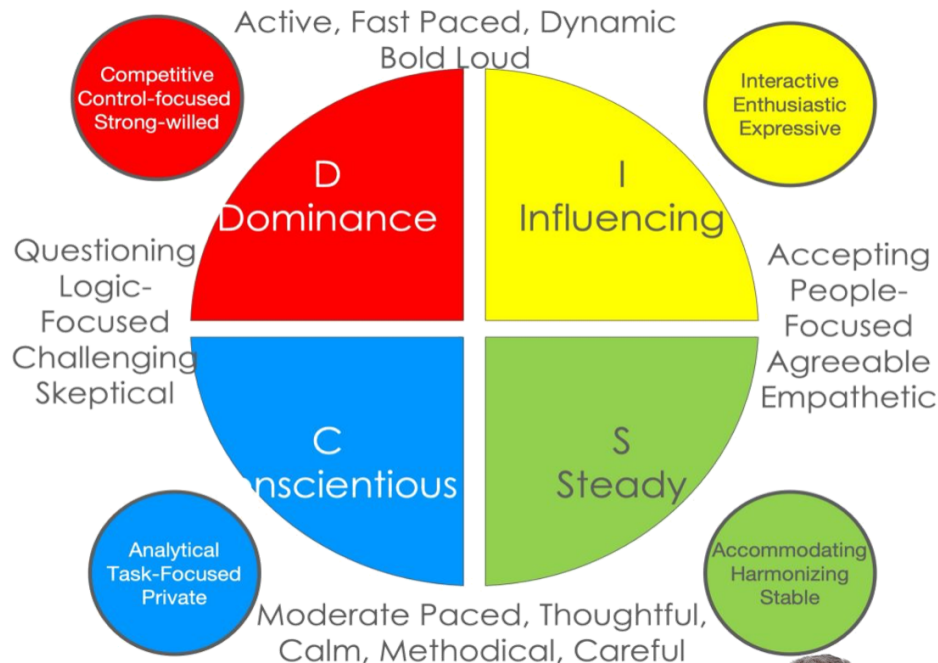


102/217 Lutwyche Road

Windsor, QLD



Discover an exceptional investment opportunity with two prime retail/commercial properties strategically positioned in the heart of Windsor. This package offers a 399sqm café on the ground floor and a 173sqm premium office space on the first floor, combining steady income with future potential.

Currently generating a combined annual rental income of \$90,750 with strong tenants, this property represents a unique opportunity for investors seeking a ready cash flow with minimal management. The ground floor café, operated by Royal Café, is thriving with a 5-year lease until November 2028 plus options. The first-floor office, leased to King Financial, is currently providing steady income until March 2025.

Positioned within the prestigious Windsor Portal development, which features 49 residential units above, this property benefits from built-in clientele and exceptional exposure on Lutwyche Road with more than 65,000 cars passing daily. Located just 3km from Brisbane CBD and only 400m from the Airport Link Tunnel, the property enjoys unmatched connectivity.

The modern development includes valuable amenities such as secure parking, automatic security gating, and visitor car parks. Both lots are strata titled, with the café returning \$25,750 p.a. (+ outgoings + GST) and the office space earning \$65,000 p.a. Located in a DC2 (District Centre Corridor) zone, the property presents significant long-term investment potential in one of Brisbane's most rapidly developing inner-city precincts.

This property will be offered for sale via Public Auction on Wednesday 5 March 2025 at 11am (if not sold prior), representing an excellent opportunity for astute investors to secure a quality commercial asset in a premium location.

Key Information

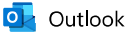
Investment Type	Retail
Purchase Price	\$1,200,000
Net Yield	5.0%
Property Market Status	Pre Market

Key Highlights

- Dual income stream from two complementary commercial strata properties
- Combined net rental income of \$81,364 p.a. (until 31/03/2025)
- Prime location just 3km from Brisbane CBD with exceptional exposure
- Established café with 5-year lease until 2028 plus 2 x 3 year options
- Premium office space with panoramic views on first floor
- Sits within a modern residential complex providing built-in clientele
- Outstanding visibility with 65,000+ vehicles passing daily
- Just 400m from Airport Link Tunnel and close to public transport
- Secure undercover parking with dedicated spaces
- DC2 (District Centre Corridor) zoning offering investment security
- Excellent opportunity for owner-occupier of the office space
- Low maintenance modern building completed to high standards

