

16 Black Hawk Boulevard

Thuringowa Central, QLD



Presenting an exceptional investment opportunity in one of Australia's fastest growing regional centres - a purpose-built childcare facility with strong financial fundamentals and long-term tenant security.

This premium childcare centre, completed in 2004, is situated in the thriving Thuringowa Central area of Townsville, just 300 metres from North Queensland's largest shopping centre, Willows Shopping Centre. The property enjoys a strategic position in a major growth corridor with excellent visibility and accessibility.

The facility generates a robust income of \$187,500 per annum plus GST, with all outgoings covered by the tenant. The lease includes annual CPI increases (minimum 3%) and extends until August 2034, with options through to 2054, providing exceptional income security for investors.

Purpose-built to exacting standards, the property features 785 sqm of building area on a generous 2,124 sqm land parcel, with 11 on-site car spaces. The childcare centre is licensed for 75 places with capacity for 84, catering for ages 6 weeks to 5 years across 5 dedicated spaces designed for different age groups.

Located in Townsville, Australia's 13th largest city and the commercial hub of North Queensland, this investment benefits from the region's diverse economy valued at \$15.8 billion and forecast strong long-term growth. The area is experiencing unprecedented development with over \$23 billion in infrastructure projects underway, including the Kidston Pumped Storage Hydro Project, Port of Townsville Expansion, Sun Metal Zinc Refinery Expansion, and the Australia-Singapore Military Training Initiative.

Offered for sale at \$3,000,000, this investment represents an excellent opportunity to secure a premium commercial asset with long-term tenant security in one of Australia's most promising regional growth markets.

Key Information

Investment Type	Childcare
Purchase Price	\$3,000,000
Net Yield	6.25%

Key Highlights

- Purpose-built childcare facility constructed in 2004
- Prime location just 300 metres from North Queensland's largest shopping centre
- Substantial 2,124 sqm land area with 785 sqm building
- Robust annual income of \$187,500 plus GST
- Long-term lease until August 2034 with options through to 2054
- Annual CPI increases from August 2026 (minimum 3%)
- All outgoings paid by the tenant
- Six-month bank guarantee in place
- Licensed for 75 places with capacity for 84
- 11 dedicated on-site car spaces
- Located in one of Australia's fastest growing regional centres
- Positioned in a major growth corridor with exceptional visibility
- Zoned Major Centres
- Supported by Townsville's diverse \$15.8 billion economy
- Benefits from over \$23 billion in regional infrastructure projects

Background Information

How old is the asset?	20 (built in 2004)
Vendors reason for selling?	Retirement
How many days the property has been on the market with the selling agents?	6
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	20 None
How long have they been in business overall?	20 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Townsville stands as the undisputed commercial and economic hub of North Queensland, offering a robust and diverse economic base that continues to expand at an impressive rate.

As Australia's 13th largest city with a population of 197,860 and approximately 6,000 new residents arriving annually, Townsville boasts one of the fastest growing populations in the country. The region's economy has more than doubled in the last decade to become Queensland's third largest, currently valued at an impressive \$15.8 billion.

The economic landscape is remarkably diversified, with major contributions from retail, health and community services, government administration, defence, construction, manufacturing, mining, and resources. This diversity creates exceptional stability and growth potential, with regional Gross Regional Product forecast to continue growing strongly at an average exceeding 5% per annum.

Thuringowa Central specifically offers an excellent commercial position just 300 metres from the Willows Shopping Centre, North Queensland's largest shopping complex, ensuring high visibility and strong passing traffic.

Tenant Information

The property features a **well-established childcare centre** with a proven long-term track record at this location since 2004.

Lease security is exceptional with:

- Current lease expiry of 1 August 2034
- Options extending through to 2054
- Six-month bank guarantee in place

The childcare centre is **licensed for 75 places** with capacity for 84, catering to children from 6 weeks to 5 years across 5 dedicated age-appropriate spaces.

The tenant has advised 80% occupancy for the centre.

Operating hours are 6am to 6pm, Monday to Friday, providing essential services to working families in the growing Townsville region.

The tenant is responsible for **all outgoings**, creating a true net income for the investor.

<https://www.uniqueunicorns.com.au/>

Financial Overview

This investment offers **exceptional financial fundamentals** with a secure income stream and strong growth potential:

The property generates a **substantial annual rental income of \$187,500 plus GST**, with a structure that minimizes investor costs as **all outgoings are paid by the tenant**.

Income security is enhanced through **annual CPI increases (minimum 3%, from August 2026)**, ensuring consistent growth in returns over time. **(with market rent reviews at option)**

With a sale price of **\$3,000,000**, this represents an attractive yield in a market experiencing increased investor interest due to comparatively lower property values and higher returns than southern capitals.

The unimproved land value is assessed at **\$510,000**, highlighting the significant value of improvements and strategic location.

Financial risk is mitigated through a **six-month bank guarantee** provided by the tenant.

[Rental Yield Calculator](#)

Rental Comparison

Subject Property: 16 Black Hawk Bld, Thuringowa Central (Townsville) QLD - Unique Unicorns (childcare tenant) - \$187,500 p.a. net - 75 licensed childcare places (\$2,500 per place)

328 Fulham Road, Heatley (Townsville) QLD - Goodstart Early Learning (childcare tenant) - \$197,421 p.a. net - 86 licensed childcare places (\$2,296 per place)

19 Hamilton Street, North Mackay - Goodstart Early Learning (childcare tenant) - \$182,931 p.a. net - 86 licensed childcare places (\$2,127 per place)

906-910 Yaamba Road, Parkhurst (Rockhampton) QLD - C&K; (childcare tenant) - \$459,680 p.a. net - 136 license childcare places (\$3,380 per place)

7-11 Cairns Road, Gordonvale (Cairns) QLD - Mayfield (childcare tenant) - \$262,500 p.a. net - 76 licensed childcare places (\$3,500 per place)

Agent has advised the market rate for childcare centres in Townsville is generally \$2,500 - \$4,000 per place.

Subject to valuation and further due diligence. Example comparisons only.

Special Conditions

Balance deposit up to 5% on unconditional

Offer to Purchase

Offer to Purchase	\$3,000,000
Initial Deposit	50000
Due Diligence	28
Finance Days	28
Settlement	21

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Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.

