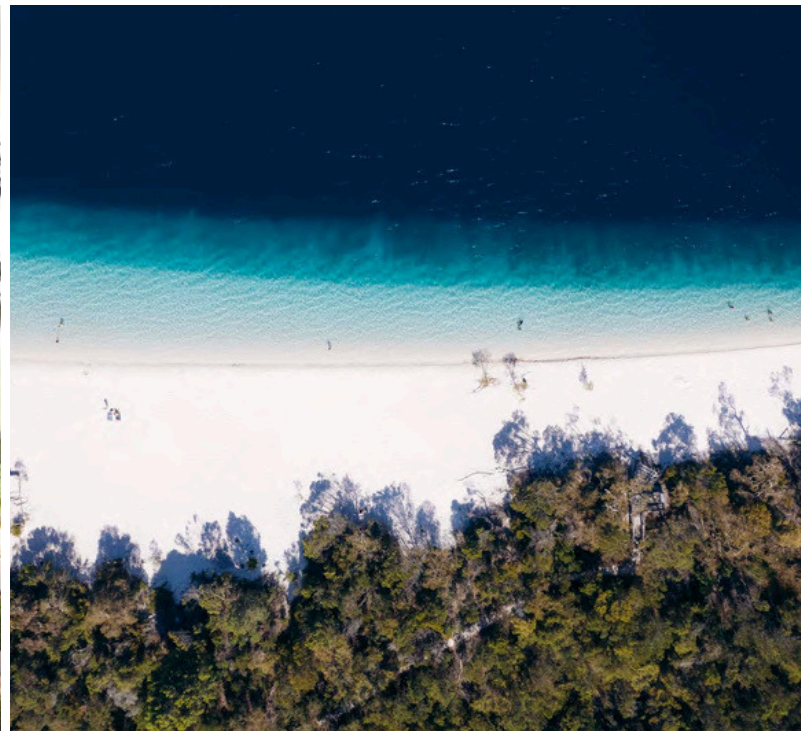


Hervey Bay Region

Investor

Guide



www.destiniliving.com.au
asiri@destiniliving.com.au
0433 510 761



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Introduction

Hervey Bay Region Investor Guide

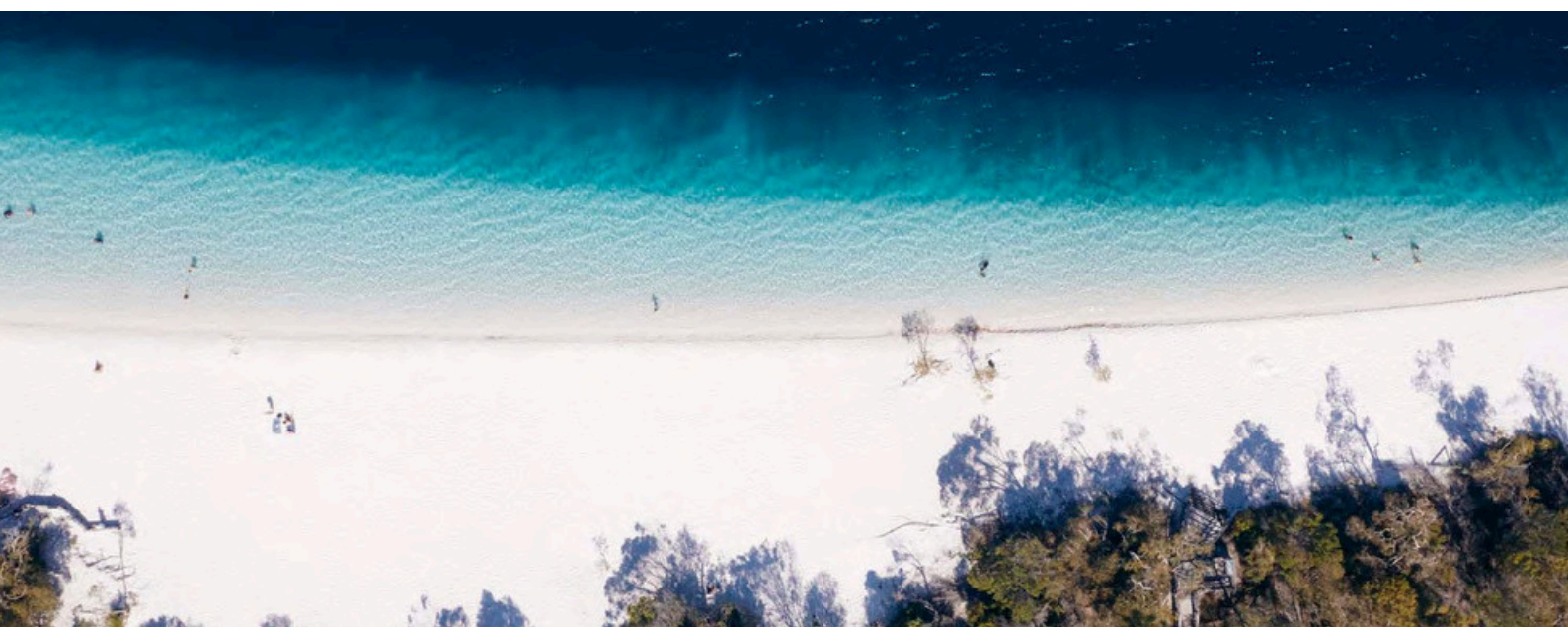
Welcome to the Hervey Bay Region Investor Guide. This guide will reveal the key macro and micro factors driving capital growth for the region. Hervey Bay offers excellent growth prospects for investors with the perfect blend of location, affordability and profit potential - an ideal investment platform.

