

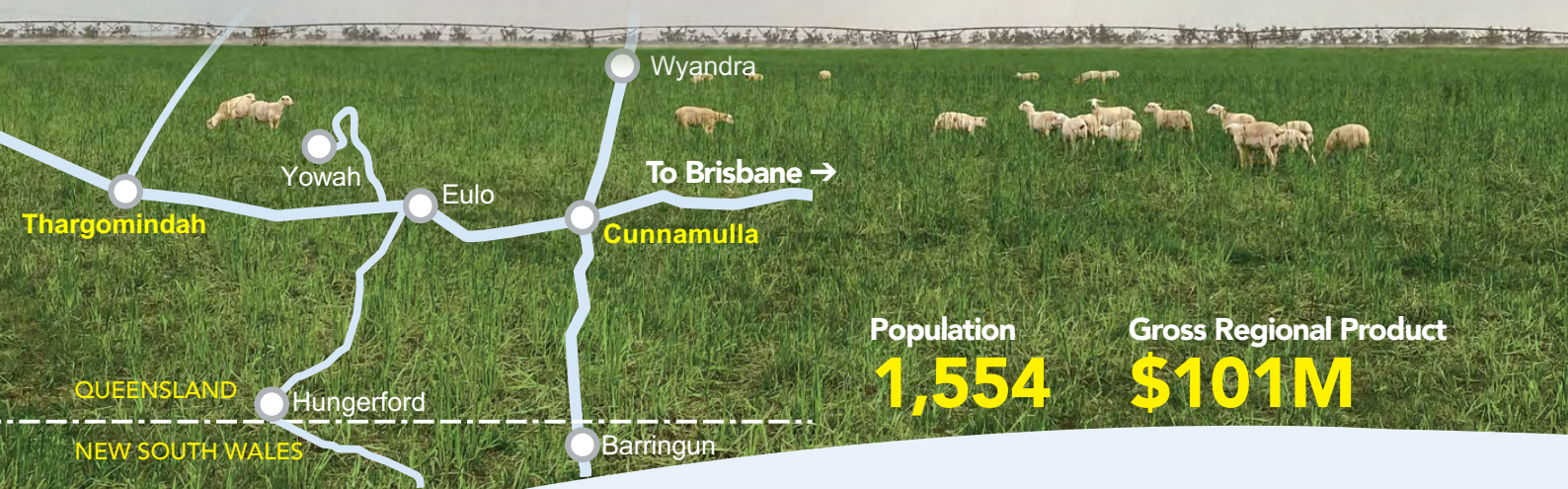


# Boundless

**Opportunities in the Paroo Shire**

[www.swqroc.com.au/invest/paroo](http://www.swqroc.com.au/invest/paroo)





Population  
**1,554**

Gross Regional Product  
**\$101M**

## Discover Paroo

- Sitting on the banks of the Warrego River, Cunnamulla is home to a thriving tourism sector that sees significant seasonal visitors explore the outback. Spa and Spring Tourism - A new hot springs and riverwalk attraction in Cunnamulla, which is expected to incorporate a sun terrace and massage rooms.
- Digital Readiness – Nearly \$2.4m of digital communication infrastructure, bringing reliable high-speed internet to Paroo Shire, right out to some of the furthest communities.
- The Great Artesian Basin provides water security for agriculture, particularly livestock. While \$1.34m recently invested in water bores ensures water access for the residents and small businesses of Eulo, Wyandra and Yowah.
- With recent investment of \$15 million in public infrastructure, including a new civic centre and sewage treatment plant, Paroo is open for business and visitation alike.
- Pristine rivers, potential for irrigation development and diversification into niche crops marks Paroo out as a place of significant agricultural opportunity.
- Paroo Shire is ideal country for wool and meat sheep, cattle and goats. Mulga provides a reliable, drought resistant fodder, while the rapidly expanding network of exclusion fencing increases the possibility of further intensive agriculture.
- At the crossroads of highways linking the channel country and the state capital, and Sydney to Darwin, the shire enjoys excellent transport links. This enables easy access to regional meat exporters at Charleville and cattle sale yards at Roma.
- This is mulga country. High in protein and quick to sprout again after lopping, the acacia plays an important role in maintaining Queensland's cattle breeding herd in good seasons and in drought.
- Marvel at the fire in our stone. Every year buyers for Europe's leading jewellers and tourists beat a path to the opal fields of Yowah and Koroit. Located among a major opal field, the southernmost mining centre in the region, Yowah offers convenient facilities, a permanent water bore and easy access.
- Encompassing the ancient lands of seven Aboriginal tribes, the shire has a rich indigenous history.

