

# The Best Kept Secret

*Where LIFESTYLE and INVESTMENT OPPORTUNITY blend into  
one BEACHFRONT suburb*





Wynnum-Manly has an exciting future, offering a cosmopolitan lifestyle 14kms from the CBD, **comparable with San Francisco's bay village of Sausalito**, where sea change lifestyles result from living by the bay yet within commuting distance of the third largest city in Australia.

It is a **unique area of Brisbane**; no other suburb has anything remotely close to the 10km water frontage and harbour facilities, other Australian cities with eastern suburb addresses and harbour or bay views are the most sought after locations in these cities, let alone the second fastest growing city in the country.

Access to Brisbane CBD is via existing fast public transport with employment opportunities in easy reach at Trade Coast, Brisbane Port and Brisbane International Airport further cementing Wynnum-Manly as the place to live. Only a few Brisbane suburbs can be considered **destination locations** where people drive to specifically for recreation, enjoyment, family picnics or to take in the views, and as Brisbane City Council sees the need to encourage travellers to stay longer and see Brisbane and Moreton Bay, the starting point of the venture is Wynnum – Manly.





## WHAT MAKES WYNNUM-MANLY DIFFERENT

Manly harbour is the gateway to the Moreton Bay Marine Park and with 1800 wet berths and 700 dry berths is the **largest man-made harbour on the east coast of Australia.**

The harbour is currently being master planned for future development by the State Government to include a hotel and retail precinct, beaches, ecotourism and an expansion of charter operations. Moreton Bay itself has more islands than days of the year (three times as many islands as the Whitsundays) and is home to the largest population of Dugongs living near a major city.

The Bay is home to the largest diversity of Dolphins in the world, 120 species of coral, over 100 ship wrecks and 6 artificial reefs, 6 of the 7 species of sea turtles, internationally recognised bird sites, a wide range of maritime activities from sailing to game fishing and an ever-increasing number of Humpback Whales.