If you're seeking a prime investment opportunity that combines an idyllic outdoor lifestyle with affordability and proximity to top tourist destinations, then Hervey Bay should be on your investment radar. What was once known as just an iconic tourist destination is now an emerging regional infrastructure hub.

Now presents an opportune time for astute investors to capitalise on this trend and be part of the 1% acting now before the completion of infrastructure projects triggers a shift from affordable to more expensive property prices. Don't fall back and watch this opportunity pass you by.

Book a call with our investment team today to explore thriving investment opportunities in Hervey Bay. Our team has already conducted thorough property research, due diligence and negotiations. We will oversee the construction process and accompany you every step of the way until tenancy.

[Contact Us](#)



Overview

Hervey Bay

Hervey Bay sits within the Coral Sea on the Fraser Coast, with direct access to the iconic Fraser Island and the Southern Great Barrier Reef. With convenient access to road, rail and air, Hervey Bay enjoys strong growth in business, population, and industry.

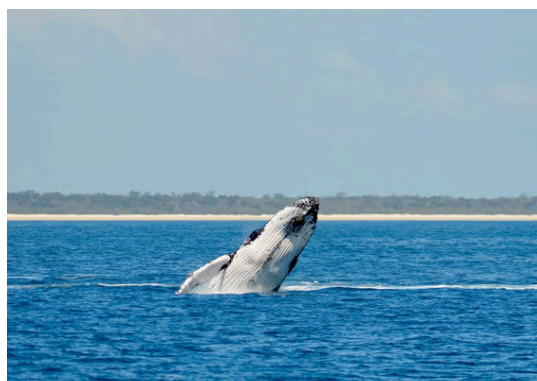
Within an easy 3.5-hour drive or 45-minute flight from Brisbane and a 90-minute flight from Sydney, Hervey Bay is brimming with investment opportunities, with all levels of government collaborating to support the right investors to attract regional growth and investment.

What sets Hervey Bay apart as an excellent choice for both living and investing is its unique blend of location, lifestyle, growth prospects, home affordability, and a tight rental market. Due to the appealing lifestyle and investment prospects, the Hervey Bay region has seen spikes in both interstate and intrastate migration.

Compared to metropolitan areas, the region currently offers affordable housing options, making it a compelling prospect for property portfolio expansion. Additionally, with the rise of remote work opportunities across various industries in Australia, there's greater flexibility to reside outside of crowded urban centres.

Distances

- To Noosa 159km (2 hours)
- To Maryborough 30km (25 mins)
- To Bundaberg 109.6 km (1 hour+)
- To Sunshine Coast 204.7km (2 hours, 24 mins)
- To Brisbane 288.5 km (3 hours+)





