



From the Principal Leanne

Realway Hervey Bay has had a busy start to 2024

Our team has been working tirelessly, helping our clients achieve their real estate goals. Properties priced to meet the market have been selling fast.

We have received large quantities of enquiries on rental properties which have been leased very quickly.

**THE MARKET WRAP FOR
HERVEY BAY**

Median sale price and asking rent

For the last 3 month



\$620k
\$550 p/w



\$450k
\$448 p/w



**Hot
Property**

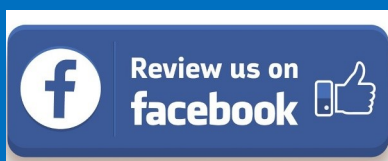
8/66 Winchelsea St Pialba



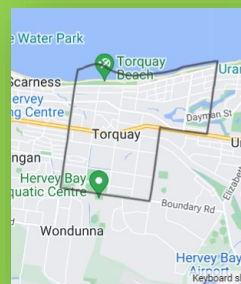
PRICE: \$425,000

REVIEWS

We would love your feedback on our how we are doing as a Company. Please don't hesitate to review us on Google or Facebook
Click on the links.



PROPERTY SUBURB PROFILE—TORQUAY



Median price snapshot for houses

Median price ①

\$612,500

January 2023 - December 2023

Past 12 month growth ①

Up 6.0% ↑

5 year median price trend

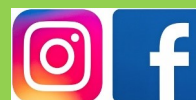


Last month Torquay had 20 properties available for rent and 46 properties for sale. Median property prices over the last year range from \$612,500 for houses to \$405,000 for units. If you are looking for an investment property, consider houses in Torquay rent out for \$475 PW with an annual rental yield of 4.3% and units rent for \$400 PW with a rental yield of 5.2%. Torquay has seen an annual compound growth rate of 6.0% for houses and 5.2% for units.

**NO SALE
NO FEE
NO CHARGE
NO RISK**

Contact our Friendly Sales Team on
4128 4255
Hervey Bay

RealWay
PROPERTY CONSULTANTS
www.herveybayrealway.com.au



CONSTRUCTION OF NEW COMMUNITY HUB TO START WITHIN WEEKS

Construction of a new Hervey Bay City Centre community hub will start within weeks following the completion of the detailed design and the undergrounding of power around the site. Fraser Coast Deputy Mayor Denis Chapman said the Australian Government was partnering with Council through the Hinkler Regional Deal to revitalise the Hervey Bay City Centre, and the cornerstone was the development of a new Library and Council Administration Centre. "This is a once-in-a-generation opportunity to transform the city centre, create jobs and drive business investment," he said. "More than three-quarters of this development will be community space with the new hub to be the one-stop spot for learning, socialising and accessing Council services. "There'll be an expanded library over two levels, a new outdoor public plaza and flexible spaces that could be booked for meetings and community events day and night. "Bringing hundreds of workers together into the city centre will also boost nearby businesses. It will mean better collaboration between staff and ultimately more efficient services for the community." Cr Jade Wellings said undergrounding power around the site had been completed in recent weeks, which visually enhanced the area and paved the way for the building's construction to start. "Council awarded the tender to national construction company Hansen Yuncken in July to develop the new community hub, and with the detailed design now complete, site mobilisation and construction can start within weeks," she said. "This is a massive project that will be built over a two-and-a-half-year period, with an independent economic analysis by the AEC Group estimating the new building will support \$146 million in industry output for local businesses during construction. "Any local tradies or subbies wanting to find out more about how they can get involved in this project are encouraged to contact Hansen Yuncken directly FCLAB@hansenyuncken.com.au "While there will be some disruption during construction, the end result will be a major transformation of a key part of the Hervey Bay City Centre that will set the standard for other developments and stimulate business investment into our growing city." Cr David Lee said the AEC Group's analysis found that constructing a new library and Council administration centre was between \$42.5 million and \$53.6 million cheaper than upgrading the existing library and existing Council offices. "The relocation of Council's administration centre has been on the drawing board for decades, local business groups support it as the number one project to grow the economy, and the Hinkler Regional Deal funding means it can finally become a reality," he said. "The sale of Council's Tavistock Street site, which is in a residential area in Torquay, will help offset the costs of the new city centre community hub and potentially help address the housing availability crisis in our region. "About 50 residential housing blocks, up to 200 units or about 120 homes in an over-50s lifestyle community development could be built on the Tavistock Street site." The Hervey Bay Library and Council Administration Centre (incorporating a Disaster Resilience Centre) is a commitment under the Hinkler Regional Deal. The construction contract has been awarded for a price of \$108.7 million, and is funded by a \$40 million Australian Government commitment, Council's general revenue and land sales. Construction is due to start in early 2024 and be completed in mid-2026. *Courtesy Fraser Coast Council*

**18 Archer Dr Point Vernon**

**OFFERS OVER
\$680,000**

**PHOTO OF THE MONTH
BY Lisa Smith**



Good Morning Hervey Bay

★★★★★

Lisa responded to all our questions in a timely manner and kept us informed each step of the way. Would highly recommend Lisa and her team!

ratemyagent

★★★★★

Very friendly and easy to contact.

ratemyagent

★★★★★

Our property took longer than we expected to find a buyer, however Lisa was diligent in her search and ultimately found a buyer with the perfect conditions - cash contract, b&p only. Lisa also...

ratemyagent

★★★★★

Lisa, is a great agent with a lot of knowledge and experience in Hervey Bay! After inviting several Local Agents in to provide an appraisal on my property, Lisa was the only Agent who recommended a...

ratemyagent

★★★★★

As the buyer, we were very happy with the prompt communication and follow-up of contract matters by Lisa. She made herself available as needed, clearly had interests of both parties in mind and I would...

ratemyagent

LISA SMITH

SALES CONSULTANT—0427 135 597

Selecting an Agent can be a difficult and confusing decision, as every individual and company promises to look after you in order to achieve a successful sale.

I believe our best critics are our clients. This is what some of Lisa's clients have said about her.

