



Location Report

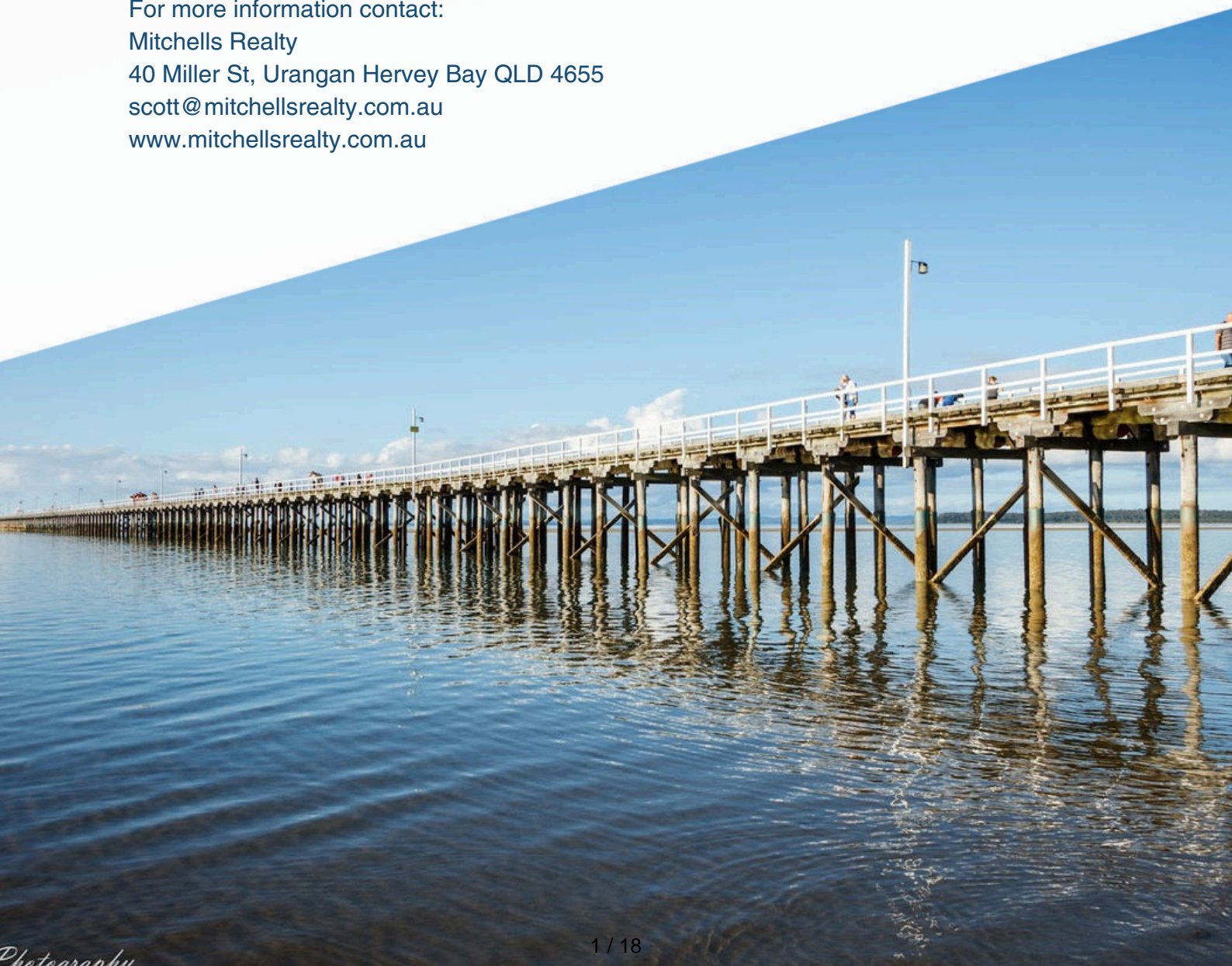
Hervey Bay

Fraser Coast, Regional Queensland

Butchulla Country

November 2024

For more information contact:
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scott@mitchellsrealty.com.au
www.mitchellsrealty.com.au



HERVEY BAY HIGHLIGHTS



High
population
growth



Strong
tourism
industry



\$260 million+
Hinkler
Regional Deal



Multiple Bruce
Highway
upgrades



Affordable
housing



Hospital
upgrade



Hervey Bay City
Centre
Revitalisation
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 and has now gained a second wind. The region appears set to enter its next growth phase.