**0.7%
Vacancy Rate**

February 2024



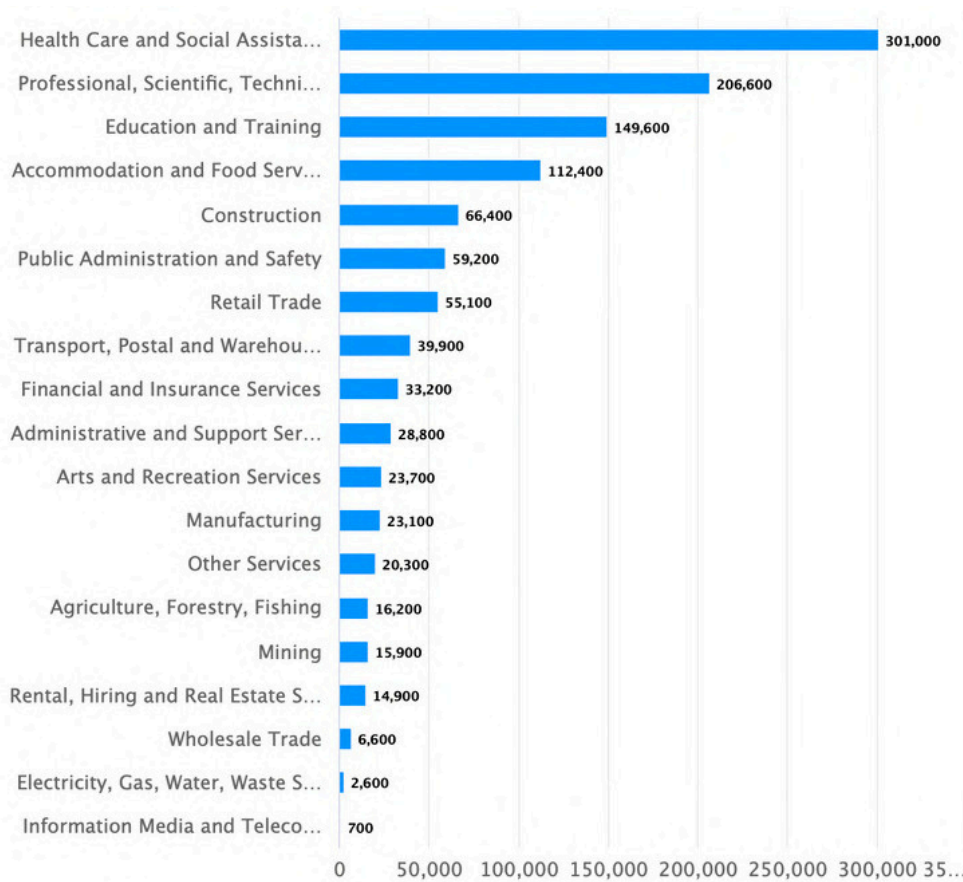
**High Yield and
High Growth Potential**



**Median House
Value \$615,000**

February 2024

Projected Employment Growth by Industry, Five Years to November 2026



Source: Jobs and Skills Australia, 2021 Employment Projections, five years to November 2026.

Transportation Networks

Bruce Highway

The 1,700-kilometre Bruce Highway is Queensland's major north-south road corridor, connecting coastal population centres from Brisbane to Cairns and supporting around 58 per cent of Queensland's population.

New Gympie Highway Bypass

Improving the connectivity from Hervey Bay to the Sunshine Coast and Brisbane. This will reduce travel time considerably.

Fraser Coast Airport

Located in Hervey Bay central and services surrounding regions such as Maryborough and Burrum Heads. There are 7-10 flights departing the airport daily to the following locations: Brisbane, Sydney and Lady Elliot Island from Qantas, Jetstar and Lady Elliot Island Airways.

Tilt Train

Provides a convenient, sustainable and value-for-money way to travel. With regular services between Brisbane and Rockhampton.

Daily Fraser Island Ferry and Vehicle Barges

Currently operating daily ferry services between River Heads, Kingfisher Bay Resort and Wanggoolba Creek.





Coastline

Hervey Bay is home to beautiful beaches and is sheltered by calm waters with a coastline stretching over 40km.



Resident Population

324,178 people in the Wide Bay Burnett Region, the LGA of Hervey Bay.



Land Area

Hervey Bay covers 144.4 km², located within the Wide Bay Burnett Region.



Leading Education

Hervey Bay boasts an exceptional education system, with a wide range of public and private schools and excellent tertiary education providers.



Diverse Employment

The biggest sectors for employment are in healthcare, retail, construction and education. More projects = more jobs in many sectors.



Liveability

The residents of Hervey Bay enjoy a relaxed outdoor lifestyle with world-class facilities, 5 swim-safe protected beaches and direct access to majestic Fraser Island.



Affordability

Compared to larger cities in Australia, Hervey Bay offers affordable real estate options for home buyers, investment and renting.



Connectivity

Hervey Bay is situated approximately 3½ hours' drive north of Brisbane and 25 minutes' drive north-east of Maryborough. The new Gympie Bypass Highway is set to reduce travel time significantly.



Hervey Bay Airport

7-10 direct flights each day including to Brisbane, Sydney and Lady Elliot Island.



Infrastructure Boom

Easy local accessibility to excellent schools, hospitals and recreation facilities. More projects = more jobs!



Outdoor Activities

Natural beauty and unique adventure to explore on Fraser Island - from sailing trips and Jet Ski safaris to scenic flights, kayaking, fishing, whale watching, camping and so much more.



Tourism

Hervey Bay's unspoilt coastline, quiet charm and raw nature attracts tourists from around the world. Eco, islands, calm waters, cruises, wildlife, hinterland.

Sources: Profile ID, ABS, Core Logic

Multi-Billion Dollar Boom

Hervey Bay proudly supports a range of traditional and emerging industries including health, education, marine, aviation, aquaculture, timber and manufacturing.

Tourism and residential populations are growing creating economic opportunities such as housing development to commercial and retail, health services and tourism.

