



Factsheet: Sale of Amaroo Holiday Apartments (Magnetic Island), Queensland

Defence has identified the 2.7 hectare Amaroo Holiday Apartments, Magnetic Island, QLD (the site) as surplus to Defence requirements. Proceeds from the sale will be reinvested in support of the Australian Defence Force.

The site consists of two land parcels, Lot 27 with the built infrastructure is 5,456m² and Lot 100 which is bushland only and is 2.155 ha. The street address is 33 Armand Way, Arcadia, QLD 4819 and is shown on the below map.



Aerial image of former holiday apartments at Magnetic Island 33-49 Armand Way, Arcadia, Magnetic Island QLD



Who is going to buy the site?

On 6 September 2023, the Queensland Government purchased Lot 100 for ongoing conservation purposes.

On 30 October 2023, the Assistant Minister for Defence, the Hon Matt Thistlethwaite MP (AMINDEF) hosted a community forum on Magnetic Island regarding the anticipated open market sale of the remaining portion (Lot 27) of the former Amaroo Holiday Apartments.

At the conclusion of the forum, AMINDEF committed to pausing the open market sale and for Defence to undertake further consultation with the community interest groups.

Defence is planning future community consultation with the community interest groups and local residents through a community forum. Defence intends for this to occur before the end of the year, subject to availability of relevant parties. If unable to consult prior to end of year, consultation will occur early in the new year.

When is the site going to be sold?

Defence is planning to complete the divestment by 2024.

What can the new owner do with the site?

This is primarily a matter for the new owner, in consultation with Townsville City Council and the Queensland Government.

Is Amaroo Holiday Apartments contaminated?

Consistent with its age, the apartments do contain asbestos and lead based paint materials. Investigations have not identified any other known contamination at the site.

Helpful Links

Property Disposals website:

- <https://www.defence.gov.au/id/PropertyDisposals/>

Department of Finance website:

- <https://www.finance.gov.au/government/property-and-construction/commonwealth-property-disposal-policy>

Townsville City Council

- <http://www.townsville.qld.gov.au/>

