



# Location Report

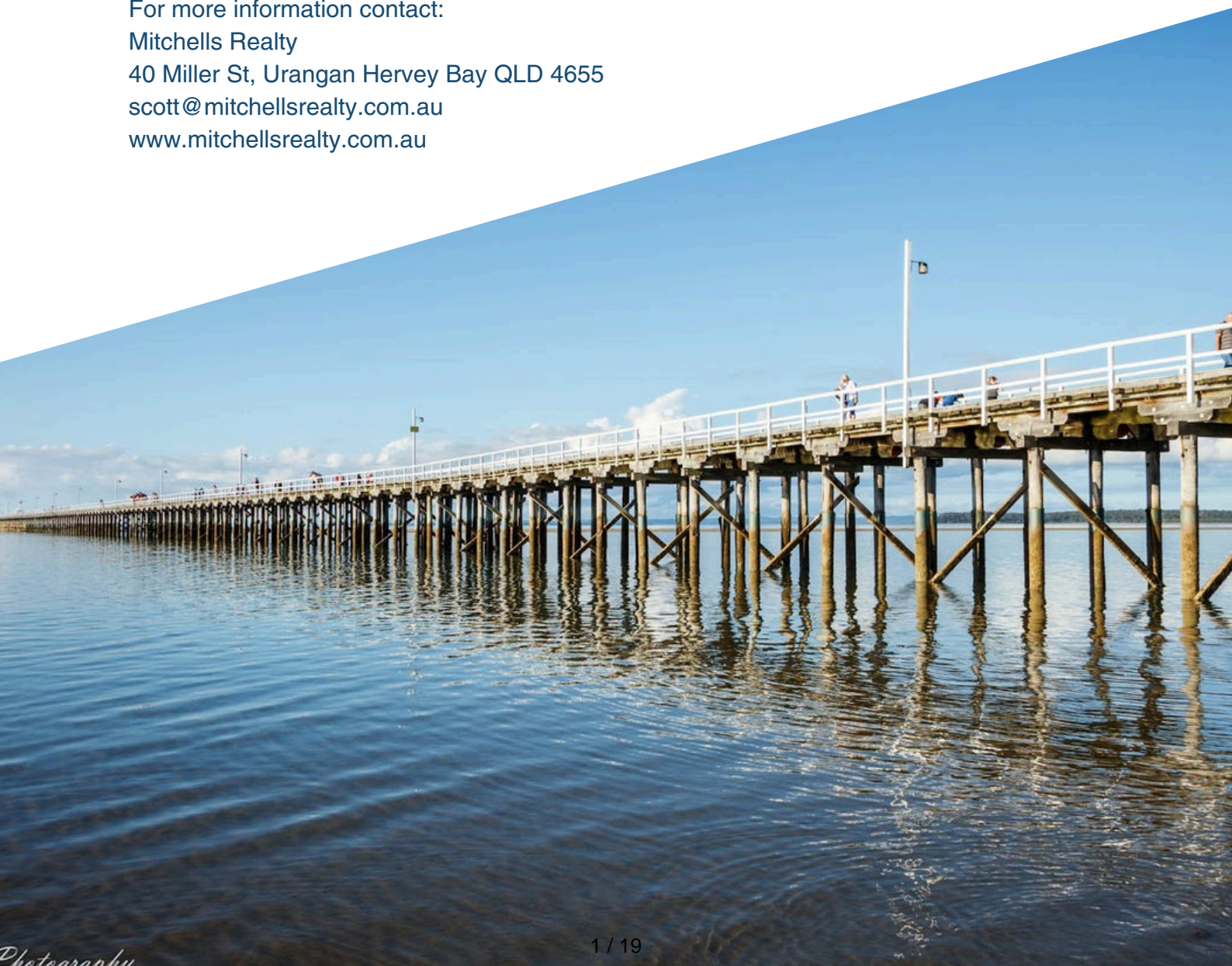
## Hervey Bay

## Fraser Coast, Regional Queensland

Butchulla Country

July 2024

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# HERVEY BAY HIGHLIGHTS



High  
population  
growth



Strong  
tourism  
industry



\$260 million+  
Hinkler  
Regional Deal



Multiple Bruce  
Highway  
upgrades



Affordable  
housing



Expanding  
medical  
precinct



\$109 million  
Hervey Bay City  
Centre  
Revitalisation  
project



\$660 million  
Mary  
Harbour  
project



Whale  
watching  
capital of  
Australia



\$450  
Sheraton  
development

# HERVEY BAY

## Fraser Coast, QLD

### Butchulla Country

An enticing mix of affordability and a relaxed coastal lifestyle has catapulted Hervey Bay into a highly desirable category for retirees, first-home buyers (FHBs) and investors.

Boosting the strong local economy are several million-dollar projects, which are underway or in the pipeline, across the commercial, renewable energy, industrial and transport sectors.

The improvement of roads and general infrastructure is a significant lure for new industries and tourism accommodation and residential developments are thriving.

The \$260 million-plus Hinkler Regional Deal is also contributing to the region's economic growth as well as its long-term employment prospects. The government-funded urban development program will deliver \$90 million worth of 13 priority projects to the Bundaberg and Fraser Coast regions.