Background Information

How old is the asset?	twenty-five
Vendors reason for selling?	None
How many days the property has been on the market with the selling agents?	20 Days
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	10 years
How long have they been in business overall?	25 years
Is the property in a flood zone?	Yes
Is this lease a leaseback arrangement?	No
Is maintenance work required?	Yes



RE: 279 Old Logan Rd Camira

From ODwyer, Philip <Philip.ODwyer@colliers.com>
Date Fri 11/04/2025 12:31 PM
To Nick Russell <nick@rethinkinvesting.com.au>

Number	Street	Suburb	State	Type	Tenant	Period	NLA	Land Size	Sale Price
389	Poitiers Street	Deniliquin	NSW	Regional	Fur Life Vet	Dec-24	352	1,765	\$ 1,275,000

Philip ODwyer
Director, Brisbane Metro Sales | Investment Services
Direct: [+61 7 3370 1777](tel:+61733701777) | Mobile: [+61 451 419 885](tel:+61451419885)
Main: +61 7 3229 1233
Level 5, 1 Eagle Street | Brisbane, QLD 4000 | Australia
[Linkedin](#) | [X](#) | [Youtube](#) | [WeChat](#) | [View Privacy Policy](#) | [We welcome your feedback](#)



From: Nick Russell <nick@rethinkinvesting.com.au>
Sent: Friday, 11 April 2025 11:45 AM
To: ODwyer, Philip <Philip.ODwyer@colliers.com>
Subject: Re: 279 Old Logan Rd Camira

Thanks Phil, could be a goer.

Can I please get a copy of the lease?

Might be a bit tight on the yield (not that I disagree given the land area) and the LVR might be lower given the specialized facility so I don't want to guarantee a buyer but I'll definitely have a crack.

Do you have some comp rents for Greencross or other vets by any chance?

Regards,



Nick Russell
Acquisitions Specialist
T: [+61 452 588 777](tel:+61452588777)
E: nick@rethinkinvesting.com.au
W: www.rethinkinvesting.com.au



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From: ODwyer, Philip <Philip.ODwyer@colliers.com>
Sent: Friday, April 11, 2025 11:28:56 AM
To: Nick Russell <nick@rethinkinvesting.com.au>
Subject: 279 Old Logan Rd Camira

Nick,

I sold this property back in 2018. The Owner would look at an offer of \$1,600,000.

Greencross is the tenant and the next 5 year option term commence in January 2027.

Net income is now \$86,000 or \$79,275 after land tax which isn't recoverable.

Big block of land though not sewerred at the moment.

Philip ODwyer

Director, Brisbane Metro Sales | Investment Services

Direct: +61 7 3370 1777 | Mobile: [+61 451 419 885](tel:+61451419885)

Main: +61 7 3229 1233

Level 5, 1 Eagle Street | Brisbane, QLD 4000 | Australia

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Location Information

Windsor is a highly sought-after inner-city suburb located just 3km from Brisbane's CBD, offering exceptional connectivity and investment potential. The property sits in a **strategic position** on busy Lutwyche Road, a major arterial route connecting Brisbane's northern suburbs to the city centre.

The immediate area benefits from **outstanding transport infrastructure** with the property situated only 400m from the Airport Link Tunnel, 2km from the Northern Busway, and just 10km from Brisbane Airport. This exceptional connectivity ensures constant exposure and accessibility.

Windsor has undergone significant transformation in recent years, attracting professionals and young families, creating a **thriving local economy**. The property is just metres from the popular Lutwyche City shopping precinct and enjoys proximity to numerous amenities, hospitals, and educational facilities including Royal Brisbane Women's Hospital just 1.5km away.



