

PROPERTY RISK VALUATION

1 Fairview Course
Mossman
North Queensland 4321



RISK RATINGS

VERY LOW

MILD

MODERATE

HIGH

Neighborhood

Statistics show no crime in local area. Sparsely populated area occupied by affluent, mainly retired demographic.

Improvements

Beautifully maintained, 3-bedroom modern residence that is well suited to the local environment. This residence would require minimal upkeep.

Property Market

Even though it is in a remote rural region, this area has been buoyed by demand from high earning professionals or wealthy retirees in the past decade, seeking secluded holiday homes in remote pristine parts of the state.

Location

Although this is an enviable, unique location surrounded by a pristine, heritage-listed reserve, it is isolated without WIFI and with the closest town 30km away.

Saleability

While this is a beautiful location, it may be difficult to sell quickly given its remote location with lack of amenities like shops, schools and health services close-by, and with limited employment opportunities within 50kms.

Land Site

As this site is on the bank of the river it is vulnerable to major damage from flooding that is known to occur in this northern region during the wet season when river levels can rise fast.

This valuation is subjective and takes into account a number of different factors. Before relying on this assessment, please consult our certified property valuers to confirm that it is suitable for your purpose.



ZESTADO
PROPERTIES

MAR
2022