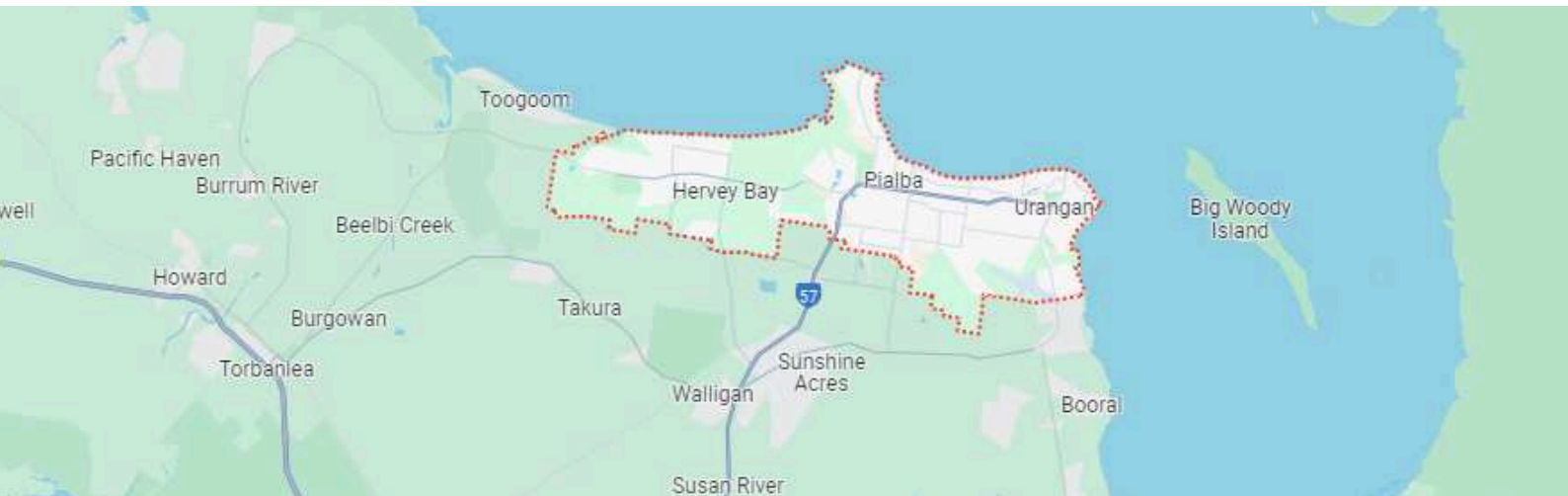
Hervey Bay's property market delivered solid price growth throughout the pandemic years; however, the Fraser Coast as a whole struggled somewhat in 2023 and continues to do so in 2024.

Although some areas in the region are experiencing rising sales activity while still offering highly affordable prices and strong rental demand.

Such an attractive combination of local growth and prospects, including employment opportunities makes Hervey Bay an appealing package for investors.

# Hervey Bay

## Location, Employment, Population, Home Ownership

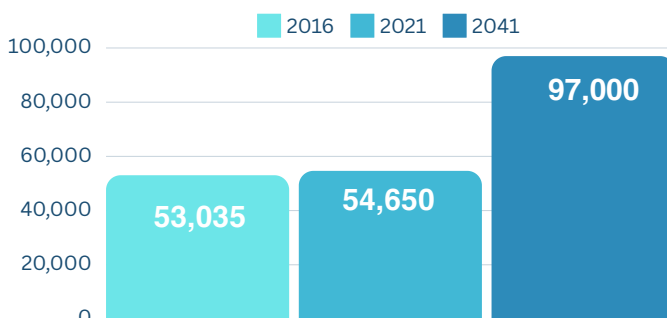


### LOCATION

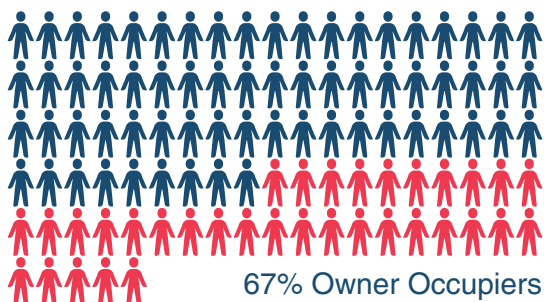
Distance from:  
 Brisbane CBD: 295km  
 Bundaberg CBD: 110km  
 Maryborough CBD: 35km

**LGA:** Fraser Coast Regional Council

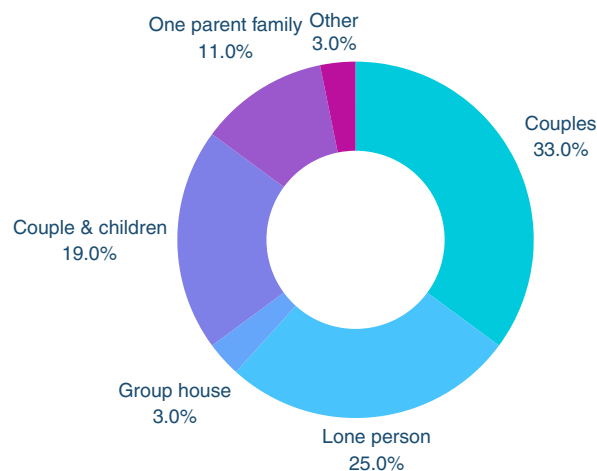
### POPULATION



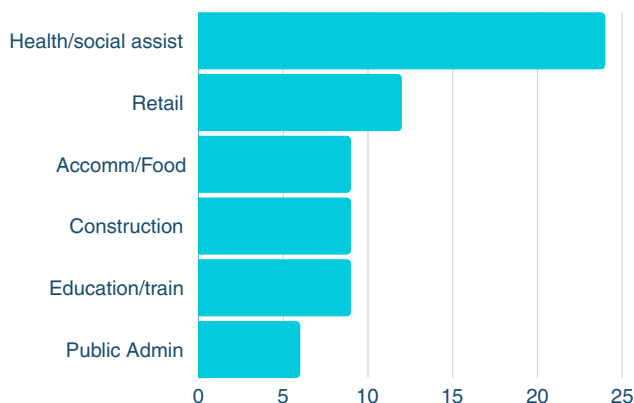
### HOME OWNERSHIP



### HOUSEHOLD COMPOSITION



### EMPLOYMENT BY INDUSTRY



We acknowledge the Butchulla Batjala peoples as the traditional owners of lands within the Hervey Bay region

Source: ABS 2016 & 2021 Census, Fraser Coast Regional Council

# Hervey Bay

## Economy and Amenities

Around three to four hours north of Brisbane, Hervey Bay is the main city in the Fraser Coast LGA and along with the slightly smaller city of Maryborough, 40km to the south, it is in the Wide Bay-Burnett region of Queensland.

