



**PROSPA**  
PROPERTY  
ADVISORY

## PROPERTY OVERVIEW

Lot 235, Quarterdeck Avenue, Pialba, QLD



CREATED BY

**Adam Hindmarch**

PROSPA PROPERTY ADVISORY

Director & Principal Strategist

RLA 269499 SA | Dip Finance | QPIA | Accredited ASPIRE Advisor | RG146 Property Investment Advisor





Overview

**Pialba, QLD**

The 2019 Estimated Resident Population for Pialba is 3,987, with a population density of 8.04 persons per hectare.

**Ocean Blue Estate**

Situated on 22 hectares of prime residential land, Ocean Blue offers the discerning home buyer the opportunity to create a modern, residential masterpiece in a carefully planned estate.

Key Facts

Med House Price	\$350,000
Wkly Med Advertised Rent	260
Total Population	3,678
Med Age	49
No. Private Dwellings	2,069
Wkly Med HH Income	\$763
Approx time to CBD	219
Approx Distance to CBD	244

Project Quick Facts

- Distance by land transport: 286km to Brisbane CBD
- 20+ Cafes within 5km
- 15 Department stores within 5km
- 14 Medical facilities within 5km
- 12 Grocery stores within 5km
- 13 Parks within 5km
- 17 Restaurants within 5km
- 12 Schools within 5km

Transport

Pialba railway station

Hervey Bay railway

Education

Pialba State School

Hervey Bay State High School

Shopping

Pialba Place

Bay Plaza

Stockland Harvey Bay Shopping Centre





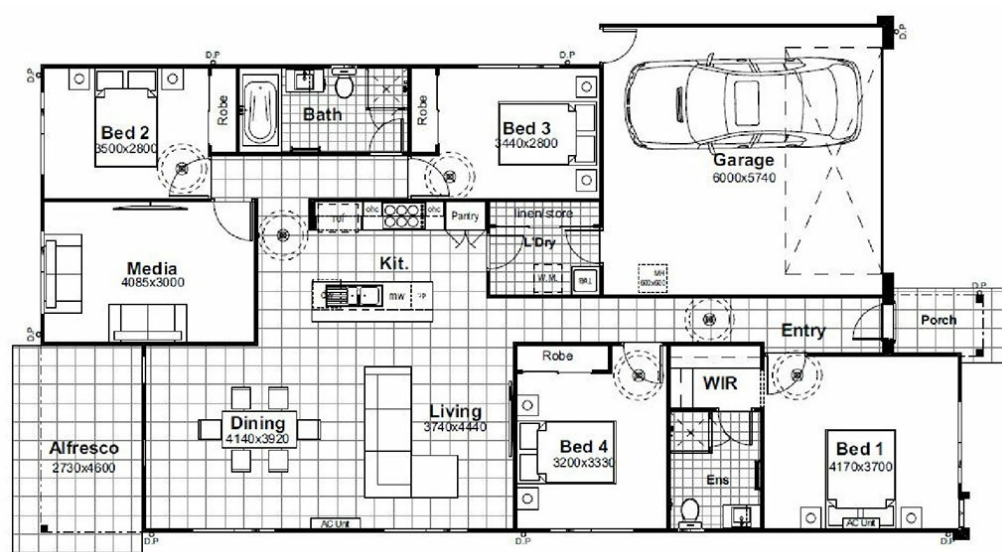
## Specifications

	4	2	2
Property Id	109463		
Property Type	House & Land		
Status	Indicative		
Contract Type	2 Part Contract		
Title Type	Torrens / Freehold		
Titled	No		
Indicative Package	Yes		
Estimated Date	06/2021		
Rent Yield	4.70%		
ADDM			
Approx. Weekly Rent	\$430		
Vacancy Rate	1% Mar 2021		
Land Area	605 sqm		
House Area	201.68 sqm		
Land Price	\$195,000		
House Price	\$276,500		
Total Price	\$471,500		
Design	Fitzroy 201		
Stage	8D		
Stamp duty Est.	\$5,250		
Gov. Transfer Fee	\$269		