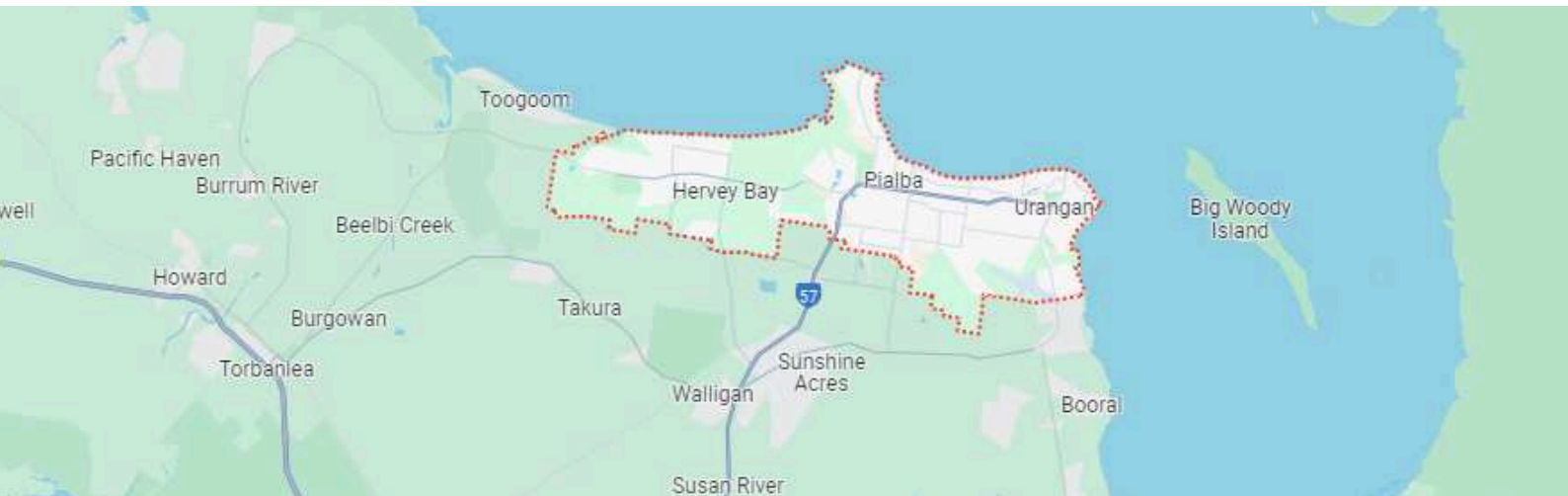
Almost all locations have recorded price growth in the past 12 months and long-term price growth sits in the double digits across the region.

Despite this growth houses are still affordable with median prices starting in the mid \$500,000 range and many markets in the mid-\$600,000 range.