<p><b>Discover our Accessibility</b></p>	<ul style="list-style-type: none"> <li>• Solid regional connectivity at the junction of the Mitchell and Balonne Highways, enabling easy north-south and east-west access on sealed roads.</li> <li>• Digital connectivity rivals SEQ, and with recent investment in the latest infrastructure, fast and reliable internet is now available in Paroo.</li> <li>• There are twice-weekly flights from Cunnamulla airport to Brisbane, Toowoomba, St. George, and Thargomindah. Coach services to Toowoomba operate three times a week.</li> </ul>
<p><b>Discover our Affordability</b></p>	<ul style="list-style-type: none"> <li>• Median house price in Paroo makes it one of the most affordable places for buying a house.</li> <li>• Ease of establishing new businesses and developing land.</li> </ul>
<p><b>Discover our Amazing Lifestyle</b></p>	<ul style="list-style-type: none"> <li>• Land of giant wombats and kangaroos. Palaeontologists have begun probing one of Australia's best sites for prehistoric fossils near Eulo.</li> <li>• Pristine rivers, natural flora and fauna, bird watching, boating, fishing and camping, combined with magnificent sunsets and night skies make Paroo a truly special place.</li> <li>• Major drawcard events such as the annual Music in the Mulga outback music festival, Yowah Opal Festival, Cunnamulla Fella Roundup and Open Tournament golf.</li> <li>• The artesian baths at Charlotte Plains, east of Cunnamulla, featured recently on the TV series "Farmer Wants a Wife".</li> </ul>



Top four sectors  
**Agriculture, Health Care,  
 Public Administration, Mining**

Median house price  
**\$70,000**

## A Place in the Sun

Doug and Fiona have come from an amazing background spanning 20 years of film editing and television production for the likes of the BBC while working in locations around the world. While continuing their love of media, they then went into hospitality and have owned and operated numerous hotels across NSW and Queensland before “finding their place in the sun” where they bought the beautiful, historic Hotel Cunnamulla in 2016. Doug and Fiona saw potential in restoring it to its former glory as they recognised the uptick in regional migration and tourism.

“Our goal is to enjoy the work life balance the Paroo Shire offers as opposed to the daily rat race of city life.”

**Doug and Fiona**  
 Hotel Cunnamulla

## Boundless Opportunities for Investment

<b>Agriculture</b>	Significant opportunities to locate and expand livestock operations, with good proximity to supporting services including abattoirs and logistics.
<b>Industrial space</b>	A diverse range of available land, particularly in Cunnamulla.
<b>Logistics</b>	Crossroads location, proximity to NSW border and strategic sites to locate facilities for transport and other facilities such as a biosecurity truck wash.
<b>Small business</b>	Population growth in Cunnamulla brings many opportunities for new small businesses to service increased demand, including tradespeople, veterinary services, and accountants, along with arts, crafts and business start-ups. Premises are available in a choice of prime locations.
<b>Mining</b>	A mature opal mining industry at Yowah and other fields provides opportunities for further exploration.
<b>Housing</b>	There is a strong rental market and demand for a range of housing in the Shire.
<b>Horticulture</b>	Paroo’s fertile soil is suited to many plant species such as table grapes, chick peas, barley and wheat, and presents ideal conditions for organic small crops too.
<b>Tourism</b>	Paroo has a strong foundation of natural beauty, wide open spaces, tourism product, visitation numbers and drawcard events (including the renowned Music in the Mulga). There are opportunities for accommodation development (including higher-end), experience-driven product and events that will catch the imagination and interest of the many visitors to South West Queensland.  Rising tourism demand presents an opportunity for investment in short-term accommodation units, such as a motel.

## Warrego Riverside Park

Drawn to the untapped potential of an idyllic spot by the water, Warrego Riverside Tourist Park was established by Judy Roberts nearly ten years ago. Covering an area of 32 acres, the park caters for caravanners and campers with 30 powered sites and endless space by the side of the river.

A typical season sees the park welcoming 3,500 vans with many returning year on year. The favoured spot is now a destination in its own right with scores of loyal visitors making it their end point on epic trips from either the east or the west.

## Boundless Opportunities in South West Queensland

South West Queensland, a place of immense natural resource, talent and enterprise, a place that people and businesses are proud to call home. A place of boundless opportunity.

### Discover our **Accessibility**

- Unrivalled access to regional Queensland, New South Wales, South Australia and Northern Territory.

### Discover our **Affordability**

- Lower costs of living and doing business.

### Discover our **Amazing Lifestyle**

- Infinite possibilities to explore the expansive landscape, and thrive in a unique and supportive environment.

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“There’s endless opportunity here for the tourism industry, with unmet demand for larger tour groups and great potential for more product that taps into health and wellness.”

**Judy Roberts,**  
Manager, Warrego Riverside Tourist Park

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## Contact for More Information

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Economic Development

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