OVERVIEW OF LICENSING REQUIREMENTS IN AUSTRALIA

STATE	LICENSING REQUIREMENTS	CPD REQUIREMENTS
Australia wide	Must hold a Corporation License in every state. Mutual recognition automatic or otherwise only applies to individuals, not corporations.	<p>NSW, ACT, Tasmania, and WA now. QLD CPD commences 6 June 2025, VIC As announced under the Housing Statement in November 2023, mandatory CPD will begin later this year (2025). Mandatory CPD will apply to all agents and be accompanied by new training and licensing requirements across the real estate sector.</p> <p>CPD is required in each 12 month period and is required for renewal of license or registration.</p>
	Every Corporation License must have a nominated person who holds the required individual license responsible for the running of the business which makes them accountable for all actions of the business and employed staff in each state and territory.	
	<p>All employees of the business involved in real estate transactions must hold the appropriate license or registration for that jurisdiction but can work cross border where Automatic Mutual Recognition applies.</p> <p>Contractors are considered to be independent agents and must operate in conjunction with the licensed entity rather than for them. This requires separate licensing and requires the contractor to have their own insurances, policies, and procedures as you would expect from a licensed agent</p>	
QLD	Real Estate License consists of 19 specific units, 17 of which are Certificate IV and 2 Diploma units, essentially Certificate IV plus one extra unit attached, there is no experience component required YET, but it may apply in the future. Therefore currently the quickest way to a real estate license. Downside is that QLD have not signed up for Automatic Mutual Recognition and therefore their license may not be reciprocated by the other state or territory licensing authority although NSW and VIC still recognise QLD licenses	<p>Commencing 6 June 2025</p> <p>Under the new rules, you must complete 2 approved CPD sessions each year to keep your licence or registration. This applies to all licensed agents and registered salespersons including property managers, Exemption applies</p> <p>You don't need to complete CPD training if:</p> <ul style="list-style-type: none"> your licence was first issued less than 12 months ago—you only need to start CPD 12 months after your licence was first issued <p>Also able to apply under an “exceptional” circumstances which must be both unforeseeable and unavoidable and not related to time management</p>
	<p>Regulatory Authority: QLD Fair Trading</p> <p>Entry level to the industry is a sales registration which consists of 12 units from the Cert IV and covers both sales and property management</p> <p>QLD also has a limited business letting real estate agent licence, but this only covers dealing with selling or leasing businesses and excludes all other areas of real estate practice</p> <p>Consists of 11 Cert IV specific units</p>	

	https://www.qld.gov.au/law/laws-regulated-industries-and-accountability/queensland-laws-and-regulations/regulated-industries-and-licensing/regulated-industries-licensing-and-legislation/property-industry-regulation	<p>Your CPD year is based on the date your licence or registration was issued. This means your CPD year is specific to you.</p> <p>Any CPD you complete before your first CPD year starts won't count towards your mandatory requirements.</p> <p>Only the approved CPD sessions listed on this page will count towards your 2 mandatory CPD sessions.</p> <p>You can choose to complete:</p> <ul style="list-style-type: none"> • a Type 1 session and a Type 2 session <p>or</p> <ul style="list-style-type: none"> • 2 of the Type 1 sessions. <p>Further details:</p> https://www.qld.gov.au/law/laws-regulated-industries-and-accountability/queensland-laws-and-regulations/regulated-industries-and-licensing/regulated-industries-licensing-and-legislation/property-industry-regulation/get-a-property-industry-licence-or-registration/continuing-professional-development
NSW	<p>The business must have a Licensee in Charge (LIC) who holds a current NSW Class 1 real estate agents license. Note: LIC can be in charge of more than 1 place of business but must ensure proper supervision of each place of business.</p>	<p>CPD period: 1 July to 30June each year</p> <p>Class 1: 5 hours and 4 Mandatory topics</p> <p>Class 2: 5 hours and 4 Mandatory topics</p> <p>Compulsory topics are specified by NSW Fair Trading</p> <p>Topics are broken into residential sales, residential property management, business agents, commercial agents, strata managers and stock and station agents</p> <p>Assistant Agent: must complete a minimum of 3 units from the Class 2 licensing qualification towards the Cert IV in each CPD year</p>
	<p>Regulatory Authority: NSW Fair Trading</p> <p>Employees must hold a Class 1, Class 2 license, or assistant agents registration.</p> <p>Employees can only hold an assistant agents registration for a maximum of 4 years by which time they must have completed the qualification and work experience requirements to apply for a Class 2 Licensee.</p>	