To respond to this growing population and demand, there is a strong multi-billion dollar investment in new projects underway and on the horizon for the region including the \$7B QLD Government Train Manufacturing Plant that is expected to employ over 800 people.

INVESTOR FACT

Did you know, that the Gympie Bruce Highway expansion, scheduled for completion in 2024, is set to reduce travel times to Brisbane and the Sunshine Coast significantly by up to 30 minutes?

With the upgrade, motorists can expect speeds of up to 110km/h. The bypass will facilitate safer and smoother traffic flow, resulting in a reduction of approximately 50% in heavy vehicle traffic volumes.

Hervey Bay CBD \$100 Million Redevelopment
 Council Admin Centre & Civic Hub
 225,000 visitor per year for the new regional library

Uni Sunshine Coast \$20 Million upgrade in 2019
 Fraser Coast Hervey Bay Campus
 Funded from the \$174.9 Million Hinkler Regional Deal with the Federal Gov

Fraser Coast Hospital \$39.61 Million
 22-bed Mental Health Project at Hervey Bay Hospital & 10-bed at Maryborough Hospital
 Next to the recently completed Hervey Bay Emergency Unit \$44.66 million

Hervey Bay Airport \$24 Million
 Airport renewal program
 Upgraded in 2020 | 103,000 passengers p.a. supported
 \$638.4 Million

QLD Train Manufacturing \$7.1 Billion
 QLD Gov Contract Manufacturing Program | 65 Trains
 800+ New Jobs in Maryborough
 Construction of the facility due late 2023

Susan River Solar Farm \$175 Million
 95 megawatts | 290,000 solar panels
 opened 2019
 40,000 homes p.a.
 160GWh electricity p.a.

Hyne Timber Plant \$23 Million
 New Glue Laminating Plant
 4,000 sqm facility
 400% expansion on existing capability
 200+ New Jobs in Maryborough

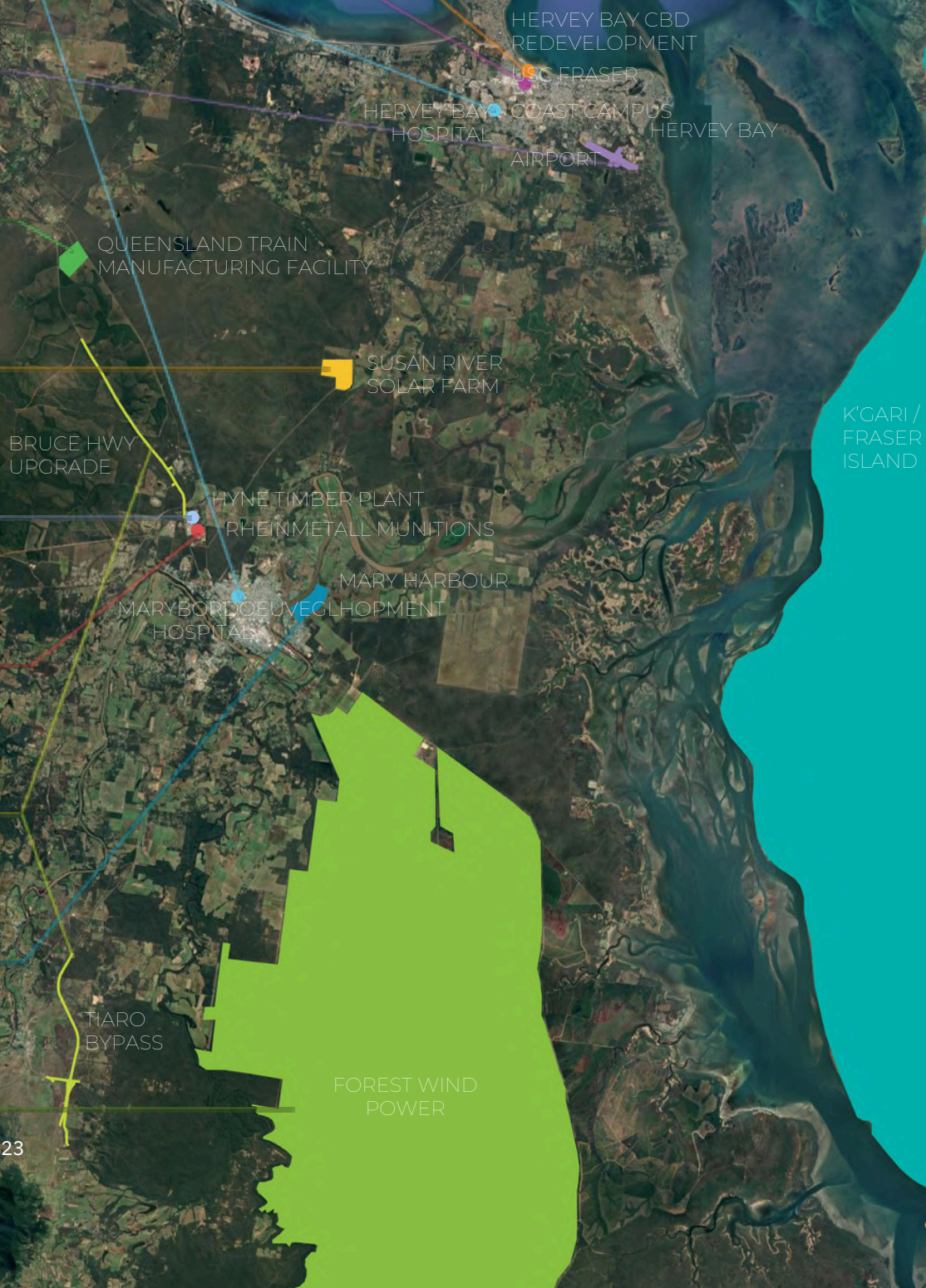
Rheinmetall Munitions \$90 Million investment
 155mm Defence Ammo Manufacturing
 100+ New Jobs | 30,000 rounds per annum for the Australian Defence Force