Project Name	Ocean Blue Estate
Prices From	\$471,500.00
Number Available	2

Area Name	Pialba
Total Population	3678
Distance to CBD	244

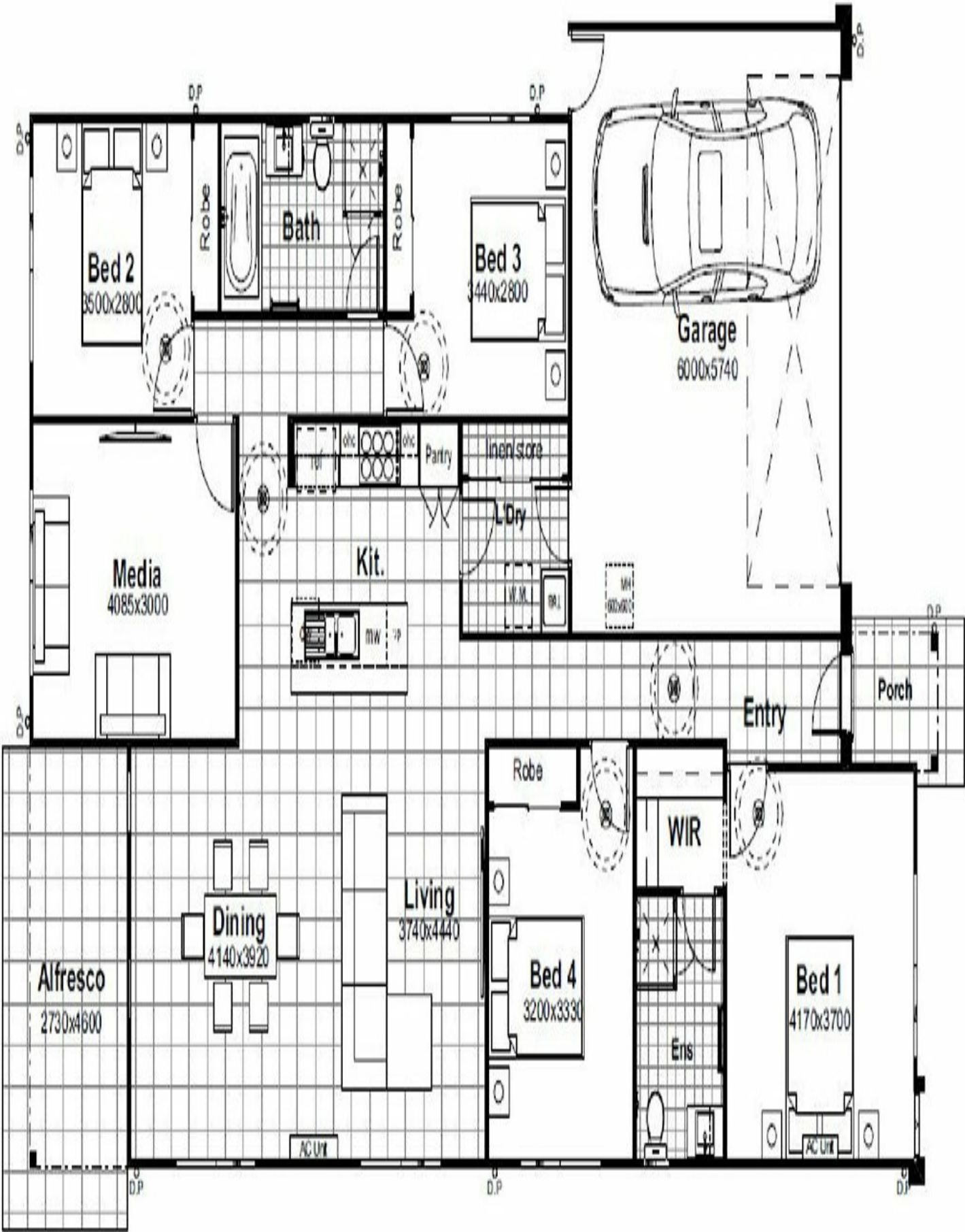


PROSPA  
PROPERTY  
ADVISORY

Advisor: Adam Hindmarch  
0400 400 515  
adam@prospaproperty.com.au













IMPORTANT: While reasonable effort has been made to ensure accuracy, the information contained in this document has been sourced from various sources. The ASPIRE Property Advisor Network Pty Ltd to the maximum extent permitted by law, expressly disclaims all liability for any loss howsoever arising, directly or indirectly, and makes no representation or warranty, express or implied in relation to the fairness, currency, accuracy, reasonableness or completeness of the information contained in this document. This brochure is generic and for information purposes only and does not constitute nor form part of any contract of sale.














## PORTAL DOWNLOADABLE REFERENCE MATERIAL

<https://portal.aspirenetwork.net.au/stocklist/detail/109463>

Property Downloads	
	Stage Plan
	Lot 235 Brochure
	Floorplan
	Inclusions
	Lot 235 Concept Plan
	Lot 235 Siteplan
<a href="#">Click here for more info</a>	









Area Downloads	
	CoreLogic - Statistics Report (May-21) - 05/05/2021 1:45 am
	CoreLogic - Suburb Report (May-21) - 05/05/2021 1:49 am
	SQM Postcode Snapshot Report (May-21) - 05/05/2021 1:53 am
	ASPIRE Research Document - 16/03/2021 7:40 pm
<a href="#">Click here for more info</a>	

Project Downloads	
	Aerial Map
	Location Map
	Masterplan
	Rental Comparison Report for 4BR HL Pialba QLD
<a href="#">Click here for more info</a>	

Region - State - Australia Downloads	
	QLD Major Infrastructure Projects Report - Feb 19
	ATO Rental Properties Guide 2020
	CoreLogic - Regional Market Update - Feb 2021
	Australian Property Buyer's Legal Guide - LawLab
	CoreLogic - Australian Housing Market Charts - April 2021