	<p>Pathway Assistant Agent 12 months with approved work experience logbook to move to Class 2 License, Class 2 License 2 years with approved work experience logbook to move to Class 1.</p> <p>Qualification Assistant Agent complete 5 Cert IV core units Class 2 must complete full 18 Unit Cert IV, Class 1 must complete 12 Unit Diploma</p> <p>Registered Assistant Agents and Class 2 License holders have some work restrictions</p> <p>Contractors Class 2 can own a business but must employ a Class 1 License holder to run it for then. Class 1 cannot run separate corporations unless they are related entities.</p> <p>https://www.fairtrading.nsw.gov.au/housing-and-property/property-professionals</p>	<p>NSW CPD currently changes each year, and this is only current to 30 June 2025</p> <p>https://www.fairtrading.nsw.gov.au/housing-and-property/property-professionals/working-as-a-property-agent/Continuing-Professional-Development-CPD-requirements</p>
ACT	<p>The business must have a Principal Licensee who holds a current ACT Class 1 real estate agents license.</p> <p>Regulatory Authority: Access Canberra</p> <p>Employees must hold a Class 1, Class 2 license, or assistant agents registration. Employees can only hold an assistant agents registration and are required to complete a further 5 Cert IV units in their first 12 months of registration.</p> <p>Contractors can hold a Class 2 license in ACT but only if they have an exemption, we don't know of any that are applicable, and our solicitor advised us that Contractors should hold an independent Class 1 license due to a range of legal considerations to prove their independence as is compulsory in NSW and most ACT agents trade cross border currently</p> <p>https://www.accesscanberra.act.gov.au/business-and-work/real-estate-and-property</p>	<p>CPD period for :</p> <p>License holders: 1 July to 30 June each year</p> <p>Assistant Agents: 1 November to 31 October each year</p> <p>Class 1 & 2 & Assistant Agent: must complete 12 points, 8 of which is a unit of competency from a real estate qualification and 4 points delivered by a recognised industry expert or qualified trainer. There is a base category, but this is limited to 2 points which is 4 hours for watching videos or viewing property updates and similar</p> <p>https://www.legislation.act.gov.au/ni/2022-443</p>
VIC	<p>Regulatory Authority: Consumer Affairs Victoria</p> <p>The business must have an Officer in Effective Control of the business who must hold a current Vic real estate agents license and manage the businesses principal office. Each Branch Office the business must have a licensed real estate agent responsible for the management of that business</p> <p>Employees must hold a current real estate agents license or be registered with the Victorian Business Licensing Authority to work as an Agents Representative.</p>	<p>Currently Nil</p> <p>However, As announced under the Housing Statement in November 2023, mandatory CPD will begin later this year (2025). Mandatory CPD will apply to all agents and be accompanied by new training and licensing requirements across the real estate sector.</p>

	<p>To become an Agents Rep must complete the full 18 Unit Cert IV</p> <p>To become a licensed agent you need to complete the 12 Unit Diploma and must have at least one full years' experience working as an Agents Rep</p> <p>Some older qualifications are still accepted in VIC and Agents Rep</p> <p>An Agents Rep is an ongoing qualification that is attached to the employer licensed business entity but is portable using the Statement of Attainment from the original course</p> <p>https://www.consumer.vic.gov.au/licensing-and-registration/estate-agents</p>	
TASMANIA	<p>The business must have a licensed real estate agent responsible for the day today running of the business and that person must be a director of the licensed corporation.</p> <p>Regulatory Authority: Property Agents Board (also supported by Consumer Building and Occupational Services TAS)</p> <p>Employees of the business must hold a real estate agents license or a property manager license or a property representative.</p> <p>Property representatives must complete an exam with the Property Agents Board or satisfy the Board they have sufficient knowledge by examination or inquiry</p> <p>Property representative must complete the CPP41419 Certificate IV in Real Estate Practice in 3 years.</p> <p>License requires completion of the full 12 Unit Diploma</p> <p>https://www.propertyagentsboard.com.au/qualifications.html</p> <p>Details about real estate agents can also be sourced from Consumer, Building & Occupational Services TAS</p> <p>https://www.cbos.tas.gov.au/topics/housing/buying-selling-property/real-estate-agents</p>	<p>CPD period: 1 May to 30 April each year</p> <p>License holders & Property representatives : CPD requirements are specified on individual license holders license and can be completion of:</p> <ul style="list-style-type: none"> • a unit or units of competency or • 8 or 12 CPD points <p>CPD training must be approved by the Property Agents Board who assign a points value to the training.</p> <p>https://www.propertyagentsboard.com.au/continuing-professional-development-cpd.html</p>
SA	<p>Regulatory Authority: Consumer and Business Services</p> <p>The business must Registered Land Agent (RLA) as a manager of the corporations business who holds a current RLA license. Note: Each place of business (Branch Office) must have an RLA or sales representative who hold current licences.</p>	<p>Nil</p> <p>Not at this time,</p>