Bruce Hwy Upgrades \$336 Million
 Tiaro Bypass | 9km new 4-lane hwy | design phase 2023
 \$103 Million
 11km Upgrade
 Maryborough & Torbanlea section of Bruce Hwy | completed Dec 2022

Mary Harbour Project \$174ha Masterplan
 15ha Harbour
 3,500 Residents & 700 Visitors
 Residential, Retail & Marina
 250 Berth Marina

Forest Wind Power \$2 Billion completion proposed 2023
 226 turbines | 1200MW | 1/2 Million Homes
 supporting 450 jobs located between Gympie and Maryborough

Fraser Island | K'Gari
 World's Largest Sand Island
 World's First Whale Heritage Site issued by World Cetacean Alliance
 75 Mile Beach | 400,00 Visitors p.a.



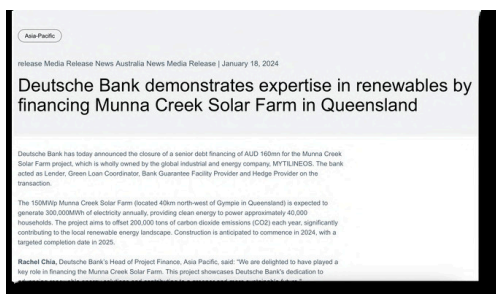
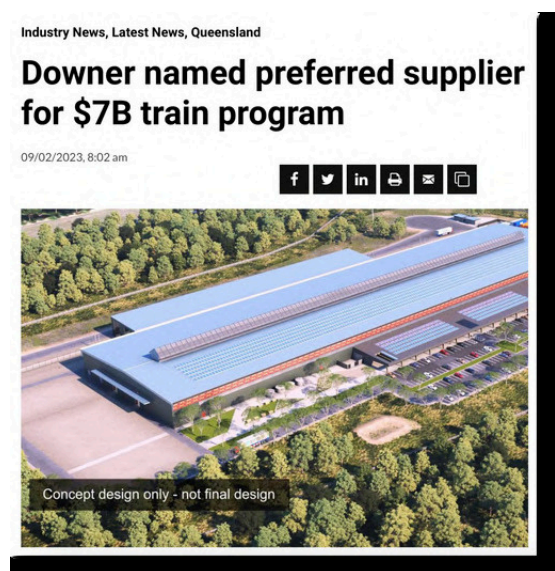
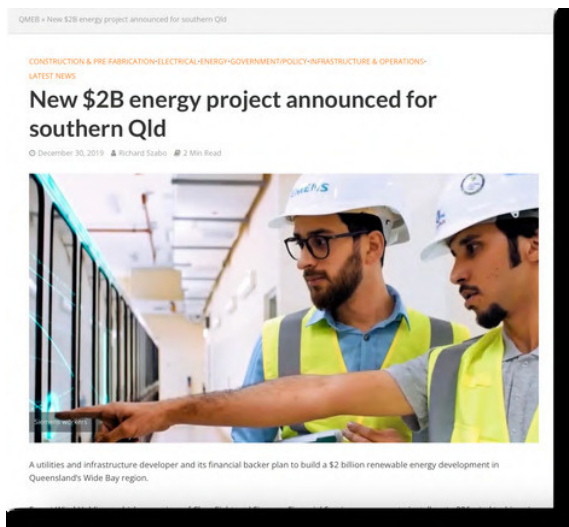




Multi-Billion Dollar Boom Hervey Bay


Manufacturing Boom

Positioned to lead in advanced manufacturing, the Fraser Coast boasts over 150 years of manufacturing expertise, alongside affordable land and site options. With emerging opportunities in defence, rail, and aviation supply chains.




