

# THE ELDERS CURRA COUNTRY GAZETTE

Bringing you local information - monthly



## GLENWOOD SEES GROWTH MARGIN INCREASES IN HOUSE SALES OF UP TO 13.5%

There certainly is a change in market perception in our region, and its showing in the data both with Domian and Real Estate.com.au. Over the last quarter house price margins have seen lifts up to 13.5% with there being no sign of this changing. Land is seeing lower gains but still in the black. Its good to see some positive growth. Enquiries are up and listings are strong. There certainly is a need for more house stock in the region, with houses selling as quick as we can market them. Two properties over the 50 acre size with houses have sold in the first week of listing. So if your planning on selling, or know someone who is! Please send them to your local Agents at Elders Curra Country.

BoM recorded a total of 163.4mm of rainfall during the month of March for the Gympie Region. The raintanks are full and dams overflowing. Gardens are blooming and lawns needed mowing. This is great news for anyone who may be considering selling as photos of your property will be at their best 😊

In the rental area, we certainly have a need for more investment properties. Every day we have people dropping in or calling looking for a property to rent. Now may be a good time to grab a block of land and build a home as an investment – the returns will certainly be good.

### OTHER STORIES INSIDE THIS ISSUE:

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- A bit of history...



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**Real Estate**



## NEWS FLASH!

\$66 million of new investment will create up to 300 new jobs across the Fraser Coast as two new manufacturing businesses move into the region. "Council is strongly supporting investment on the Fraser Coast by working with the Rheinmetall/NIOA Joint Venture to establish a \$60 million munitions factory in Maryborough and Astro Aero to establish an aircraft manufacturing plant at the Hervey Bay airport," Fraser Coast Mayor George Seymour said. The announcement follows the announcement by Hyne Timber of a new \$20-million glue laminated timber plant to be built in Maryborough's Industrial Estate, creating up to 42 new jobs. Downer has also secured a \$150-million contract to repair trains for the state government.

## YOUTH PRECINCT

A regional level, Gympie Youth Precinct Recreation Hub is planned for the old Gympie Memorial Pool site. This exciting project responds to the growing needs of the Gympie community and its youth by supporting positive community, health and youth engagement opportunities within the region.

## GYMPIE BYPASS

Early March saw the first of 29 homes in the path of Section D of the Gympie Bypass has been demolished as preliminary clearing works begin.

The house at the corner of Sandy Creek Rd and Rocky Ridge Rd was cleared last week. The 26km stretch of Section D is the final and most expensive leg of the 62km Bruce Highway Upgrade (Cooroy to Curra) project. The Department of Transport and Main Roads said yesterday it was undertaking pre-construction activities in readiness for Section D.

## DICKABRAM BRIDGE – A BIT OF IT'S HISTORY

IN ONE of the big steel cylinders holding up Miva's Dickabram Bridge, it is believed the body of one of the men who helped build it rests inside. As work is carried out on the bridge over the next few months, the memory of the tragedies that marred the building of the 133-year-old structure have been recalled. The most well-known was the disappearance of a worker who was presumed to have died while wheeling a barrow of cement to tip into one of the four big steel cylinders. It is believed the man wheeled his barrow over the edge and fell into the wet cement. No one actually saw it happen, but neither the man nor his barrow were ever seen again and it is believed several other barrow loads were quickly tipped on top of him.

Work on the bridge started last month and is set to continue until November 29. The bridge will be closed until that time as some of the aged timber girders, decker and piles are replaced. Due to the age and design of the bridge, coupled with the complexity of the required rehabilitation works, the project cannot be completed without full bridge closures. The rehabilitation project could extend into 2020, but the existing funding allocation is due to be spent this year. A statement from the Department of Transport and Main Roads said if further funding was secured, it would update the public regarding works beyond 2019. "The department recognises the impact that the bridge closures have on the community," the statement read. "Multiple crews will continue to operate, where practical, to accelerate the works."

*Well until next month, I wish you, your family and friends good health, love, laughter and happiness.*

*Kindest regards,*

*Karen Sleightholm*