



## New Sales Listings



### 6 Arnhem Road - \$950,000

East Arnhem Real Estate proudly presents an exclusive investment opportunity - the Nhulunbuy Mixed-Use Commercial Complex. Situated on 1650m<sup>2</sup> of prime land, this property features a total of 509m<sup>2</sup> of office, retail, and light industrial space with main road frontages for maximum visibility.

With a solid 13% Return on Investment, this asset is a lucrative prospect for investors. The diverse mix of office and light industrial tenancies includes 125m<sup>2</sup> of office space and a popular bakery & café spanning 384m<sup>2</sup>, with full occupancy ensuring a consistent revenue flow.

Income is well diversified across both tenancies, offering stability and potential for future growth. On-site car parks add convenience for tenants and customers alike. The commercial complex is currently home to established businesses JC Smith & Associates and the renowned Peninsular Bakery & Café.



## Year one ...

Over the past month EARE has celebrated the one year anniversary of Gapawiyak Housing Maintenance officers Wesley and Leon and Gapawiyak Community Housing Officer Edith.

Our team are grateful for the dedication and efforts of our staff members. Their commitment to servicing their community is commendable, and we are thrilled to celebrate their one-year anniversary with us. It's a testament to their professionalism and passion for supporting the growing awareness and care for remote properties in our region.



## Mothers Day at East Arnhem Real Estate

### Hannah

This year feels really different for me because my three daughters are living in Brisbane. I miss them so much. It's the first time I've been out numbered with two boys in the house!

I always wondered if I had been a good mum when my girls were little but now I look at them all grown up and I realise that I did a good job because they have grown up into the most beautiful, kind, caring, respectful, hard working people I know and I could not be prouder.

I'm nw learning how to be a mum of a little red headed boy and it's very different but he is smart and kind and he is loved by so many people. Honestly, it takes a village to raise children into good people and my village of people can look around now and be proud of our children. Our children make the world a better place and I'm the proudest mum everyday but more so on Mother's Day x



### Kiandra

As a fur mom to my cat Taco, it's a day to cherish the small moments and happiness she brings into my life.

Mother's Day is also a day for reflection and appreciation, not only for my mum but also for my grandmother and aunt.

These remarkable women have each played a vital role in shaping the person I am today.



### Emilie

Mother's Day really means a lot to me. As a mum to two, almost three, beautiful children, it's a day that hits close to home. Even though I celebrate my own mum on a different day, with being from the UK, this day still holds a special place in my heart. It reminds me of all the support and the priceless lessons she's given me, which really guides me in my own parenting. Above all, it's a day that makes me appreciate just how much my mum means to me and how she inspires me to be the best mum I can be.





**RAC Business Centre | \$175-\$275**



## What's happening this month

<b>03 May</b>	NCC Swimming Carnival
<b>06 May</b>	May Day (Public Holiday)
<b>11 May</b>	ADA Disco Bingo
<b>12 May</b>	Mothers Day
<b>17 May</b>	Walk Safely to School Day
<b>25 May</b>	May Community Markets

## Meeting Spaces

Our meeting rooms offer the perfect blend of functionality and sophistication, providing a conducive environment for productive discussions and collaboration. Equipped with audiovisual technology, high speed internet access, and comfortable furnishing, our rooms are designed to meet your every need.

Whether you're hosting a small team meeting or a large corporate event we have two room sizes to accommodate your needs. Located in a prime location with convenient access to amenities, our meeting rooms offer the ideal setting for your business gatherings.

Book online through our website [www.eare.com.au](http://www.eare.com.au)

## Current Listings

### FOR SALE

- 23A Pera - \$495,000 - Under Contract
- 10 Beagle Circuit - \$760,000
- 1 Fusina Close - \$760,000 Under Contract
- 6 Arnhem Road - \$950,000

### FOR RENT

- 6B Traeger - \$700 pw
- 2 Traeger close - \$1500 pw
- Lot 85 Galpu Road - \$650-\$850 pw
- Lot 259 Laynhapuy close - expression of interest

### SHORT TERM ACCOMMODATION

- Workers Camp - Single ensuite rooms - \$175 per night.
- RACBC Yanawal units - \$270 per night
- RACBC Meeting Room - \$175 for 4hrs
- RACBC Board Room - \$275 for 4hrs

*If you have an unoccupied property or simply want to better understand the current market, reach out to one of our quality agents and we can provide a current market rental or sales appraisal.*

## Meet Brendan! Our new Indigenous Housing Maintenance Trainer

Hi, I'm Brendan, a twenty-nine year old plumber who relocated to Nhulunbuy from Darwin. I made this move because I was looking for something new after several years working in the construction industry. Having the opportunity to help upskill people in remote community is something I'll enjoy. It's a beautiful country and to be able see even more of it will be great and something I am really looking forward to