Renowned as the whale-watching capital of Australia, Hervey Bay was named the world's first Whale Heritage Site in October 2019 by the World Cetacean Alliance. The 6,000km<sup>2</sup> site, off the Hervey Bay coastline, is also part of the wider Great Sandy Biosphere, which UNESCO designated in 2009 as a "reserve of cultural and ecological significance".

Hervey Bay is the jumping-off point to the world's largest sand island K'gari which gained UNESCO World Heritage Area status in 1992. Lady Elliot Island is also just north of Hervey Bay. Such nature-loving opportunities on residents' doorsteps are a strong reason why Hervey Bay's population is growing rapidly.

According to *profile.id*, Hervey Bay began to grow in the late 1970s, with this growth spurred by amenity-led and retirement migration. Its population overtook that of Maryborough in the late 1980s and at the same time, the local economy shifted from a rural focus to one based on services and tourism.

The Fraser Coast is now one of the fastest-growing regions in Queensland, with Propertyology research in May 2024 showing the area has increased 53% over the past 20 years. Only the Sunshine Coast, Gold Coast and Livingstone Shire, near Rockhampton, beat this.

Its population is forecast to top 77,000 by 2041.

The city appeals to both retirees and young families, with Census 2021 figures showing that 51.9% of its population is 50 years or older, compared with 35.4% across the rest of Queensland.

Hervey Bay is also home to Fraser Coast Regional Council's headquarters. The Fraser Coast region also has a diverse economy with a Gross Regional Product (GRP) of \$5.45 billion in FY2023 - up 3.8% on the previous year. Unemployment is high in this area, at 6.7% in the December 2023 quarter.

Health care and social assistance formed the largest industry in FY2021, with 24% of workers employed in this sector. This was followed by retail (12%) with 9% of workers employed in accommodation and food services, construction and education.

### Tourism

Historically tourism has been the Fraser Coast's backbone - and it remains a significant industry, particularly in Hervey Bay. Figures from Tourism and Events Queensland shows that in the year to September 2023, tourism accounted for \$620 million of expenditure on the Fraser Coast.

The region hosted 791,000 domestic overnight visitors during this period and welcomed 787,000 domestic day trippers.

Sporting, food, wine and speed boat carnivals, together with the annual Hervey Bay Whale Festival, attract thousands of visitors every year. The region is also popular for water sports, fishing and dining while the Great Sandy Straits Marina in the Urangan Boat Harbour features 176 berths for 8-metre to 30-metre vessels - with plans to enlarge it further underway.

# Hervey Bay

## Economy and Amenities

### Transport

Council operates Hervey Bay Airport, where flights connect to Brisbane, Sydney and Lady Elliot Island, 130km to the north of the CBD. Frequent flight charter operations, as well as passenger and vehicle ferries, are also available to K'gari.

A \$24 million airport renewal project was completed in May 2021 as part of the Hinkler Regional Deal. It was the first major upgrade of the facility since the runway was lengthened to allow for the introduction of jet services in 2005.

Hervey Bay is serviced by a tilt train, which runs from Brisbane to Bundaberg and Rockhampton and offers RailBus Coach Connections to Hervey Bay. The *Spirit of Queensland* train - which travels from Brisbane to Cairns four times a week - also has RailBus coach connections to Hervey Bay.

The road trip from Hervey Bay to Brisbane takes around three hours via the M1 Pacific Motorway and A1 Bruce Highway.

### Retail Amenities

Hervey Bay offers several large shopping centres, with many undergoing recent renovations. The Stockland Hervey Bay has a Kmart, Coles and 24 specialty stores while Pialba Place Shopping Centre underwent a \$10 million expansion in 2015 with other tenancy reconfigurations and relocations completed in 2022.

An \$80 million Spotlight and Anaconda precinct on Boat Harbour Drive was completed in late 2023 and the Fraser Coast will soon receive its fourth Aldi supermarket, following approval for the site at Eli Waters. The suburb also has a shopping centre anchored by Woolworths and more than a dozen other tenants, with another Woolworths at Urangan Central Shopping Centre.

The Council approved a new retail development at Dundowran Industrial Park in February 2024. To be known as BayWest City Centre, it will include Hervey Bay's third McDonalds plus a tavern, supermarket and childcare centre. Construction is expected to begin in 2025.

### Community Amenities

The Hervey Bay Aquatic Centre has four pools including an eight-lane 50-metre pool and a 25-metre heated pool. With the beginning of a \$4.1 million, multi-stage upgrade in March 2024, Council plans for the centre to aid the local community for another 40-50 years.

Council's WetSide Water Park on Hervey Bay's foreshore offers waterslides, an adventure course, a water play area and eateries.

The Hervey Bay Library reopened in February 2024 after undergoing several renovations and is now undergoing even more expansions as part of a \$108.7 million plan to create a revitalised Hervey Bay City Centre. The revamped library and that of the Council administration centre, are cornerstones of the new community hub.

# Hervey Bay

## Economy and Amenities

### Health & Medical Facilities

The Hervey Bay Hospital at Pialba describes itself as the “major referrer hospital for the Wide Bay region”, offering emergency, surgical, maternity, mental health and specialist outpatient clinics.

It will soon undergo a \$40 million expansion which will give the facility 35 additional beds and a new rooftop helipad. The project follows a \$44.66 million expansion of the hospital’s ED in 2019.

Stage 1 of a \$40 million Fraser Coast Mental Health Project opened near the hospital’s Emergency Department in March 2024. The 22-bed Mental Health Inpatient Unit (IPU) is Hervey Bay’s first specific mental health inpatient site and along with the next stage of the project - the refurbishment of Maryborough Hospital’s existing mental health inpatient unit - will support the entire Fraser Coast region. A 24-bed, general medical ward is also being planned.