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

Hervey Bay

Location, Employment, Population, Home Ownership

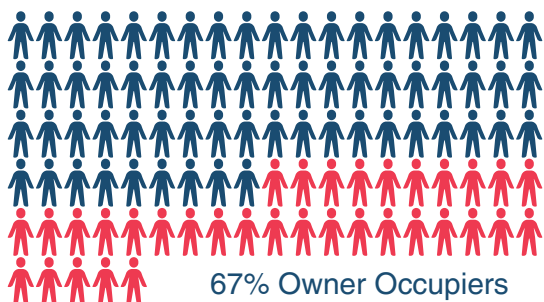


LOCATION

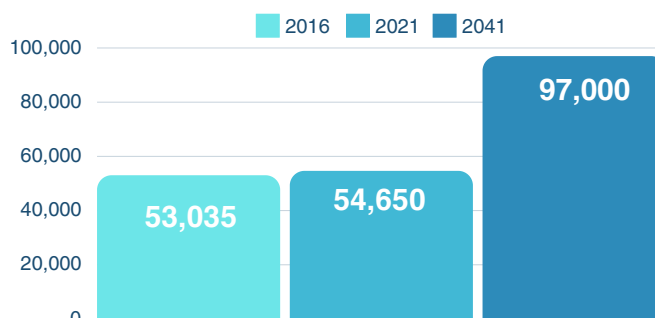
Distance from:
 Brisbane CBD: 295km
 Bundaberg CBD: 110km
 Maryborough CBD: 35km

LGA: Fraser Coast Regional Council

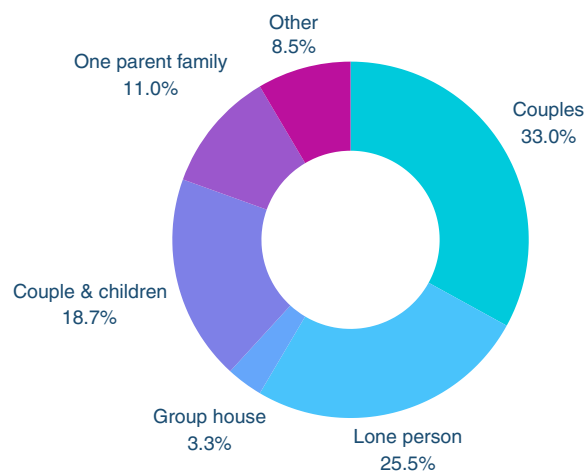
HOME OWNERSHIP



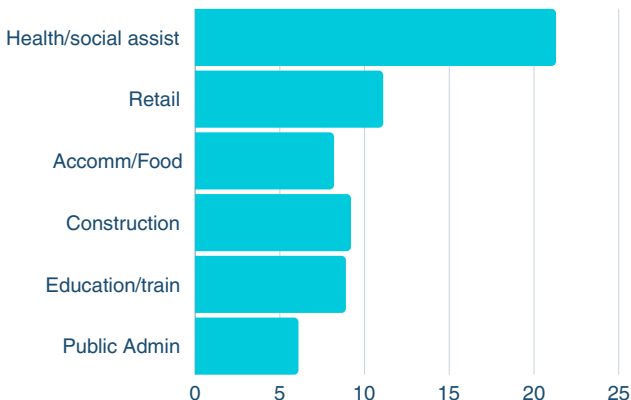
POPULATION



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

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 6,000km² 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.

Hervey Bay began to grow in the late seventies, with this growth spurred by a retirement and lifestyle 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 has dropped to 5% in the June 2024 quarter, down from 5.7% at the same time in 2023.

Health care and social assistance formed the largest industry in FY2021, with 21% of workers employed in this sector. This was followed by retail (11%) with 9% of workers employed in construction and education.

Tourism

Historically tourism has been the Fraser Coast's economic backbone - and it remains a significant industry, particularly in Hervey Bay. Figures from Tourism and Events Queensland shows that in FY2023, the tourism industry contributed an estimated \$877.2 million to the Fraser Coast regional economy (18.7% of the Fraser Coast region's GRP) and supported about 7,900 jobs.

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. Work on a \$4.1 million, multi-stage upgrade started in March 2024, with the new 25-metre pool reopening in October 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

Regional Queensland markets surged strongly in the June 2024 Quarter, according to Hotspotting's Spring 2024 *Price Predictor Index*. It says the markets are being driven by continuing internal migration and investors seeking alternatives to the frenzied Perth market.

The report says Central Queensland is full of regional cities with rising property markets and that includes Hervey Bay. The PPI describes Hervey Bay as a second-wind market, it had strong growth from 2021 to early 2022, followed by a couple of years of declining sales activity, but is now showing signs of entering its next growth phase.

