

Riding Gladstone's resource boom still a thrill for young investors.

For many years, Gladstone has been a prime spot for property investors not absorbed by the attraction of glamour markets like the Gold Coast, but more interested in securing quality, affordable investments with the best possible returns.

Gladstone, considered by many to be Queensland's economic engine room and known fondly as our equivalent to New South Wales' industrial hub, Newcastle, offers such opportunities with long term, sustainable capital growth potential, combined with low vacancy rates and consistent population expansion thanks to the multi-billion dollar industrial developments either under investigation or construction in the region.

And with Brisbane now topping the nation's polls in the "most unaffordable" stakes (when compared to local wages) and mortgage stress, high interest rates and general economic uncertainty top of mind for most investors, the booming port city of Gladstone is sounding more attractive by the minute.

Certainly for 26 year old electrician, Richard Litonjua. Last year the local Gladstone boy (recently contracted by a multi-national to work in Brisbane), collected his sizeable pay check every week and, instead of 'drinking it away' or splurging it all on 'feel-good purchases', he began looking for a worthwhile and financially stable property investment opportunity to give him a heads-up during these uncertain economic times, and so he could show something for his hard earned work efforts.

"I was working 6/7 days a week and wanted something that would make my money work as hard as I did. I didn't want to stop spending money on 'fun' things altogether, I just didn't want to party away my future" says Richard.

He found the perfect investment opportunity in the Avion Place townhouse development recently built in New Auckland, Gladstone. A project undertaken by reputable Brisbane based property developer, Merranda Pty Ltd. Richard believed that Avion Place offered something very different from the ordinary 'house, carport, fenced in backyard' properties his friends had invested in.

"I did some research and found its modern design and environmentally friendly facilities very appealing... it was fully self-contained and had really good security and low maintenance, so I felt comfortable either living there myself or getting tenants in once I'd made the move (to Brisbane). It was the only one of its kind in the area and I thought that would be a good selling point down the track".

With vacancy rates in Gladstone so low, Richard said he felt confident that he'd be assured of solid occupancy levels in an environment where quality tenants can afford the rental payments – unlike the current situation effecting the Brisbane and indeed southern markets.

For more information on Avion Place or any of Merranda's other developments, visit www.merranda.com.au