Hervey Bay Hospital, as well as the adjacent St Stephens Private Hospital form part of the city’s expanding medical precinct, along with a TAFE Queensland campus, a commercial development and the southern end of the Fraser Shores retirement village.

The medical hub features allied health care, day surgeries, chemists, physiotherapists and pathology centres with GenesisCare Fraser Coast providing cancer care.

As the Hervey Bay Medical Precinct develops, it is expected to include further education and training facilities for medical students and practitioners as well as short and long-term accommodation, cafes, retail and commercial outlets.

### Education

There are around 40 schools, both public and private, in Hervey Bay with tertiary education available at a TAFE Queensland campus in Pialba and a merged University of the Sunshine Coast (UniSC) and University of Southern Queensland (USQ) site.

The UniSC Fraser Coast campus is in the Hervey Bay CBD and offers access to UniSC’s Research and Learning Centre on K’gari. The campus’ 850 students can also access interactive learning technologies, simulated nursing wards and specialist science labs.

### Industrial Parks

Several industrial parks in the Hervey Bay area offer both business and employment opportunities. This includes the \$100 million Hervey Bay Airport Industrial Park, near the redeveloped airport.

The precinct is the only industrial park in Queensland with direct-access air freight services, thereby enabling express logistics support to industries. The hub is also adjacent to Avion Airside Precinct - a 12-ha logistics park housing eight aviation-related businesses with potential for 2,400 jobs.

The Dundowran Industrial Park comprises 26ha of industrial land, 4km west of the CBD and 2km from Boat Harbour.

# Hervey Bay

## Property Profile

Demand in Hervey Bay has been trending downwards since mid-2023 according to Hotspotting's Winter 2024 *Price Predictor Index* (PPI).

There are some suburbs that are still recording a rising number of transactions, although half of the 18 suburbs analysed are now classified as declining or plateau markets.

Point Vernon, Craignish, Dundowran Beach and River Heads are now rising markets but Pialba and Torquay are classed as recovery markets, as is Maryborough.

Scarness, Toogoom and Urangan are plateau markets with sales activity no longer rising but settling at a level below the previous peak.

Despite the slowdown in sales, there is still solid population growth. In the 12 months to the March 2024 quarter, the Fraser Coast was one of the nation's Top Five LGAs for largest net regional-regional migration inflows. The *Regional Movers Index* report from the Regional Australia Institute and Commonwealth Bank of Australia (CBA) showed the Fraser Coast came in at fourth place with a 4.6% share of this market.

Admittedly, annual and quarterly growth rates both dropped by 31% and 41% respectively; however, the Fraser Coast has been a regular on this list since December 2022.

## Market Summary

PropTrack data reveals almost every Hervey Bay suburb achieved median house price growth in the 12 months to May 2024 yet prices are still highly affordable. Torquay's 10% increase was the second highest in Hervey Bay yet its median house price is still only \$620,000.

Dundowran Beach (with a median house price of \$1.07 million) is the only million-dollar suburb in the city, following an 11% increase in median house price, the highest in Hervey Bay. At the other end of the scale, Wondunna (\$650,000) experienced a -13% annual drop.

Urangan's median rose 5% to \$635,000. It had 185 house sales across the year, while Uraween which was also up by 5% to \$665,000 had 158 sales. Eli Waters (\$580,000) and Point Vernon (\$590,000) had 100-plus sales.

Long-term capital growth (average annual increases over the past decade) is around 7% in most suburbs.

## Unit Market

Hervey Bay's unit market is expanding, particularly around waterfront locations, but building approvals are still very low compared to those of houses. Profile.id data shows that only about 100 unit approvals have been ticked off every year since FY2011.

Urangan's median unit price was up by 5% to \$465,000 and it was the most popular suburb for unit buyers, with 150 sales across the year. Pialba (\$390,000, up 9%) achieved the strongest annual growth.

Long-term average annual growth over the past ten years was mostly between 6% and 7%.

# Hervey Bay

## Property Profile

### Vacancy Rates & Rental Yields

Vacancy rates in the Fraser Coast region have been very low since the pandemic hit. SQM Research data shows the 4655 postcode has long been below the recommended healthy rate of 3%, dropping from a peak of 2.3% in April 2020 to just 0.8% in May 2024.

In addition, median weekly asking rents for both houses and units increased 10% in the year to May 2024, to reach \$600 and \$495 respectively.

