions," he said. "Not to mentioned the unique attractions of Mishak developed at such a low and affordable entry price of \$295,000 allowing investors to be cash neutral with an income tax saving each year and the benefits of long term stable capital growth."

Demand for holiday rental property in Mission Beach is strong with comparable properties averaging 60 per cent annual occupancy.

As an extra advantage, MiCorp is offering a lease back with a 7 per cent net return to the first seven buyers. James advised you need to be very quick as 2 contracts were signed very recently so there are only five remaining with this special offer.

The project is fully approved and should be complete by mid 2011 in time for the warm winter dry season for peak holidaymakers. Owners will make independent choices as to whether they live-in permanently, rent to holidaymakers or local residents, or use as a family holiday residence. Whatever the choice, each owner will benefit from the low maintenance design, low body corporate fees, and the skills and presence of the on site property manager.

First homebuyers in Queensland will be eligible for the \$7000 First Home Owners Federal Government grant and the new special one off \$4,000 grant for new housing in regional Queensland. Primary residents will pay only \$3,000 stamp duty to the Queensland government compared to \$8,000 to \$11,000 in standard stamp duty fees elsewhere in Australia.

For more information, visit www.mishak.com.au

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