Hervey Bay now has positive sales levels in 71% of its markets including rising house markets in Kawungan, Pialba, Point Vernon, Torquay and Urangan.

CoreLogic's August 2024 regional market update says median property values in Hervey Bay have increased by 78.9% in the past five years, while rents have increased 46% during the same period.

The Fraser Coast is one of Australia'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 fifth place with a 4.5% share of this market in the June 2024 quarter.

Market Summary

PropTrack data reveals almost every Hervey Bay suburb analysed for this report achieved median house price growth in the 12 months to October 2024, yet prices are still highly affordable with the majority of median house prices in the mid \$600,000 range.

The lowest median house price is \$565,000 in Scarness while the highest is \$1.145 million in Dundowran Beach, which had the most significant growth of 19% in the past 12 months. Wondunna (\$760,000) was also a solid performer with its median up 17%.

Urangan was the most popular with house buyers, with 231 changing hands in the past 12 months, followed by Urraween with 154 house sales and Point Vernon with 150 sales. Long-term capital growth (average annual increases over five years) ranges from 10% to 14%.

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 130 unit approvals across the Fraser Coast in FY2023.

Urangan is the most popular suburb with unit buyers with 135 changing hands in the 12 months to October 2024. Median unit prices start at just \$435,000 in Both Pialba and Torquay and up to a still very affordable \$515,000 in Urangan. The median unit price rose 18% in Pialba and 12% in Urangan. Long-term annual average growth over the past year in the unit market ranges from 11% to 16%.

Vacancy Rates & Rental Yields

Vacancy rates in the Fraser Coast and Hervey Bay have been very low since the pandemic hit. PropTrack data for the 12 months to October 2024 shows almost all locations are below the 3% considered to represent a balanced unit market.

The lowest vacancy rate is 0% in Pialba and Wondunna and below 1% in all but Craginsh, Dundowran Beach and Eli Waters. Median weekly asking rents for both houses and units are on the way up, increasing 24% in the Dundowran Beach house market and 14% in the Pialba unit market in the past 12 months. PropTrack data shows median yields for houses range from 3.5% to 4.9% while for units yields range from 4.7% to 5.7%.

Hervey Bay

Market Summary

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

Suburb	Sales Houses	Median Houses	1 year Growth	5 yr Growth Avg	Median Yield
Craignish	38	\$843,000	0%	13%	3.7%
Dundowran Beach	61	\$1,145,000	19%	14%	3.5%
Eli Waters	111	\$620,000	9%	14%	4.9%
Kawungan	120	\$640,000	5%	12%	4.8%
Pialba	83	\$630,000	13%	16%	4.7%
Point Vernon	150	\$615,000	7%	13%	4.6%
Scarness	47	\$565,000	6%	14%	4.8%
Toogoom	96	\$654,000	-4%	14%	4.2%
Torquay	112	\$620,000	3%	13%	4.6%
Urangan	231	\$645,000	5%	13%	4.4%
Urraween	154	\$670,000	3%	12%	4.7%
Wondunna	65	\$760,000	17%	10%	4.1%

Source: PropTrack

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

Suburb	Sales Units	Median Units	1 year Growth	5Yr Growth Avg	Median Yield
Pialba	47	\$435,000	18%	11%	5.5%
Scarness	44	\$493,000	5%	11%	4.7%
Torquay	59	\$435,000	7%	13%	5.7%
Urangan	135	\$515,000	12%	16%	5.4%