	CoreLogic - Australian Housing Market Update - May 21
	CORE LOGIC - AUSTRALIAN HOUSING (CHART) UPDATE - MAY 2021.pdf
<a href="#">Click here for more info</a>	

## EXTERNAL REFERENCE & RESEARCH LINKS

### PORTAL EXTERNAL LINKS

External Reference Links	
	Community Profile - Fraser Coast Regional Council
	Social Atlas - Fraser Coast Regional Council
	Population Forecast - Fraser Coast Regional Council
	Economic Profile - Fraser Coast Regional Council
	Wikipedia
	Google Maps
	2016 Census QuickStats
	Microburbs - February 2021
<a href="#">Click here for more info</a>	

Area Info	
Median House Price	\$350,000
Weekly Median Advertised Rent	260
Total Population	3678
Median Age	49
No. Private Dwellings	2069
Weekly Median Household Income	763
Approx time to CBD	219
Approx Distance to CBD	244
<a href="#">Click here for more info</a>	







# OCEAN BLUE IS HERVEY BAY'S PREMIER HOUSING ESTATE

With the pristine Hervey Bay foreshore a short stroll from your front door, Ocean Blue has it all – location, lifestyle and affordability.

Ocean Blue is only a nine iron from the beautiful Hervey Bay Golf Course and just minutes from the thriving CBD. Ocean Blue is positioned perfectly with some of the region's best public and private schools nearby. Hervey Bay makes home to many world-class health facilities and the newly opened St Stephens Private Hospital is recognised as one of the most advanced hospitals in Australia. Ocean Blue has everything you could need.

A short 10 minutes drive along the picturesque esplanade past scores of cafes, bars and shops will have you at the iconic Urangan Boat Harbour and

Great Sandy Strait Marina, the gateway to the beautiful Fraser Island and world famous Humpback Whales in Platypus Bay. With the airport, and direct flights to Brisbane and Sydney, just 10 minutes from your door, Ocean Blue is easily accessible to the rest of the world.