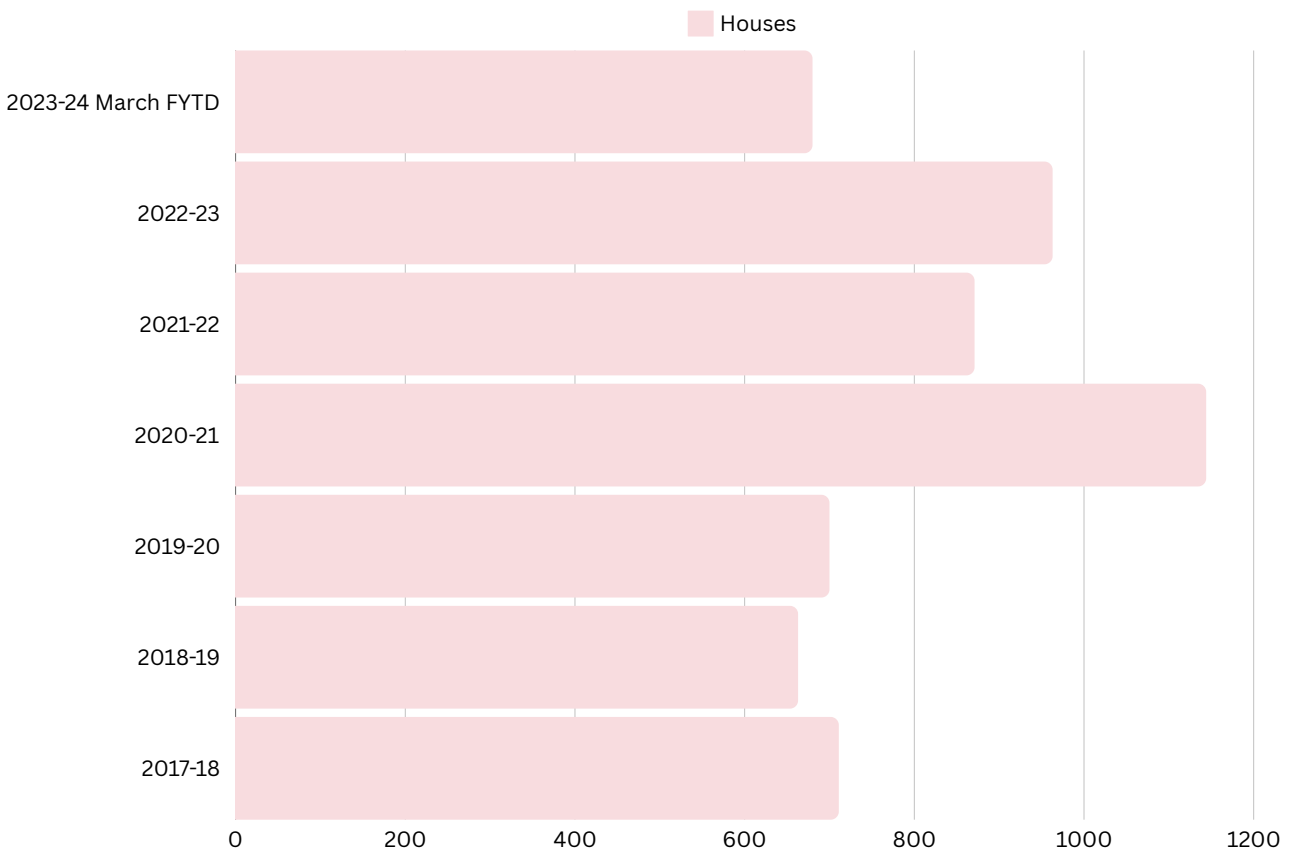
PropTrack data show median yields for houses are around 4% while houses in Eli Waters are 5.1% and units around 5%.

## Rental Statistics

Post Code	Region	Vacancy May 2023	Vacancy May 2024	Weekly median asking Rent	Rent year increase %
4655	Hervey Bay houses	1.3%	0.8%	\$600	10%
4655	Hervey Bay units	1.3%	0.8%	\$495	10%

Source: SQM Research

## Building Approvals - Fraser Coast



Source: Profile.id



# Hervey Bay

## Market Summary

The list below provides a sample of Hervey Bay house market:

Suburb	Sales Houses	Median Houses	1 year Growth	10Yr Growth Avg	Median Yield
Craignish	49	\$835,000	-4%	7%	3.9%
Dundowran Beach	54	\$1,070,000	11%	7%	3.4%
Eli Waters	124	\$578,000	2%	6%	5.1%
Kawungan	94	\$620,000	2%	7%	4.8%
Pialba	78	\$550,000	-1%	7%	4.8%
Point Vernon	137	\$590,000	3%	7%	4.7%
Scarness	58	\$545,000	1%	7%	4.9%
Toogoom	85	\$655,000	-3%	9%	4.6%
Torquay	93	\$620,000	10%	7%	4.7%
Urangan	185	\$635,000	5%	8%	4.5%
Urraween	158	\$664,000	5%	7%	4.7%
Wondunna	55	\$648,000	-13%	4%	4.4%

Source: PropTrack

The list below provides a sample of the Hervey Bay unit market:

Suburb	Sales Units	Median Units	1 year Growth	10Yr Growth Avg	Median Yield
Pialba	49	\$390,000	9%	2%	5.6%
Scarness	54	\$475,000	2%	7%	5.0%
Torquay	72	\$410,000	5%	6%	5.8%
Urangan	150	\$465,000	5%	6%	5.6%

Source: PropTrack

# Hervey Bay

## Future Prospects

In August 2023, Jobs Queensland's fourth *Anticipating Future Skills* report forecast that the Wide Bay region, which includes Hervey Bay, would be the State's fastest-growing area for regional employment growth by FY2026. Wide Bay employee numbers are predicted to increase 13.6% by this time - almost double that of the state's predicted 7.6% job growth.

Boosting the local economy further is the \$260 million-plus Hinkler Regional Deal with several Fraser Coast projects funded by the program are now completed while others are underway or in the pipeline.

The second of its kind in Australia, the five-year plan was announced in November 2018 with the Federal Government and Bundaberg and Fraser Coast Regional Council signing an implementation document in January 2020.

The Federal Government committed \$173 million towards the deal, with the two regional councils and other key partners contributing \$90 million.

The urban development project will deliver 13 priority transport, asset and community-related projects, including the following for Hervey Bay:

- Airport renewal project - completed in May 2021;
- City Centre redevelopment - construction began January 2024;
- Urraween and Boundary roads extension - completion expected mid-2024

The State Government also separately committed \$9 million towards key regional transport projects and \$2.5 million under the Bruce Highway Safety Package in the region as part of the 2019–20 Budget.

The 2024-25 Queensland Budget, announced in June 2024, delivered \$15 million to upgrade and enhance the Hervey Bay and Bundaberg police stations, with this delivery following an April 2024 announcement to invest \$28 million into a new police facility in Hervey Bay.

An extra \$8.2 million spend on the intersection upgrade between Hervey Bay Road and Pialbla-Burrum Heads Road was also promised in the 2024-25 Budget.

# Hervey Bay

## Future Prospects

### Hervey Bay City Centre Revitalisation

In its 20-year master plan for this revival development, released in May 2022 and largely funded by the Hinkler Regional Deal, the Council said the idea would position the city centre as a regional destination for investment, business, and vibrant community life by 2041.

Amongst several other expectations, the revitalisation plan would also grow new employment opportunities and new pathways for education and upskilling the local workforce. Anchoring the entire master plan are new Council headquarters, including a disaster resilience centre, and an expanded library set within a five-storey community hub with an outdoor public plaza.