Source: PropTrack

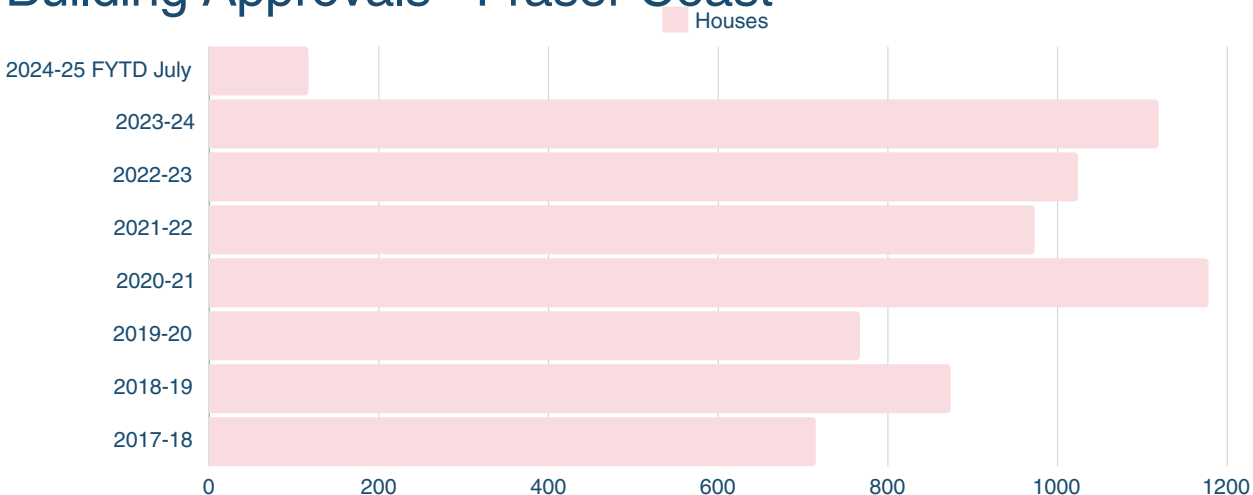
Hervey Bay

Rental Statistics

Suburb	Type	Vacancy	Median weekly asking rent	12 mth change
Craignish	HOUSE	2.6%	\$650	0%
Dundowran Beach	HOUSE	4.1%	\$680	24%
Eli Waters	HOUSE	1.1%	\$600	9%
Kawungan	HOUSE	0.7%	\$620	11%
Pialba	HOUSE	0.0%	\$588	18%
Pialba	UNIT	0.0%	\$480	14%
Point Vernon	HOUSE	1.0%	\$550	8%
Scarness	HOUSE	0.5%	\$520	8%
Scarness	UNIT	0.5%	\$450	7%
Toogoom	HOUSE	0.4%	\$550	7%
Torquay	HOUSE	0.6%	\$535	11%
Torquay	UNIT	0.6%	\$450	13%
Urangan	HOUSE	0.9%	\$550	6%
Urangan	UNIT	0.9%	\$450	13%
Urraween	HOUSE	0.6%	\$600	7%
Wondunna	HOUSE	0.0%	\$600	9%

Source: PropTrack

Building Approvals - Fraser Coast



Source: Profile.id

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 - completed 2024

The State Government has committed \$28 million to provide a new Hervey Bay police station with state-of-the-art facilities and infrastructure. It will include additional watchhouse cells, increases to the general dayroom and investigations areas, additional interview rooms, facility amenities and car parking upgrades.

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.

Hervey Bay

Future Prospects

Public realm plans

In July 2024 the Council adopted a Public Realm Strategy for Hervey Bay City Centre development. It aims to ensure greener streets, more outdoor dining, pop-up events and prioritising pedestrians.

Design concepts prioritise walkability and slow vehicle speeds to create a safer, more pedestrian-friendly environment, revitalise street life, and support access to shops and businesses.

The document strategy will help Council to prioritise projects as funding becomes available. Proposals include activating Freedom Park, new paving and landscape, footpath dining and pop-up events with food vans.

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.

Retirement Communities

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.

GreenFort and Gaw Capital’s Liven Communities have unveiled plans for a \$100 million land lease community for Hervey Bay. The community which will be built along Liven Beach Road will include 132 homes.

Resident amenities will include pickleball, tennis, yoga, pool, spa, gym, hair salon, cinema, bar, lounge, barbecue areas and a fire pit. GreenFort paid \$7.7 million for the site from the Hervey Bay RSL and Services Memorial Club in November 2023.