The region is poised for a substantial manufacturing boom, investments include:

COMPLETED



\$110M Bruce Highway Saltwater Creek Upgrade

COMPLETED



\$385M EDI Train Maintenance Contract

IN PROGRESS



\$1B Gympie Bruce Highway Upgrade

IN PROGRESS



\$7B Queensland Government New Generation Train Tender

IN PROGRESS




\$2B Forest Wind Clean Energy Project

IN PROGRESS



\$300M Munna Creek Solar Farm

IN PROGRESS




\$175M Susan River Solar Farm

IN PROGRESS



\$81M Rural Funds Group Macadamia and Cropping Project

IN PROGRESS



\$70M ESI Battery Factory, set to supply 20% of Australia's needs

IN PROGRESS



\$60M Nioa-Rheinmetall Munitions Factory

IN PROGRESS



\$55M Fraser Coast Sport and Recreation Precinct

IN PROGRESS



\$26M Hervey Bay Airport Redevelopment

IN PROGRESS



\$21M Boundary Road Extension

IN PROGRESS



\$14.5M Hyne Timber Mill Expansion

IN PROGRESS



\$12M AstroAero Aircraft Manufacturing Facility

APPROVAL GRANTED



\$60M Urangan Harbour Precinct

APPROVAL GRANTED



\$40M Hervey Bay CBD Redevelopment

Healthcare and Aged Care

With a rapidly growing population, particularly in Hervey Bay, projected to become one of Australia's top 25 cities, there's a strong demand for healthcare and aged care services. The region's natural accessibility also makes it an attractive retirement destination.

Sustainability

The Fraser Coast is coming up as a sustainability pioneer, with projects like Forest Wind, one of the largest wind farms in the Southern Hemisphere, leading the way. Other projects are focused on solar energy production, including \$300M Munna Creek Solar Farm and the \$175M Susan River Solar Farm. Local industries demonstrate a strong energy demand, particularly in medium and heavy sectors.

Tourism

Renowned as a world-class tourist destination and home to the world's first Whale Heritage Site, Hervey Bay offers easy access to major population centres and boasts a mild, inviting climate year-round, making it a perennial favourite among travellers.

Local Infrastructure

Hervey Bay

Key employment sectors in the Fraser Coast encompass healthcare, education, retail trade, food services, tourism, accommodation, and manufacturing.

Healthcare

The Fraser Coast boasts two public hospitals (Hervey Bay Hospital and Maryborough Hospital) and a private hospital (St Stephen's Hospital, Hervey Bay) as well as multiple day surgeries.

Retail

Major retail hubs include:

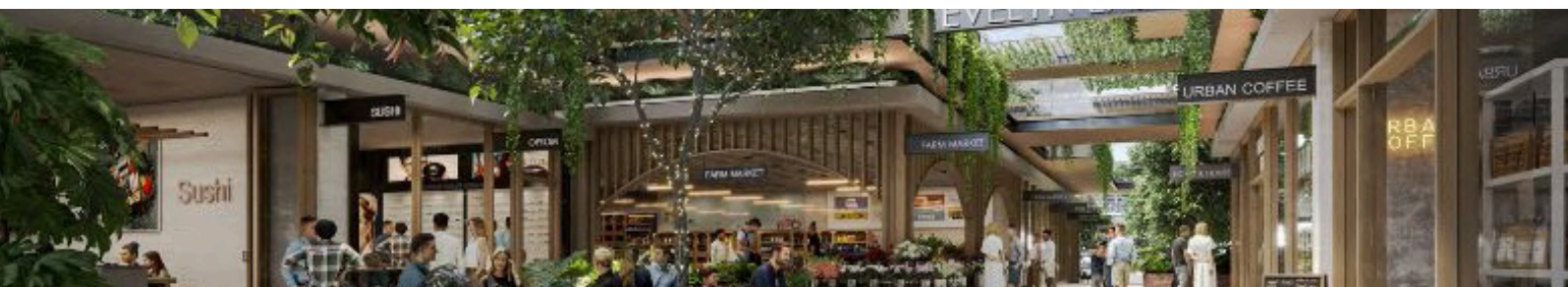
- Hervey Bay CBD
- Maryborough CBD

With additional significant centres such as:

- Bay Plaza
- Eli Waters Shopping Centre
- Maryborough Central Plaza Shopping Centre
- Pialba Place Shopping Centre
- River Heads Shopping Village
- Station Square Shopping Centre
- Stockland Hervey Bay Shopping Centre
- Urangan Central Shopping Centre
- Burrum Heads Shopping Precinct