Ocean Blue is on 22 hectares of prime residential land. A new series of land releases offers homebuyers the opportunity to secure one of more than 120 of Hervey Bay's finest house lots, all just minutes from the magnificent beaches of Hervey Bay.

Whether you're a first home buyer, growing your family or downsizing, Ocean Blue provides the ultimate opportunity for you and your family to start a new chapter.





## MASTER PLAN

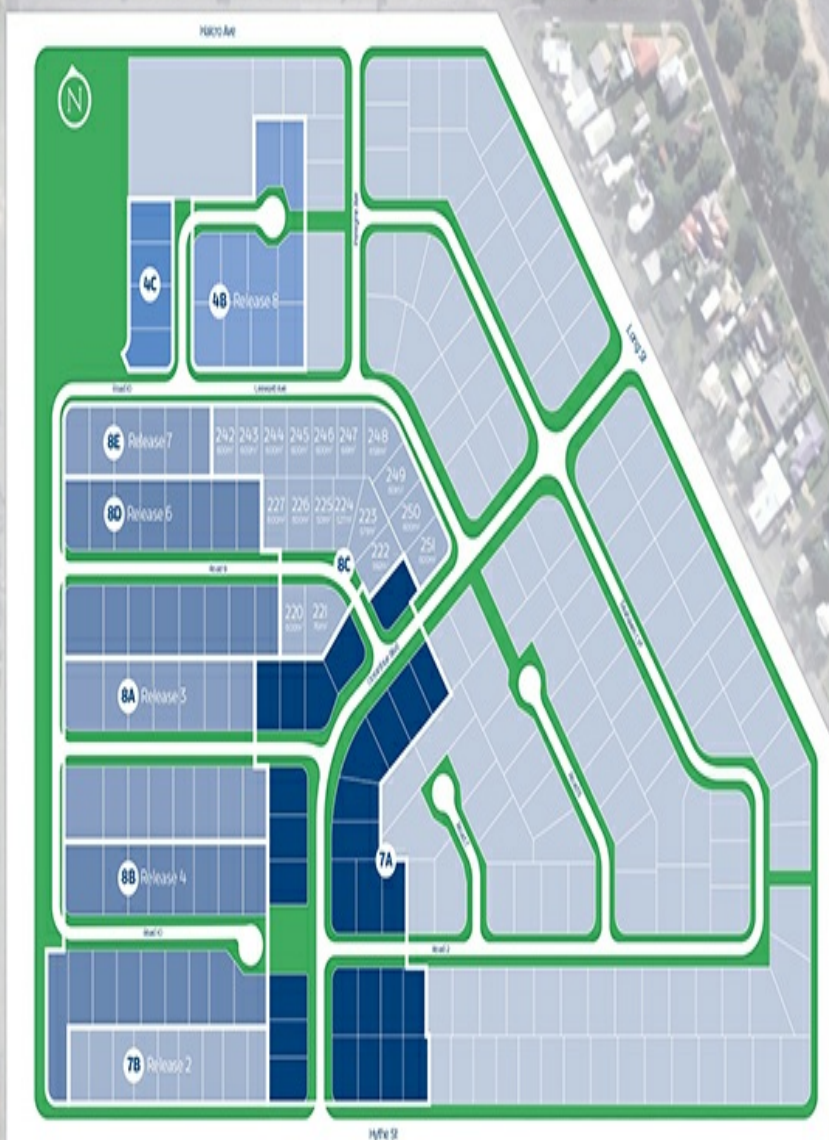
“After coming to Hervey Bay from the UK we chose to rent at Ocean Blue because it has everything we need. It's quiet, we have great neighbours and it is literally five minutes from everything - schools, shops, aquatic centre and playing fields. The kids also love the fact we are so close to the beach. We are really excited about the next stage opening up so we can maybe build our own place and start a new chapter for the family.”