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 but it is yet to commence.

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.



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.

In September 2024 plans for a 16-storey residential apartment complex and a 10-storey hotel with a wellness centre were proposed for the Hervey Bay City Centre. The land at 7-19 Hillyard St in Pialba, was sold by the Council through an expressions of interest campaign by HBC Build Australia.

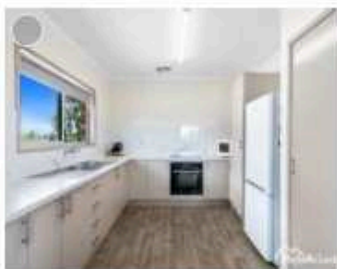
The Council purchased the land in 2019 as a potential site for a new administration centre but subsequently decided to co-locate the new administration centre with a new library on the corner of Main Street and Torquay Road.

HBC Build Australia proposes the larger building will house a Sunlife over 50s complex with 150 apartments, along with a wellness centre, multi-purpose conference room, restaurant and bar, and food and retail precinct.

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.



Recent sales

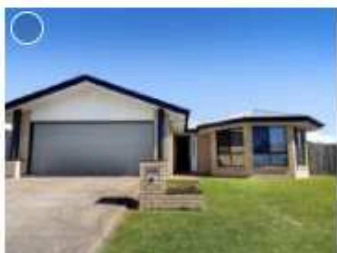


9 GREVILLEA ST, KAWUNGAN 4655

🏠 4 🚗 2 🚘 2

Sale Price: **\$680,000 (Normal Sale)**
 Sale Date: **13/08/2024**
 Original Price: **\$699,000 (Under Offer)**
 Final Price: **\$689,000 (Under Offer)**
 Office Name: **Exp Real Estate Australia - QLD**
 Agent Name: **Michelle Lockwood**
 RPD: **L142 RP147823**
 Features: **FAMILY/RUMPUS ROOM, DOUBLE STOREY, VERA...**

Property Type: **House**
 Property Area: **1,012m²**
 Original % Chg: **-2.7%**
 Final % Chg: **-1.3%**
 Days to Sell: **160**

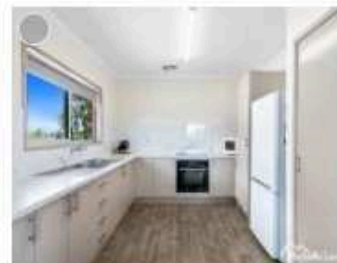


8 SHEARWATER ST, KAWUNGAN 4655

🏠 4 🚗 2 🚘 2

Sale Price: **\$650,000 (Normal Sale)**
 Sale Date: **30/07/2024**
 Original Price: **Offers Over \$650,000 (Under Offer)**
 Final Price: **UNDER CONTRACT WITH THE HARRISON SHAW T...**
 Office Name: **Ray White Hervey Bay**
 Agent Name: **Harrison Shaw**
 RPD: **L26 SP281505**
 Features:

Property Type: **House**
 Property Area: **681m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **12**

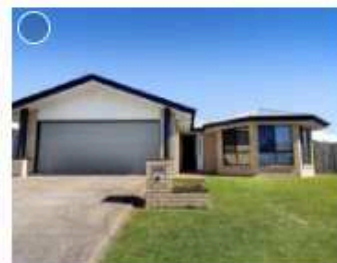


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 Agent Name: **Michelle Lockwood**
 RPD: **L142 RP147823**
 Features: **FAMILY/RUMPUS ROOM, DOUBLE STOREY, VERA...**

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 Agent Name: **Harrison Shaw**
 RPD: **L26 SP281505**
 Features:

Property Type: **House**
 Property Area: **681m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **12**



5 MONTAGUE CT, URRAWEEN 4655

🏠 4 🚗 3 🚘 4

Sale Price: **\$669,000 (Normal Sale)**
 Sale Date: **16/08/2024**
 Original Price: **\$795,000**
 Final Price: **Offers Over \$699,000**
 Office Name: **Carter Cooper Realty**
 Agent Name: **Jasmine Corrick**
 RPD: **L82 SP189509**
 Features:

Property Type: **House**
 Property Area: **743m²**
 Original % Chg: **-15.8%**
 Final % Chg: **-4.3%**
 Days to Sell: **155**



11 CAPTAIN COOK ST, URRAWEEN 4655

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Sale Price: **\$685,000 (Normal Sale)**
 Sale Date: **05/08/2024**
 Original Price: **Offers over \$649,000**
 Final Price: **Auction Guide: \$1,175,000 (Under Offer)**
 Office Name: **One Percent Property Sales**
 Agent Name: **Kim Culmer**
 RPD: **L79 SP198285**
 Features: **IMPROVEMENTS; PETS ALLOWED**

Property Type: **House**
 Property Area: **624m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **3**

Major Projects

Major projects currently impacting the region are:-

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 ² block to include King 4WD Supa Centre & convenience store
World Gym, Kawungan (Metcalf Constructions)	TBA	Under construction Opening late 2024	3,607m ² site to feature world-class gym with weights room, group fitness classes, CrossFit training zone, creche, sauna & cafe
Mixed-use project, Dundowran (Cinque Projects No 2)	TBA	Approved July 2023	Tavern, multiple shops, supermarket, childcare centre & service station

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Maryborough - Hervey Bay Road and Pialba - Burrum Heads Road intersection in Eli Waters upgrade (State & Federal Governments)	\$55.4 million	Stage 1 underway to prepare for major construction	Will improve traffic movement and the safety of motorists, pedestrians and bicycle riders
Torbanlea-Pialba Rd, between Beelbi Creek & Takura - upgrades (State & Federal Governments)	\$31.4 million	Completed mid-2024	New 4-span bridge between Beelbi Creek and Takura plus upgrades to 3 floodways & 5 intersections
Booral & Boundary roads, Urangan - upgrade (State Government)	\$27 million	Stage 1 underway, major works start 2025	Existing T-intersection replaced with single-lane, 3-leg roundabout & other road redesigns
Urraween/Boundary Road Extension, Hervey Bay	\$31.4 million	Completed mid-2024	New east-west road connection through Hervey Bay will provide alternative & improved access to CBD and other hotspots

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 ² to 800m ² . Stages 1-4 sold out
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 development approved Feb 2024	Over-55s lifestyle village with 131 relocatable homes, bowling green, pickle ball courts, cinema, library, gym & pools
Opal Shelly Beach Apartments, 509 the Esplande, Torquay (Opal Developments)	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	Under construction	Gated luxury RV lifestyle community includes 280 homes, clubhouse & health hub
The Springs Hervey Bay, Nikenbah (Win Projects)	\$75 million	Under construction	300+ lots of 700m ² to 950m ² 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 completed	Land estate with minimum 2,000m ² block sizes
Apartment and hotel complex, Hillyard St Pialba (HBC Australia)	TBA	Proposed	16-storey residential apartment complex and a 10-storey hotel
Over 55s village (AVID Properties)	TBA	Under construction	300-unit village on 23ha of land including clubhouse. pool, tennis court and bowling green
Land lease community, Liven Beach Rd (GreenFort and Gaw Capital)	\$100 million	Proposed September 2024	132 homes, pickleball courts, tennis, pool and cinema