Education

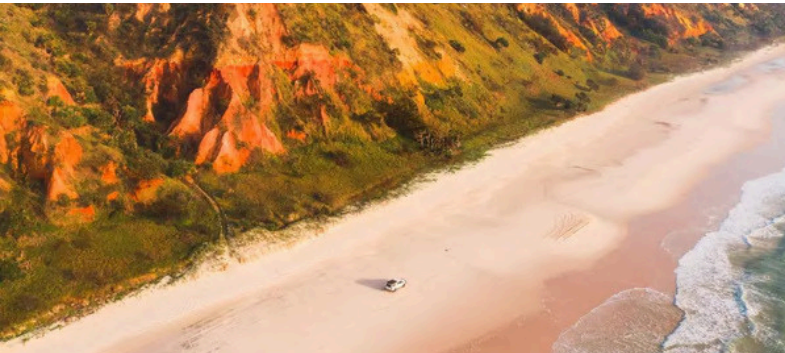
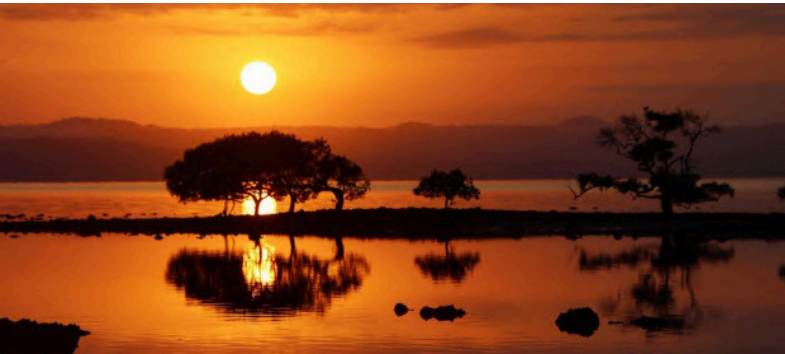
The schools and colleges in Hervey Bay, encompassing state, private, and alternative educational options, along with the local university campus, are widely recognised for their exceptional quality across the country.





Fraser Coast Hinterland

Explore the Hidden Gems



Fraser Coast Regional Council
Regional Map





Maryborough

Just a quick 25-minute drive from bustling Hervey Bay, this inland treasure boasts steady growth and a robust rental market.

Maryborough, just inland from Hervey Bay, is getting noticed for its potential growth and affordability. It's just a quick 25-minute drive from Hervey Bay, situated along the Mary River.

Experts highlight its untapped potential, especially with nearby Hervey Bay boosting demand over time. Maryborough offers various property options, from family homes to modern apartments, and there are opportunities for subdivision, making it even more attractive for investment.

As a historic community, Maryborough's preserved streets and heritage buildings offer a glimpse into the past. It's also conveniently located near amenities and job precincts with diversified areas of employment, ensuring a steady demand for properties.

Beyond Maryborough, the Fraser Coast hinterland provides hidden treasures like bushland, charming towns, and natural attractions along the Mary River. It's an ideal spot for outdoor activities such as camping, fishing, and hiking, with opportunities to see rare wildlife species.



Affordability

Maryborough is affordable for renters, investors and home buyers.



Growth Potential

Smart Property Investment ranks it among the top 50 suburbs for future growth.



0.4% Vacancy Rate

Maryborough has a very low vacancy rate of 0.4%, showing strong demand.



Burrum Heads

Where unexplored coastal opportunities intersect with accessibility and affordability, ready for investment.

Burrum Heads, a coastal town on the Fraser Coast, offers accessibility and affordability. Named after the nearby Burrum River, Burrum Heads sits at the river's southern mouth, approximately 25km north of Hervey Bay and 50km north of Maryborough. Coal was discovered and mined in the area during the 1860s, adding to its historical significance.

Today, Burrum Heads boasts a tranquil and peaceful atmosphere, with a variety of residential options available, from waterfront acreage to urban properties and vacant land for building. The town features established homes near the beach, as well as new housing developments like Burrum Waters and Dolphin Waters Estate, offering generous allotments close to the coast.

Local amenities include Foodworks, restaurants, cafes, and essential services within walking distance. Residents can enjoy leisure activities such as lawn bowls, fishing, picnics, and beachfront strolls. Burrum Heads provides a secure and appealing environment for residents. The town's proximity to attractions in Hervey Bay, Torbanlea, Howard, Toogoom, and Maryborough adds to its appeal, making it an excellent base for exploring the region.



Population Growth

From 2016 to 2021, over 20,000 people, almost half of Australia's internal movers, relocated within Fraser Coast. Migration rose despite the pandemic.



Ideal Location

Just a 19-minute drive from Hervey Bay, it's conveniently located for those seeking a change of scenery.



Desired Suburb

Burrum Heads offers the perfect blend of coastal living and tranquillity.