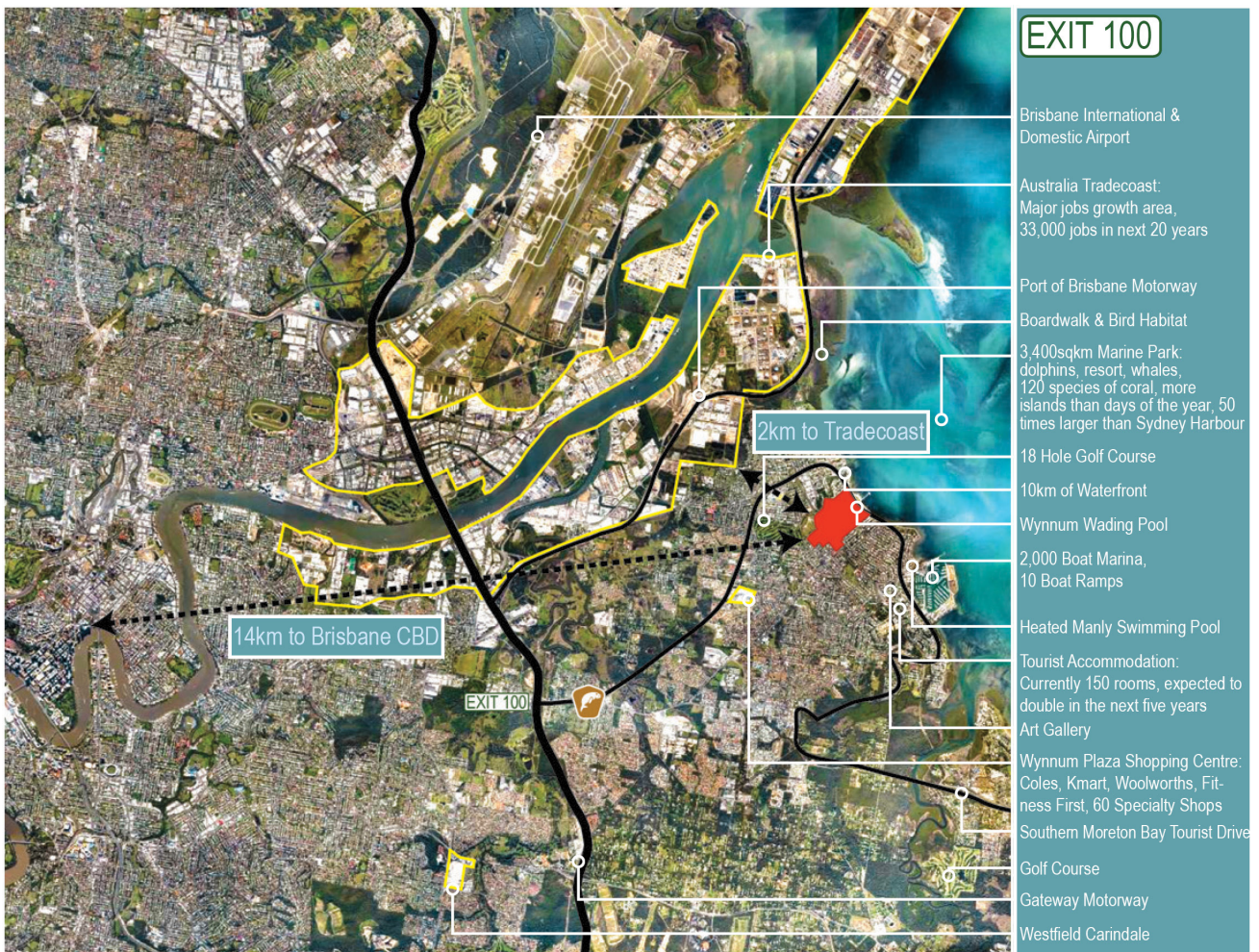


## WHERE TO LOOK FOR PROPERTY INVESTMENTS

The South East Queensland Regional Plan has identified the untapped potential, with both the Brisbane City Council and the district's Chamber of Commerce committed to facilitating growth and supporting the Wynnum Manly Neighbourhood Plan, where the focus has been to create a precinct where beaches, water front parklands and a village atmosphere exists.

In 2013 Wynnum-Manly was recognised as one of **Australia's top 100 investment hot spots**, is ranked 7th highest rental returning suburb in Queensland and is in the top 10 suburbs for rental demand in the state.

**RPData has apartment values in Wynnum-Manly increasing by 2.1 times more to those in Brisbane's CBD over the past 10 years** with the State Government predicting 33,000 additional jobs to be created in the next 20 years in adjoining industrial areas including TRADE COAST thereby assuring today's beliefs in the precinct of a good long term future.







*Attractive design for 809sqm approved MR land.*

Millions of dollars have recently been spent by BCC to attract visitors and investors through thoughtful imagination a vibrant redevelopment of a high-rise community hub by allowing for a maximum of eight storey's and encourages a mix of commercial, retail and residential uses.

The vision of the neighbourhood plan identifies a number of precincts ideal for mixed use and residential development and includes key planning provisions to facilitate and encourage the realisation of the scheme.

In comparison to most other Brisbane suburbs where Strata Titled properties have been built piecemeal over many years, Wynnum-Manly has been fortunate to not have been on Developer's radars, as such it is possible to have a master plan.

The reverse engineering process will bring value management, and the projects a cosmopolitan lifestyle environment accommodating families with young children wishing to send children to affordable secondary colleges, business and professional people who want to blend the need to work with a wonderful lifestyle location, to retirees with boating, golfing and good health on their mind.



### **FOLLOW ME TO THE SEA AND ‘COME SEA FOR YOURSELF’**

The update branding aim is to reflect the unique community and lifestyle of the Wynnum-Manly region, its absolute unique in Brisbane waterfront position, and its seaside and quirky character.

The branding of Wynnum-Manly is one aspect of the opportunity presented by Brisbane Council's Wynnum Central Neighbourhood Plan which offers zoning for 5-8 storey developments in the Wynnum CBD.

A Task force of small business people and dedicated locals want to reverse the trend of shop closures and retail decay and champion best practices for future development. By accelerating the numbers of new residents back to the seaside as Wynnum-Manly is Brisbane's nearest seaside villages.



## ABOUT THE AUTHOR

Michael Jullyan is Chairman of the Redevelopment Task Force, and a long term resident who has for over 20 years conducted his architecture business as well as operated his own construction company and has a disciplined approach to feasibility modelling and reverse engineering.



Michael as Chairman of the Task Force, with the Wynnum and Districts Chamber of Commerce, the Manly Harbour village chamber of Commerce and the support of the local community, has galvinised the Brisbane City Council and brought a vibrant enthusiasm, which will see the two suburbs merge into one beach front designation.