The master plan also includes opportunities for an entertainment, retail and food precinct.

More than three-quarters of the \$108.7 million community and civic hub - partly funded by the Hinkler Regional Deal - would comprise public community spaces with the building also featuring flexible spaces for meetings or events.

Work began on the expanded two-level library - double the existing facility's size - and the Council headquarters in January 2024 with completion due in mid-2026.

The library expansion follows a series of refurbishments of the popular community site, with the facility reopening in March 2024 and now featuring a dedicated children's library, toy room and digital zone for technology classes.

### Medical Infrastructure

Tenders opened in November 2023 for the \$40 million expansion of Hervey Bay Hospital. The project will provide an additional 35 beds - ten of them dedicated to the intensive care unit (ICU) to replace the existing seven-bed ICU.

It will use a vacant "shell space" on the second level of the ED building, which was developed in 2019 to allow for such future growth. A new rooftop helipad will also replace the existing one and enable patients to be transferred directly to the ED or ICU.

The opening of the first stage of the \$40 million Fraser Coast Mental Health Project - a 22-bed mental health inpatient unit (IPU) - in March 2024 is also a first for Hervey Bay overall. Along with the next stage of the project - the refurbishment of Maryborough Hospital's existing mental health inpatient unit - the plan will support the entire Fraser Coast region.

A new 24-bed 'modular' ward - a unit which is built offsite before being transported to a hospital - is also being planned. The general medical ward will connect to the main hospital building via an enclosed walkway.

Tenders opened for the project in May 2024.

# Hervey Bay

## Future Prospects

### Tourism & Recreation Projects

Several tourism projects are planned for Hervey Bay yet not all have progressed as planned. A \$33 million Whale Heritage and Marine Experience Centre at Urangan Marina was announced by the Council as a possibility in August 2020. It would focus on marine tourism, confirming Hervey Bay's position as Australia's premier whale-watching destination.

However, little has been heard about the centre since at least September 2021, when a State Government-funded report on the plan was submitted to the Council. It indicated the project would cost \$50 million.

A master plan for Urangan Boat Harbour - home to Hervey Bay's whale-watching boats and which includes the Great Sandy Straits Marina - has also been waiting in the pipeline since 2015.

The State Government announced in May 2024 that preliminary project planning was underway with the formal master planning process to finally begin in mid-2024. A finalised master plan is expected by late 2025.

The harbour is also waiting for a \$60 million development first announced in 2021. Known as Marina Square, the centrepiece of the project would be a 17-storey, 144-room hotel with construction alone creating around 200 jobs. The hotel would be built on a 1.57-ha piece of State Government-owned land, leased to Hervey Bay Boat Club.

Construction was originally expected to start in mid-2022 and the Boat Club's website still states this date; however, further research found construction would likely not begin until 2025.

Despite such delays, the harbour is viewed as a key economic and maritime asset to the area, supporting a range of maritime, tourism and hospitality businesses. The facility already has a \$20 million marine ship lift, which provides 100 jobs all year round. The lift enables barges, fishing vessels and other 300-tonne ships to be repaired at Hervey Bay, rather than at Brisbane or Cairns.

Another waterfront facility still waiting to break ground is the long-awaited \$660 million Mary Harbour project, for which a development application was lodged with Council in 2015.

Steered by MSF Sugar, the 174ha master-planned, mixed-use area, 30km south of Hervey Bay, would feature a man-made harbour spanning 2km along the Mary River at Granville. The harbour would include a 250-berth marina and a residential precinct housing 3,500 residents, with a village centre, waterfront boardwalks, a 100-room resort and conference facilities also planned.

# Hervey Bay

## Future Prospects

### Hotel Developments

In July 2024, the Council approved plans to develop a Sheraton Hotel on Hervey Bay's Esplanade in Torquay.

Sunny Beach Land will develop the \$450 million hotel on six parcels of land between 408 and 412 The Esplanade and Freshwater Street in Torquay.

The \$450 million complex will include more than 200 hotel rooms and about 340 residential units supported by a conference facility, retail, food and drink outlets and recreation facilities. Sheraton has previously labelled the hotel as one of the largest and most luxurious of its kind between Brisbane and Cairns.

It will have Australia's deepest, themed dive and snorkelling facility plus several pools, a fitness centre, a business lounge, a rooftop bar and a 400-seat function and conference space. The project will create 1,100 construction jobs and a further 250 jobs in the long term.

Additional hotel apartments are also being planned for Torquay's Esplanade with Council approving a seven-storey holiday and residential complex in June 2024. Opal Shelly Beach Apartments will comprise a combination of 49 residential and holiday/short-stay apartments as well as a pool, gym and communal rooftop.

The Hervey Bay RSL Services and Memorial Club announced in September 2023 that it hopes to build eight multi-level, high-end units across two residential buildings on its current site.

### Retirement Villages

Council approved plans for an over-55s community - Urraween Lifestyle Village - in February 2024. The village will be constructed in four stages on a 5.69-ha site. It will have 131 relocatable homes, a bowling green, indoor and outdoor swimming pools, three pickleball courts and a community centre with a games room, cinema, library and gym.

A development application for a 1,000-unit seniors village with a medical centre, restaurant, and retail, recreational and commercial precincts was lodged with the Council in September 2022; however, little has been heard about it since this date. The Green is earmarked for a 47ha site at Burrum Heads which would include five gated over-55s lifestyle communities, four premium residential estates and a modern aged care facility.

Construction started in May 2024 on the Avid Properties' 300-unit, over-55s village in Hervey Bay. The 23-ha land lease community will include 3-ha of green space and a range of community facilities including a clubhouse, pool, tennis courts and a bowling green.