The Patterson family

NOW SELLING  
FROM \$175,000\*

nbn™ ready

Walk to the beach  
Minutes from the CBD



All plans, images and details outlined or contained in this presentation are indicative only and do not form part of any real estate sale contract. Purchasers must refer to the formal real estate contract and disclosure statement, including the schedule of prices, prior to entering into a purchase contract.

©2019 nbn™



## Satellite Timeline - Ocean Blue Estate - Pialba - QLD

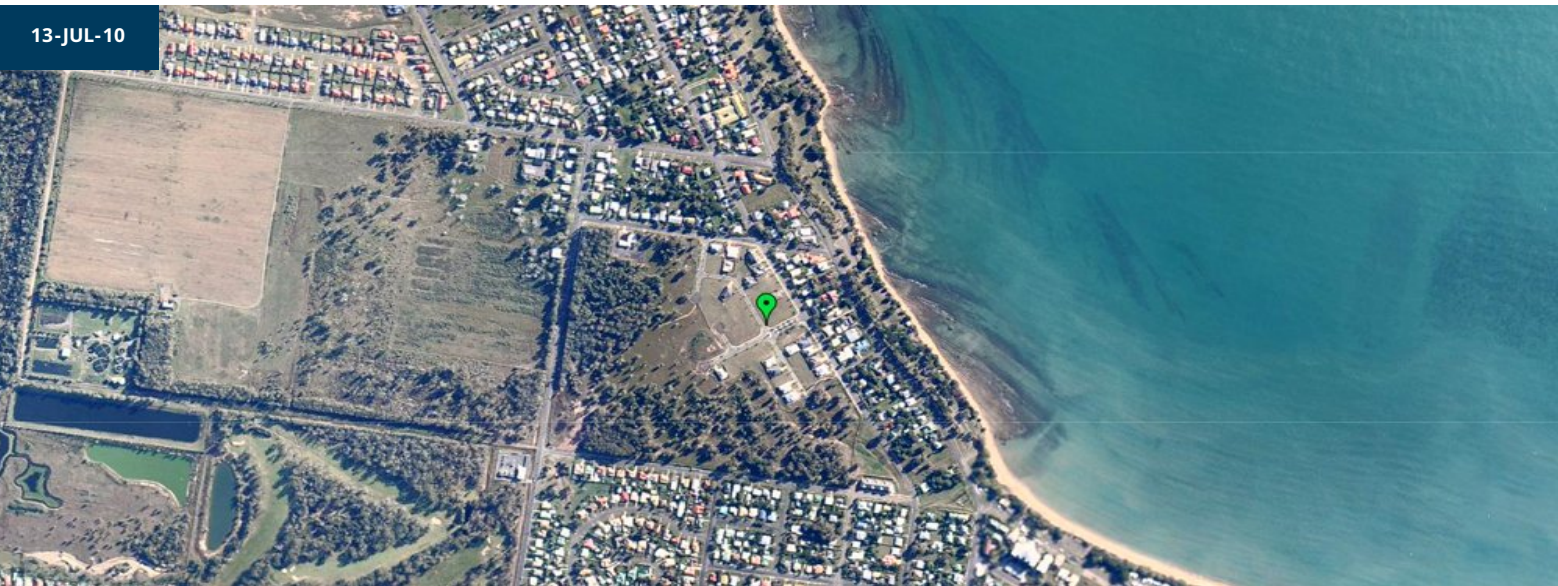
22-APR-20



25-MAY-17



13-JUL-10



IMPORTANT: While reasonable effort has been made to ensure accuracy, the information contained in this document has been sourced from various sources. The ASPIRE Property Advisor Network Pty Ltd to the maximum extent permitted by law, expressly disclaims all liability for any loss howsoever arising, directly or indirectly, and makes no representation or warranty, express or implied in relation to the fairness, currency, accuracy, reasonableness or completeness of the information contained in this document. This brochure is generic and for information purposes only and does not constitute nor form part of any contract of sale.