	<p>Employees of the business must hold a RLA license or sales representatives license (for sales activities) and/or property management license (for property management activities). .</p> <p>Note: there are supervision requirements for new sales representatives.</p> <p>The qualification depends upon whether the Registered Land Agent is for Sales, Property Management or both and there are different qualification requirements for each one</p> <p>Registered Sales Representative: www.cbs.sa.gov.au/documents/registered_sales_representative_qualifications.pdf</p> <p>Registered Property Management Representative: www.cbs.sa.gov.au/documents/registered_property_manager_qualifications.pdf</p> <p>Categories: https://www.cbs.sa.gov.au/documents/licence_categories_guide_land_agents.pdf</p> <p>Unrestricted: https://www.cbs.sa.gov.au/documents/land_agent_qualifications.pdf</p> <p>Overall: https://www.sa.gov.au/topics/business-and-trade/licensing/real-estate</p>	<p>However, agents who are members of voluntary industry associations such as REISA are required to complete CPD as a condition of their membership</p>
WA	<p>The manager of the business is a person in bona fide control who holds a current triennial certificate an endorsed on the Corporation license. Requirements vary depending on the size of the corporation and number of directors. Refer https://www.wa.gov.au/government/multi-step-guides/real-estate-and-business-agents-licensing/real-estate-and-business-agents-licence-body-corporate-new</p> <p>Note: Each place of business (Branch Office) must have a nominated branch manager who holds a current Triennial Certificate.</p> <p>Regulatory Authority: Department of Energy, Mines, Industry Regulation and Safety (supported by Consumer Protection WA)</p>	<p>CPD Period: 1 January to 31 December each year</p> <p>Real estate agents & Sales representatives: must complete:</p> <ul style="list-style-type: none"> • 3 mandatory CPD points specified by DEMIRS • 7 elective CPD points approved by DEMIRS <p>https://www.consumerprotection.wa.gov.au/continuing-professional-development-cpd-real-estate</p>

	<p>Employees of the business must hold either a Triennial Certificate or sales representative registration either unrestricted or restricted. If a restricted registration is held the employee can only conduct the restricted functions either sales or property management.</p> <p>Like SA there are sales and PM pathways through Registration</p> <p>Unrestricted, Sales or PM</p> <p>https://www.wa.gov.au/government/multi-step-guides/real-estate-and-business-sales-representatives-registration-including-property-managers</p> <p>https://www.wa.gov.au/government/multi-step-guides/real-estate-and-business-sales-representatives-registration-including-property-managers/real-estate-and-business-sales-representatives-registration-including-property</p> <p>See Prescribed qualification requirements which shows all 3 pathways</p> <p>Individual license requires completion of the full Diploma and unrestricted Registration completion of the full Cert IV</p> <p>https://www.wa.gov.au/organisation/service-delivery/real-estate-licensing-and-registration#real-estate-and-business-agents-licensing</p>	
NT	<p>The business must be licensed and have a Business Manager who is ineffective control of the agency's business. The Business Manager must hold a current NT real estate agents license.</p> <p>Regulatory Authority: Agents Licensing Board (supported by Department of Trade, Business & Asian Relations)</p> <p>Employees must hold a full license real estate agents or a restricted real estate license restricted to the sales or property management functions.</p> <p>https://dtbar.nt.gov.au/boards-and-committees/agents-licensing-board</p> <p>Licensing: https://nt.gov.au/industry/licences/property-and-business-agent-licensing</p>	<p>Nil</p> <p>Not at this time,</p> <p>However, agents who are members of voluntary industry associations such as REISA are required to complete CPD as a condition of their membership</p>



	https://nt.gov.au/industry/licences/property-and-business-agent-licensing/real-estate-business-and-conveyancing-agents/training-for-real-estate-and-business-agents Cert IV and Diploma required in NT, you need an unrestricted Registration and the Cert IV and Diploma both have specified units that must be completed	
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DISCLAIMER: These are the most common licensing and CPD requirements for agents and businesses in real estate practice however there are variations in each state and territory which may be relevant to RETHINK. This overview DOES NOT cover the full compliance requirements for a real estate business. If in doubt we recommend RETHINK seeks their own legal advice.

As you can see there are currently 8 different jurisdictions for real estate practice in Australia which require constant monitoring to keep up to date

The simplest way forward is for automatic mutual recognition which all states and territories except QLD have signed up for at this point

This allows you to work in other states with and under your home state license as long as you keep it current, abide by the CPD and renewal requirements in your home state and follow the laws of the other jurisdiction when operating outside of your home state, it also involves being registered with the other state or territory regulatory authority and completing any conditions that they place on you when working within their jurisdiction such as paying any fees, completing any extra prescribed training or abiding by their specific laws

NSW is not yet automatically recognising other state or territory licenses, but NSW Fair Trading website indicates this is scheduled for 1 July 2025 although the same applied last year and it was extended for a further 12 months


As far as we are aware all states except NSW (and QLD who did not sign up for it) have Automatic Mutual Recognition for real estate licenses

Tenant Information

Royal Café (Lot 1) occupies the ground floor space of 399sqm and is operated by an established local business. This thriving café provides coffee and meal service 7 days a week and is well-supported by residents of the building. Operating with a compact commercial kitchen, the café also offers meals through popular delivery services including Menu Log, Uber Eats and Deliveroo. The business has been at this location since November 2023 on a 5-year lease with options.

