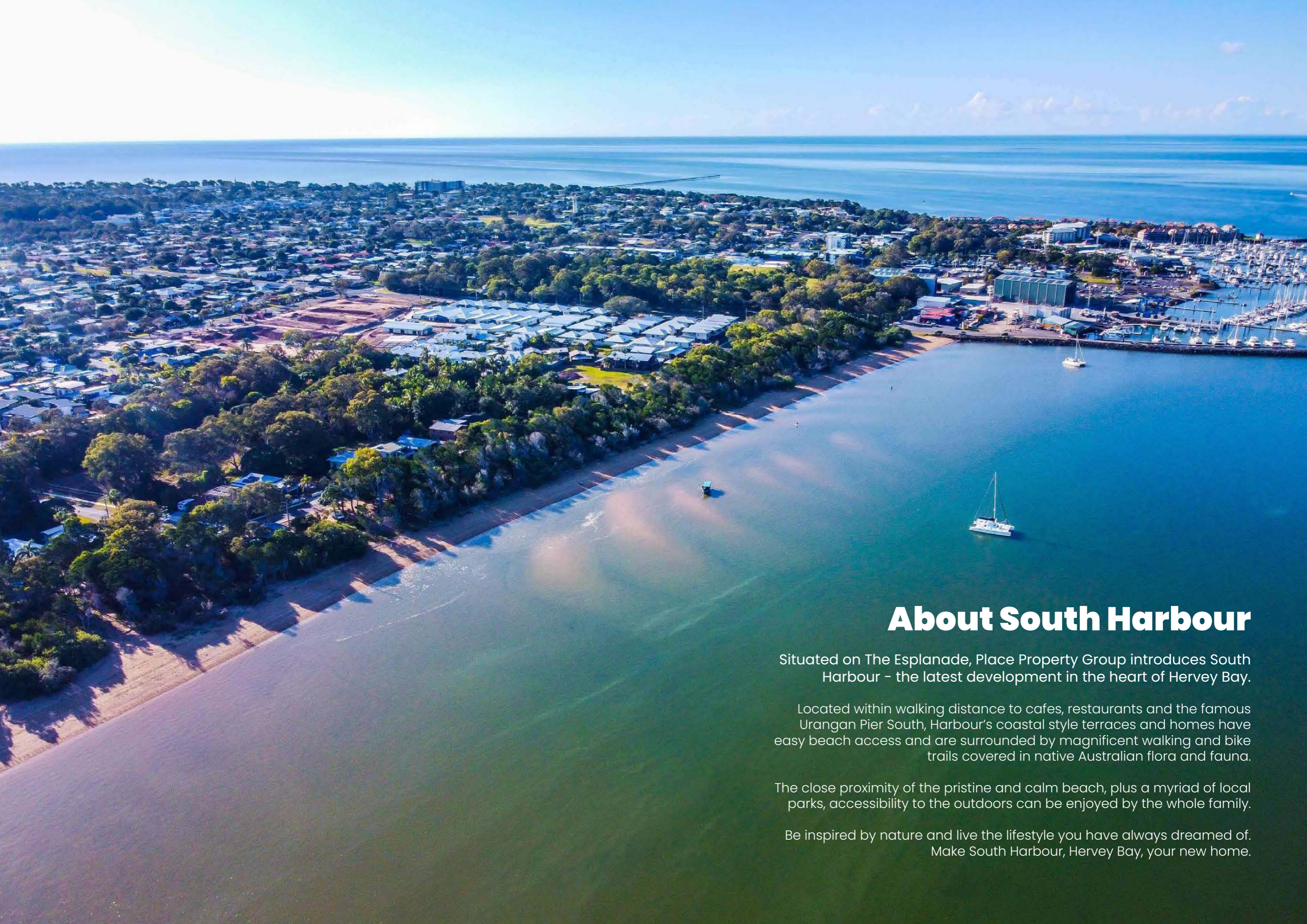


SOUTH
HARBOUR
HERVEY BAY





About South Harbour

Situated on The Esplanade, Place Property Group introduces South Harbour – the latest development in the heart of Hervey Bay.

Located within walking distance to cafes, restaurants and the famous Urangan Pier South, Harbour's coastal style terraces and homes have easy beach access and are surrounded by magnificent walking and bike trails covered in native Australian flora and fauna.

The close proximity of the pristine and calm beach, plus a myriad of local parks, accessibility to the outdoors can be enjoyed by the whole family.

Be inspired by nature and live the lifestyle you have always dreamed of.
Make South Harbour, Hervey Bay, your new home.



One of A Kind Location

Hervey Bay has become one of Queensland's most desirable locations.

- Across the Road from the Beach
- 500m to the Boat Harbour, Marina and Whale Watching Terminal
- 1.5km to the World Renowned Urangan Pier
- 2km to Urangan Shopping Centre
- 5.5km to Torquay Beach
- Hervey Bay Airport with Direct Flights from Sydney and Melbourne
- 7.8km to Stocklands Shopping Centre
- 7.9km Hervey Bay RSL
- 10km to Hervey Bay Hospital
- 17km to Riverheads Boat Ramp and Ferry Terminal to K'gari (Fraser Island)
- 41km to Maryborough
- 2hrs Drive from Sunshine Coast
- 3hrs Drive from Brisbane

A Look at Hervey Bay

Hervey Bay is a city located in Queensland, Australia. It is famous for its pristine beaches, calm waters and diverse marine life, making it one of the most popular tourist destinations in the country. It is well-known for its whale-watching experiences, where visitors can observe humpback whales during their annual migration.