Investors, Don't Miss Out

The Hervey Bay Region stands as an enticing destination for property investors seeking long-term prosperity. Its strategic location within the Coral Sea on the Fraser Coast, coupled with direct access to the unparalleled beauty of Fraser Island and the Southern Great Barrier Reef, renders it an irresistible prospect.

The city's remarkable growth in business, population, and industry underscores its potential for robust returns on investment. For property investors, Hervey Bay isn't just a destination; it's a gateway to sustainable growth and prosperity.

INVESTOR FACT

Did you know with its remarkable lifestyle offerings at an accessible price point, Hervey Bay acts as a magnet for investors departing Australia's largest three capital cities?

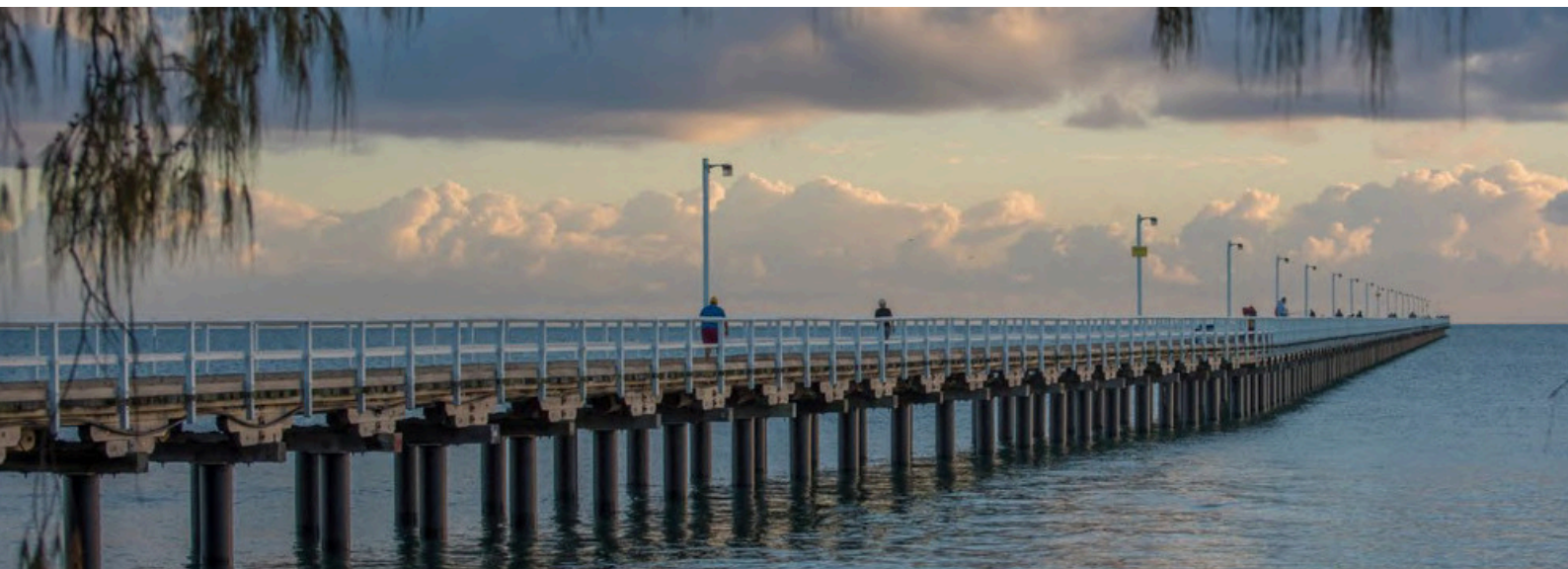
Positioned to capitalise on this substantial migration trend towards sea-change seekers, Hervey Bay is anticipated to reap the benefits for years to come.

Looking to invest?

If you are ready to take the next step in securing an investment property, don't hesitate to get in touch. With over 40 years of experience helping property investors reach their goals, we are well-equipped to guide you through the process.

Sit back and relax while we take care of everything for you! Our team has already conducted thorough property research, due diligence and negotiations. We will oversee the construction process and guide you every step of the way until tenancy.

- ✓ **AREA RESEARCH**
- ✓ **GROWTH DRIVER ASSESSMENT**
- ✓ **DUE DILIGENCE**
- ✓ **LAND IDENTIFICATION FOR A RANGE OF DWELLING TYPES**
- ✓ **BUILDER SCREENING AND NEGOTIATIONS**
- ✓ **BUILDING PLAN CHECKS**
- ✓ **CASH FLOW ASSESSMENT**
- ✓ **VETTING PROPERTY MANAGERS**



The Next Steps

Don't wait any longer to invest in Hervey Bay - book a call today to discuss a range of property options for a range of budgets, property types and preferences.

Call 0433 510 761
Email: asiri@destiniliving.com.au

[Book a call](#)





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