



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

Defence has identified the Amaroo Holiday Apartments, Magnetic Island, QLD (the site) as surplus to Defence requirements. The site is located at 45 Armand Way, Arcadia, QLD 4819.

The site is 5,456m² in size and contains four former Defence holiday apartments. In September 2023, surplus Defence land surrounding the site was divested to the Queensland Government for ongoing conservation purposes.



Image 1: Aerial image of former holiday apartments at Magnetic Island 45 Armand Way, Arcadia, Magnetic Island QLD

Who is able to purchase the site?

The site will be sold on the open market through an Expression of Interest campaign. Any individual or business that is legally able to purchase land in Australia is welcome to submit an offer to purchase the site.



When is the site going to be sold?

Expressions of Interest will open from 06 December 2024 until the close of business on 31 January 2025.

The listing can be viewed here:

[45 Armand Way, Arcadia \(Magnetic Island\)](#)

What can the new owner do with the site?

The site has a zoning overlay known as 'Environmental Management and Conservation'. The purpose of the Environmental Management and Conservation zoning overlay is to provide protection, restoration and maintenance of areas identified as supporting significant biological diversity and ecological integrity.

The footprint of any development is minimal and built form is to be of a low-key, low-rise scale.

Future development on the site is to be at a like for like basis and the environmental values of the site are maintained or enhanced.

Any plans for development on the site will be subject to approval by the Townsville City Council.

Are the Amaroo Holiday Apartments contaminated?

Consistent with its age, the apartments contain asbestos and lead based paint materials. Investigations have not identified any other known contamination at the site. Defence will share existing due diligence information with the future owner of 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/>