King Financial (Lot 101) currently occupies the premium first-floor office space of 173sqm. This financial services business has been in the space since October 2019 on a 5-year and 6-month lease term, which is set to expire on 31 March 2025. The tenant has already indicated they will not be exercising their option to extend.

PROUDLY PRESENTED BY RE/MAX U



Deepen Khagram

Q1

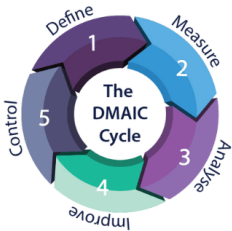
Q2

Q3

Q4

FY26

TBD



From: Adam Farrell <afarrell@gartland.com.au>
Sent: Monday, 22 July 2024 11:58 AM
To: 'tim@boracking.com.au'
Subject: FW: 8 Collopy St

Hi Tim,

We have reassessed and the Build area sqm is 3,482 approx

GARTLAND

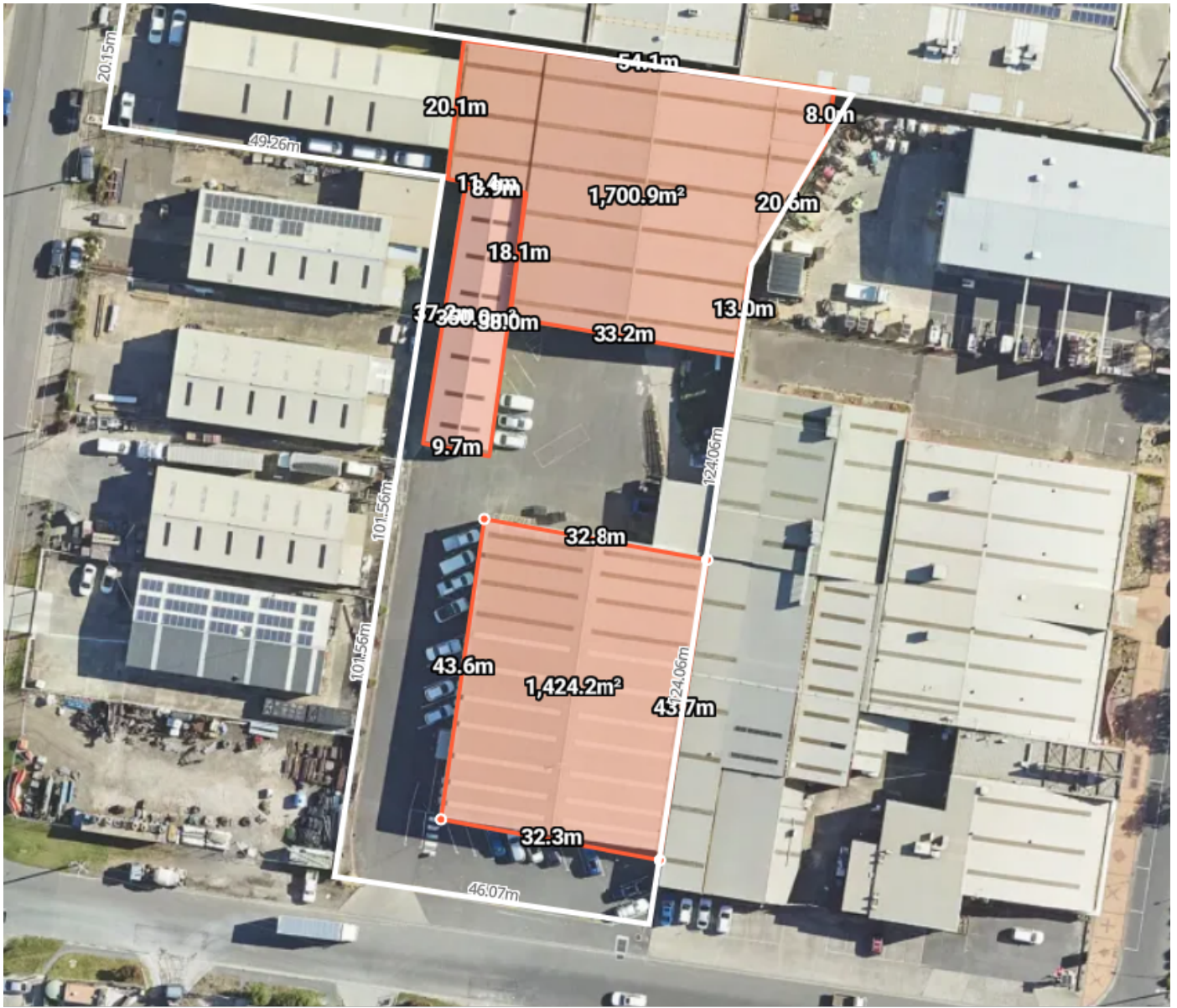
Adam Farrell
Commercial Sales & Leasing
+61 439 309 928