# Recent sales



## 4 EDEN WAY, POINT VERNON 4655

3 1 2

Sale Price: **\$575,000 (Normal Sale)**  
 Sale Date: **15/04/2024**  
 Original Price: **Awaiting Price Guide**  
 Final Price: **\$575,000**  
 Office Name: **Carter Cooper Realty**  
 Agent Name: **Maurice and Nicole Ellis**  
 RPD: **L10 RP142425**  
 Features:

Property Type: **House**  
 Property Area: **600m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **66**



## 94 WATTLE ST, POINT VERNON 4655

4 2 2

Sale Price: **\$615,000 (Normal Sale)**  
 Sale Date: **19/04/2024**  
 Original Price: **Offers over \$629,000 considered (Under Offer)**  
 Final Price: **Offers over \$629,000 considered**  
 Office Name: **Prime Agents Hervey Bay**  
 Agent Name: **Ash Heckels**  
 RPD: **L3 SP207202**  
 Features:

Property Type: **House**  
 Property Area: **600m<sup>2</sup>**  
 Original % Chg: **-2.2%**  
 Final % Chg:  
 Days to Sell: **41**



## 53 DOUGAN ST, POINT VERNON 4655

4 2 2

Sale Price: **\$260,000 (Normal Sale)**  
 Sale Date: **19/04/2024**  
 Original Price: **\$285,000**  
 Final Price: **\$260,000 (Under Offer)**  
 Office Name: **Ray White Hervey Bay**  
 Agent Name: **Tim Cox**  
 RPD: **L11 SP326530**  
 Features:

Property Type: **House**  
 Property Area: **503m<sup>2</sup>**  
 Original % Chg: **-8.8%**  
 Final % Chg:  
 Days to Sell: **269**



## 9 BRONTON WAY, POINT VERNON 4655

4 2 3

Sale Price: **\$625,000 (Normal Sale)**  
 Sale Date: **30/04/2024**  
 Original Price: **\$675,000 (Under Offer)**  
 Final Price: **\$675,000 (Under Offer)**  
 Office Name: **Chris Couper and Associates Hervey Bay - TORQ**  
 Agent Name: **Mary-Lou Lloyd**  
 RPD: **L202 SP178156**  
 Features:

Property Type: **House**  
 Property Area: **750m<sup>2</sup>**  
 Original % Chg: **-7.4%**  
 Final % Chg: **-7.4%**  
 Days to Sell: **33**



## 18/70 MAIN ST, PIALBA 4655

2 1 1

Sale Price: **\$317,500 (Normal Sale)**  
 Sale Date: **16/04/2024**  
 Original Price: **Offers over \$310,000**  
 Final Price: **For Sale**  
 Office Name: **RealWay Property Consultants Hervey Bay**  
 Agent Name: **Leanne Cowley**  
 RPD: **L18 SP185047**  
 Features:

Property Type: **Unit**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **4**



## 73 TO 75 NEWHAVEN ST, PIALBA 4655

2 1 2

Sale Price: **\$460,000 (Normal Sale)**  
 Sale Date: **09/04/2024**  
 Original Price: **Auction**  
 Final Price: **Submit Offer**  
 Office Name: **Raine & Horne Gympie**  
 Agent Name: **Tim Wessling**  
 RPD: **L3 GTP2472**  
 Features:

Property Type: **Unit**  
 Property Area: **237m<sup>2</sup>**  
 Original % Chg:  
 Final % Chg:  
 Days to Sell: **14**

# Major Projects

Major projects currently impacting the region are:-

## HEALTH AND MEDICAL FACILITIES

Project	Value	Status	Impact
Medical centre, Kawungan (unknown owner/developer)	TBA	Proposed June 2023	1.17ha site on Doolong Rd to feature new medical & mixed-use centre