Major Projects

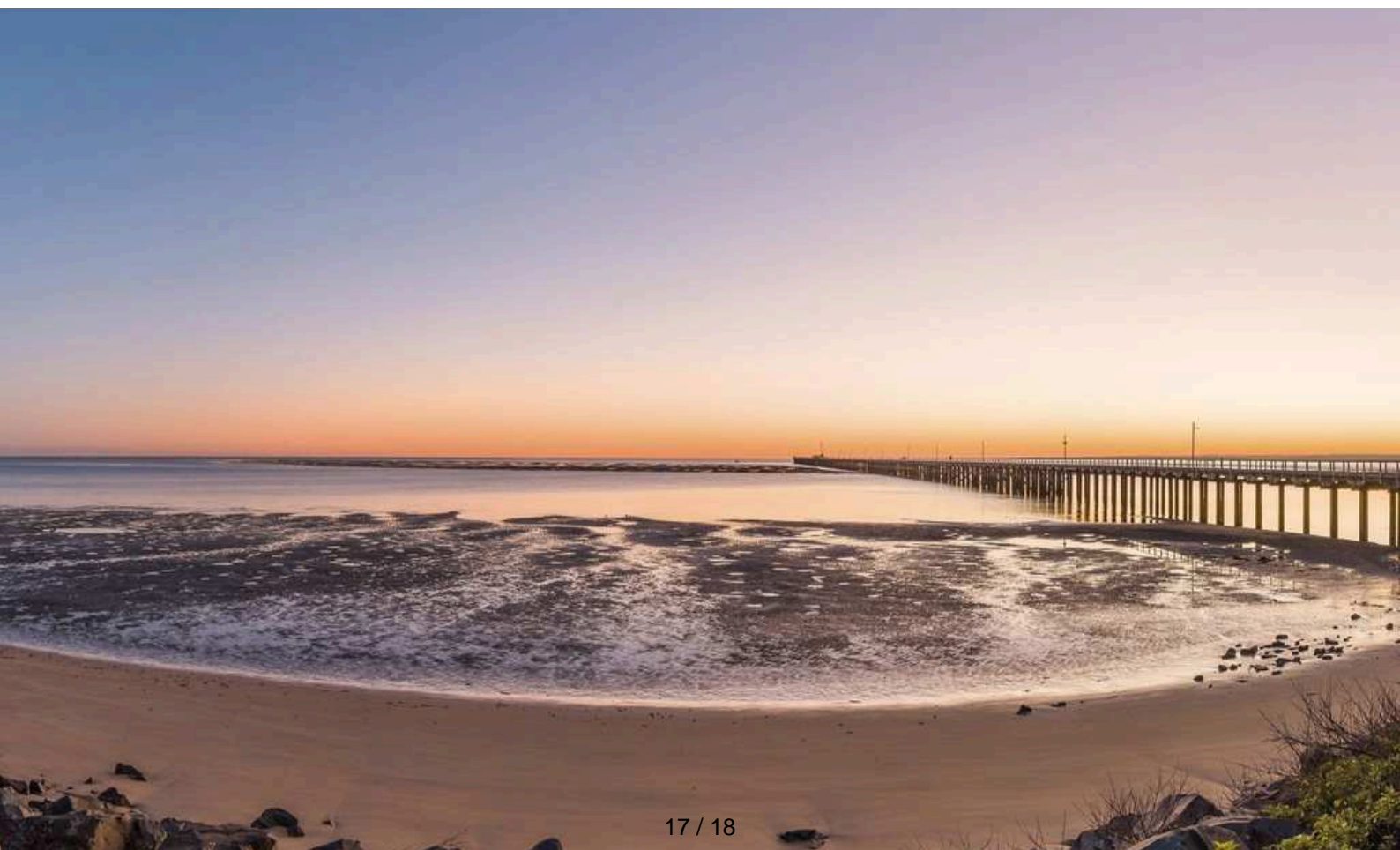
Major projects currently impacting the region are:-

COMMUNITY INFRASTRUCTURE

Project	Value	Status	Impact
Hervey Bay police station (State Government)	\$28 million	Announced April 2024	State-of-the-art infrastructure and facilities including new holding cells, and interview rooms
Hervey Bay Library and Council Administration Centre	\$108.7 million	Under construction completion mid-2026	New buildings with library, community space and Fraser Coast Regional Council services

HEALTH AND MEDICAL FACILITIES

Project	Value	Status	Impact
Hervey Bay Hospital upgrade	\$40 million	Tenders called November 2023	35 additional beds, new rooftop helipad





For more information contact:
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