

COASTAL LAND FOR SALE BURRUM HEADS, HERVEY BAY



dolphinwatersestate.com.au
1800 335 535

It's Dolphin Waters for your seachange

Most families dream of one day making a sea change.

Now with the release of stages one, two and three of Dolphin Waters, that dream can be made a reality.

Dolphin Waters is a quality boutique residential community development at Burrum Heads which offers safe swimming beaches.

It is the largest residential community in Burrum Heads, covering 243 hectares.

To date about 400 lots have been developed with a further 188 lots approved and are under construction.

Lying within walking distance to the Burrum River, 35km from Hervey Bay and 300km north of Brisbane, Dolphin Waters has house and land packages or land on which your dream home can be built. House and land packages are available from some of Hervey Bay's top builders, GJ Gardner, PJ Burns, Cavalier Homes and Wide Bay Homes.

If lakeside living is what you desire, then you can buy your piece of paradise for \$205,000.

This magnificent seaside hamlet presents an outstanding lifestyle and investment opportunity in a clean environment abundant in natural beauty.

It sits on the southern headland of the Burrum River and is surrounded by water and national park and is also adjacent to the northern half of Fraser Island.

Not only is the area great for swimming but anglers have come to know this area for its abundance of fish and crabs. Dolphin Waters offers home owners an address where they can find a relaxed lifestyle, away from the hustle and bustle of busy city life.

Other stages of the development have been sold to the discerning buyers wanting residential quality of other seaside locations without the price tag which goes along with the likes of the Sunshine or Gold coasts.

Looking around Dolphin Waters, it is easy to see why so many have decided to make it their home.

It has extensive landscaping and walkways and cycle paths connect the estate to the township which is home to 1250 permanent residents.

It has its own IGA and just recently, a service station has been built. Burrum Heads also has a butcher, baker, post office, chemist, boutique clothing store and fresh produce.

With a hotel and bowls club, there is no need to travel to Hervey Bay for daily conveniences.

However upmarket restaurants, large furniture stores and other large retail chains are only a short drive away in Hervey Bay. A major hospital is located in Hervey Bay and direct tilt train access to Brisbane is provided from the town of Howard, about 12km from Burrum Heads.

A primary school is at nearby Torbanlea. For convenience, a school bus is available daily to take students to Hervey Bay and surrounding areas.

Property researcher Matusik Property Insights says that the weighted average house price in Hervey Bay city during 2006/07 was \$292,500.

"This is a 4.5% increase from 2005/06 and follows a 6% increase the previous year. The median house price in Burrum Heads during 2006/07 was \$350,000. Burrum Heads has one



of the highest median house prices of all suburbs within Hervey Bay city, and a median sale price 20% higher than the average across all of Hervey Bay.

"Also significant is that the median sale price of houses and vacant land has increased steadily in Burrum Heads, without the volatility experienced in some other coastal locations.

"This adds another level of comfort to intending buyers that Dolphin Waters Estate

offers good value today and even better value tomorrow."

Use this opportunity to discuss a builder's rebate through their four designated builders. For those who qualify for the government's first home owners' rebate of \$21,000, this offer gives a new home owner \$42,000.

For further details about Dolphin Waters Estate contact Derek Nissen on 1800 335 535 or just call into the site office on the corner of Ivor Drive and Burrum Heads Road.



TAKE A STEP BACK TO
WHEN A SEACHANGE
WAS THIS AFFORDABLE.

- Stunning landscaped development
- Friendly village community
- Large 750 sqm average block size
- Easy stroll to beach, boat ramp, shops and pub
- Close to Fraser Coast Airport and Hervey Bay
- Affordable house & land packages

EVEN NOW MORE AFFORDABLE
with \$21,000 BUILDER REBATE FOR
ALL HOME BUYERS AND \$42,000
FOR FIRST HOME BUYERS.

OPEN DAY

9am-3pm
Sat & Sun
This Weekend

FREE
Sausage Sizzle

Affordable Seaside Living
DOLPHIN WATERS
BURRUM HEADS
HERVEY BAY - QUEENSLAND

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PLUS
FIRST HOME BUYERS
INFO PACKS