## COMMERCIAL & GENERAL DEVELOPMENTS

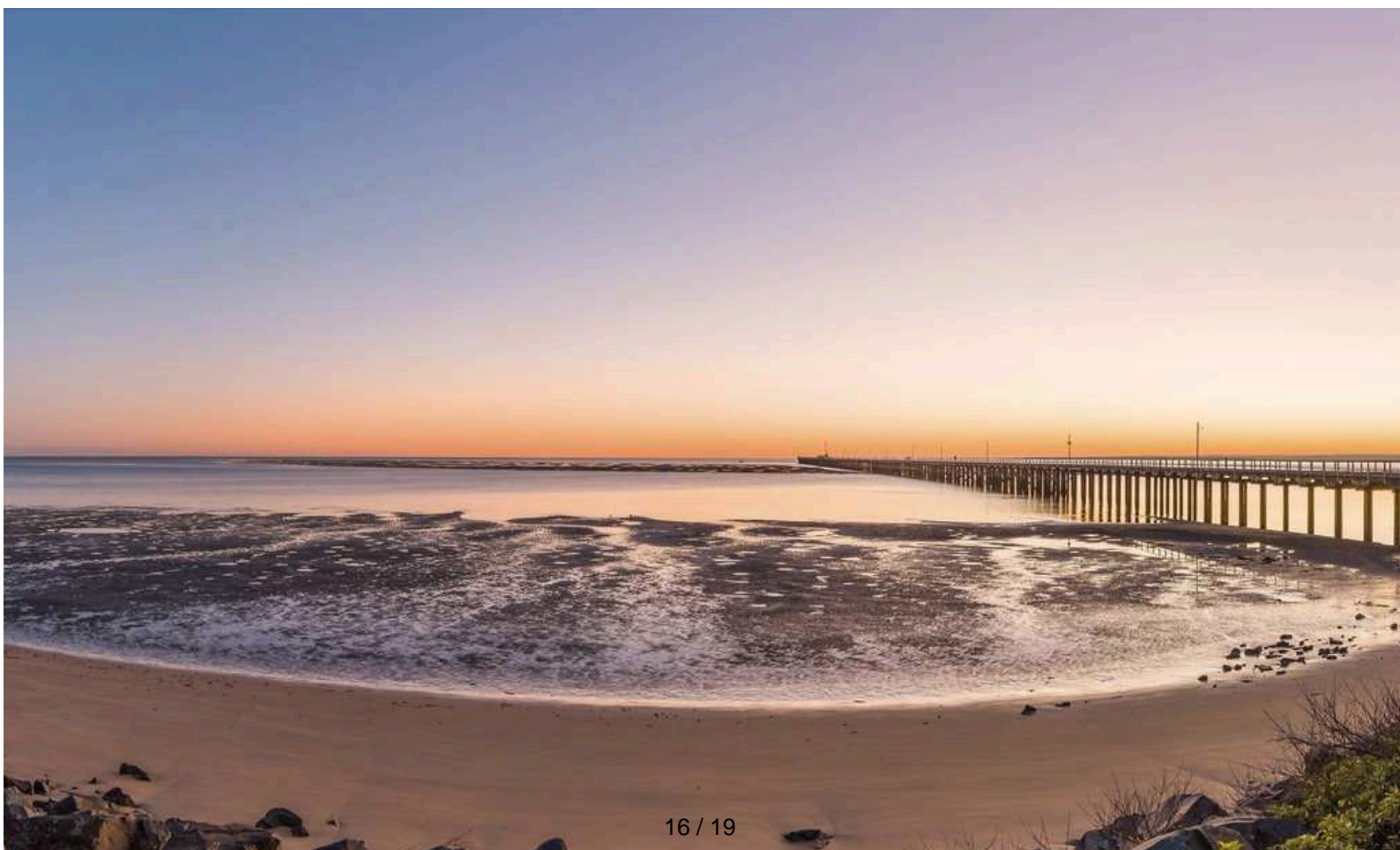
Project	Value	Status	Impact
Spotlight and Anaconda complex Boat Harbour Drive, Pialba (SPG Developments)	\$70 million	Opened late 2023	Warehouse complex on 3ha site includes first Anaconda store in region
Retail development, Kawungan (Anthony Parisi)	TBA	Under construction Operational by late 2024	3 buildings on 3,934m <sup>2</sup> block to include Carl's Jnr, King 4WD Supa Centre & convenience store
World Gym, Kawungan (Metcalfe Constructions)	TBA	Under construction Opening August 2024	3,607m <sup>2</sup> site to feature world-class gym with weights room, group fitness classes, CrossFit training zone, creche, sauna & cafe
Hervey Bay Police Station (State Government)	\$28 million	\$28m plans released April 2024	40-year-old station to be replaced with new facility including extra watch house cells & interview rooms
Mixed-use project, Dundowran (Cinque Projects No 2)	TBA	Approved July 2023	Tavern, multiple shops, supermarket, childcare centre & service station

# Major Projects

Major projects currently impacting the region are:-

## INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Torbanlea-Pialba Rd, between Beelbi Creek & Takura - upgrades (State & Federal Govts)	\$31.4 million	Under construction 3 upgrades completed Bridge opened Feb 2024	New 4-span bridge between Beelbi Creek and Takura plus upgrades to 3 floodways & 5 intersections
Pialba-Burrum Heads Rd & Hervey Bay-Maryborough Rd, Eli Waters - upgrade (State & Federal Govts)	\$55.4 million	Designs completed Aug 2023	New traffic signals. 4-lane duplication & dual-turn laneways will improve safety
Urraween/Boundary Road Extension, Hervey Bay	\$31.4 million	Under construction Completion mid-2024	New east-west road connection through Hervey Bay will provide alternative & improved access to CBD and other hotspots
Booral & Boundary roads, Urangan - upgrade (State Govt)	\$18.35 million	Design phase underway	Existing T-intersection replaced with single-lane, 3-leg roundabout & other road redesigns





# Major Projects

Major projects currently impacting the region are:-

## RESIDENTIAL & ACCOMMODATION DEVELOPMENTS

Project	Value	Status	Impact
Azure, Hervey Bay (developer unknown)	TBA	Under construction	192 lots sized from 450m <sup>2</sup> to 800m <sup>2</sup>
Ryan Estate, Torquay (developer unknown)	TBA	Titles anticipated 2024	Boutique estate of 18 lots
Sheraton Hotel, The Esplanade, Torquay (Sheraton with Sunny Beach Land)	\$450 million	Approved July 2024	5 star hotel and residential apartment complex with more than 200 hotel rooms and 340 residential units plus conference facilities and recreation facilities
Urraween Lifestyle Village, Hervey Bay (Belo Developments)	TBA	4-stage devtpt approved Feb 2024	Over-55s lifestyle village with 131 relocatable homes, bowling green, pickle ball courts, cinema, library, gym & pools
Opal Shelly Beach Apartments, Torquay (developer unknown)	TBA	Approved June 2024	Existing Shelly Beach Motel will be demolished with new hotel to feature 49 residential & holiday/short-stay accommodation
High-end housing development, Urangan (Hervey Bay RSL Services and Memorial Club)	TBA	Announced Sept 2023	Existing Hervey Bay Motel to be demolished with new complex to feature 8 multi-level units across 2 buildings
Latitude25, Nikenbah (Serenitas)	\$100 million	PBS Building went into voluntary admin March 2023	Gated luxury RV lifestyle community includes 280 homes, clubhouse & health hub
The Springs Hervey Bay, Nikenbah	\$75 million	Under construction	300+ lots of 700m <sup>2</sup> to 950m <sup>2</sup> in size
Sirius, Pialba (Win Constructions)	TBA	Approved June 2023	10-storey complex with 9 apartments, restaurant, gym & pool
Fraser Vista, Mahalo Rd, Booral (developer unknown)	TBA	Civil construction works Titles March 2024	Land estate with minimum 2,000m <sup>2</sup> block sizes
Latitude25, Nikenbah (Serenitas)	\$100 million	PBS Building went into voluntary admin March 2023	Gated luxury RV lifestyle community includes 280 homes, clubhouse & health hub
The Springs Hervey Bay, Nikenbah	\$75 million	Under construction	300+ lots of 700m <sup>2</sup> to 950m <sup>2</sup> in size

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