71 Little Malop St
Geelong VIC 3220

03 5224 2204
gartland.com.au

Subject: 8 Collopy St





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

Financial Overview

This investment opportunity presents a **solid financial foundation** with current combined rental income of \$90,750 per annum.

The ground floor café (Lot 1) generates **\$25,750 p.a.** with the tenant paying 100% of outgoings. The tenant is on a 5-year lease commencing 09/11/2023 until 08/11/2028 with two 3-year options available, providing long-term income security. Annual reviews are set at 3%.

The premium office space (Lot 101) provides **\$65,000 p.a.** with no outgoings paid by the tenant. This lease expires on 31/03/2025, offering either continued rental income or the possibility for an owner-occupier to utilize the space.

Total outgoings across both properties amount to approximately **\$15,397 p.a.**, resulting in a net income of \$81,364 p.a. until 31/03/2025. After this date, the net income will be \$16,576 if the office becomes vacant.

This dual income stream provides excellent security for investors with the potential for capital growth in this developing inner-city location.

[Rental Yield Calculator](#)

Rental Comparison

sssss

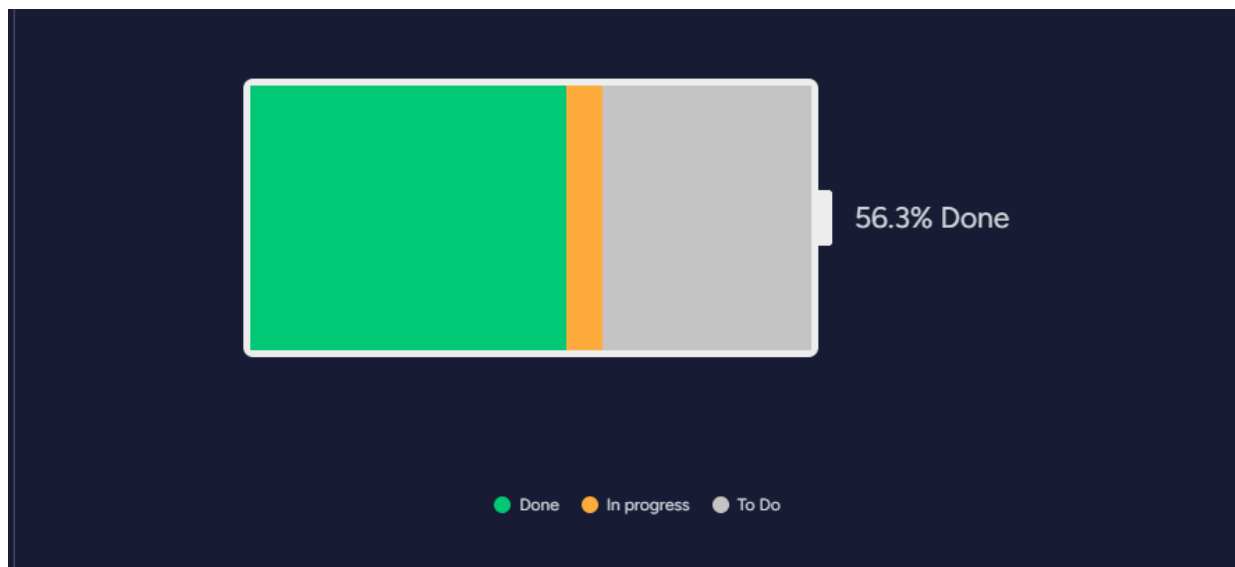
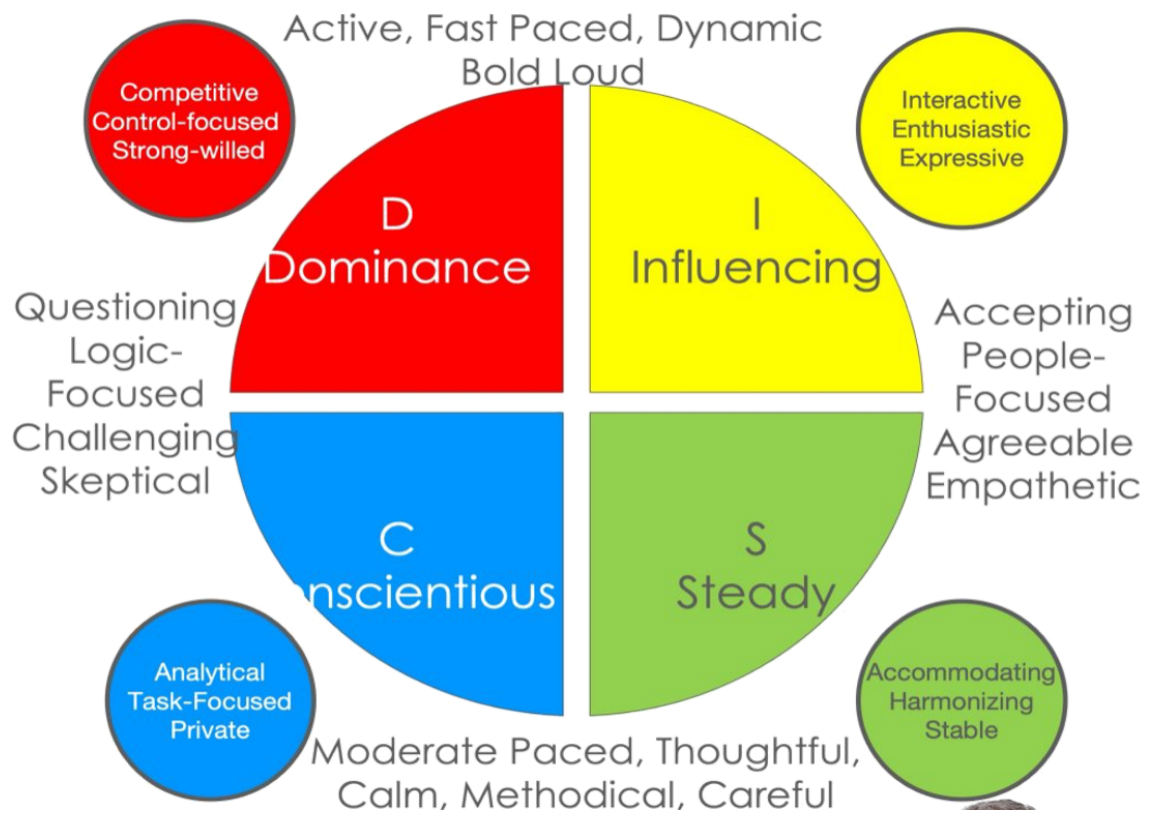
Special Conditions

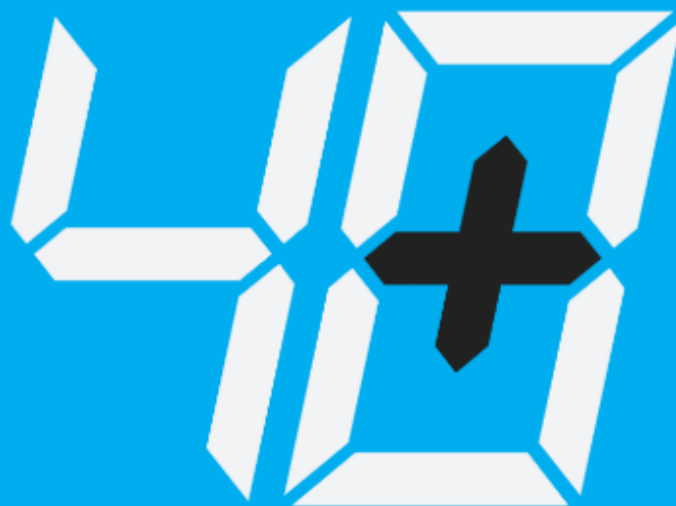
asdfsdfsdfs

Offer to Purchase

Offer to Purchase	\$1,200,000
Initial Deposit	\$12,000
Due Diligence	28
Finance Days	Not specified
Settlement	30

More Images





MAPS 40+
MAPS FITNESS
PRODUCTS





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.