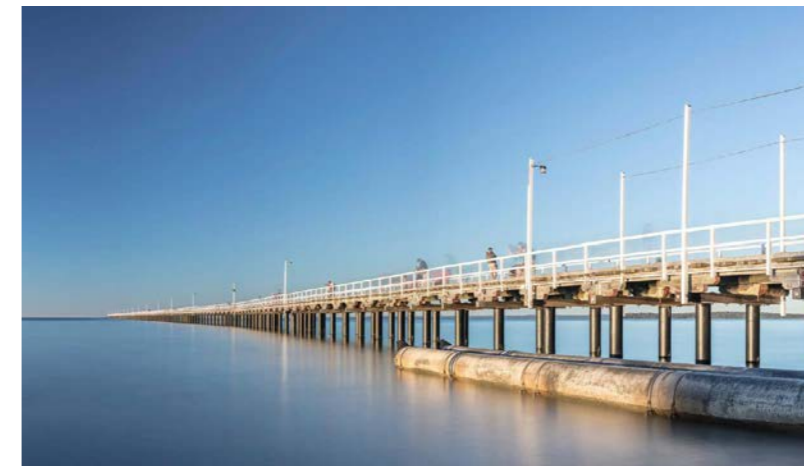
Hervey Bay also boasts a range of other attractions including the Great Sandy Strait, the world-renowned Fraser Island, and the Maryborough Heritage City. Visitors can take a scenic drive along the beachfront, sample local seafood at one of the many restaurants and cafes, or enjoy the lush parklands and botanic gardens in the area.

With its natural beauty, rich cultural heritage and ample opportunities for outdoor recreation, Hervey Bay is simply perfect.

“Kgari” Fraser Island

Hervey Bay is the gateway to the world heritage listed “Kgari” Fraser Island, the world’s largest sand island, known for its stunning natural beauty, including the vivid blue waters of Lake McKenzie, the towering sand dunes at The Pinnacles, and the iconic shipwreck of the SS Maheno, 75 Mile Beach, Dingoes and 4WD and Camping trips for the adventurous.

Fraser Island also has a rich cultural history, with indigenous communities having lived on the island for thousands of years. Whether you’re looking for a scenic getaway or an adventure in the great outdoors, Fraser Island is a must-visit.



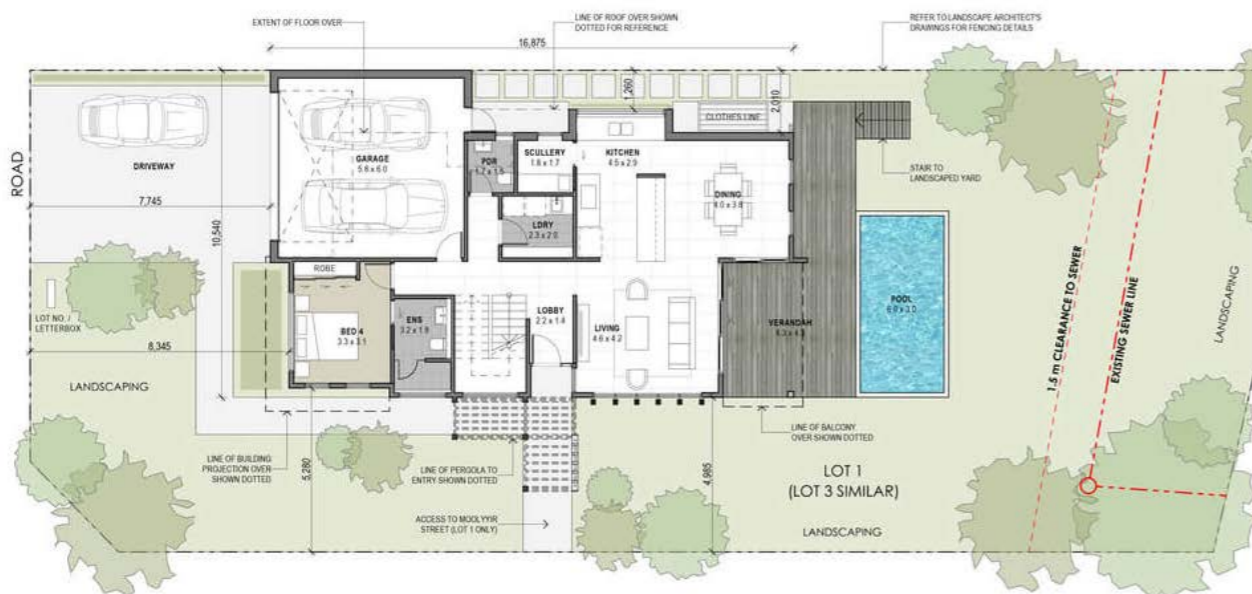
The Houses

4 North East Facing Designer Houses

These luxury homes are an entertainer's paradise. Designed for comfort and style they feature four generous bedrooms, spacious living areas, open-plan kitchen with butlers pantry, and outdoor spaces that are perfect for hosting guests.

These homes also take advantage of their coastal location, designed to catch the breeze of the ocean and provide stunning views of the surrounding landscape.

Whether you're looking for a holiday home or a permanent residence, these homes are the perfect choice for those who love to entertain and live in style.



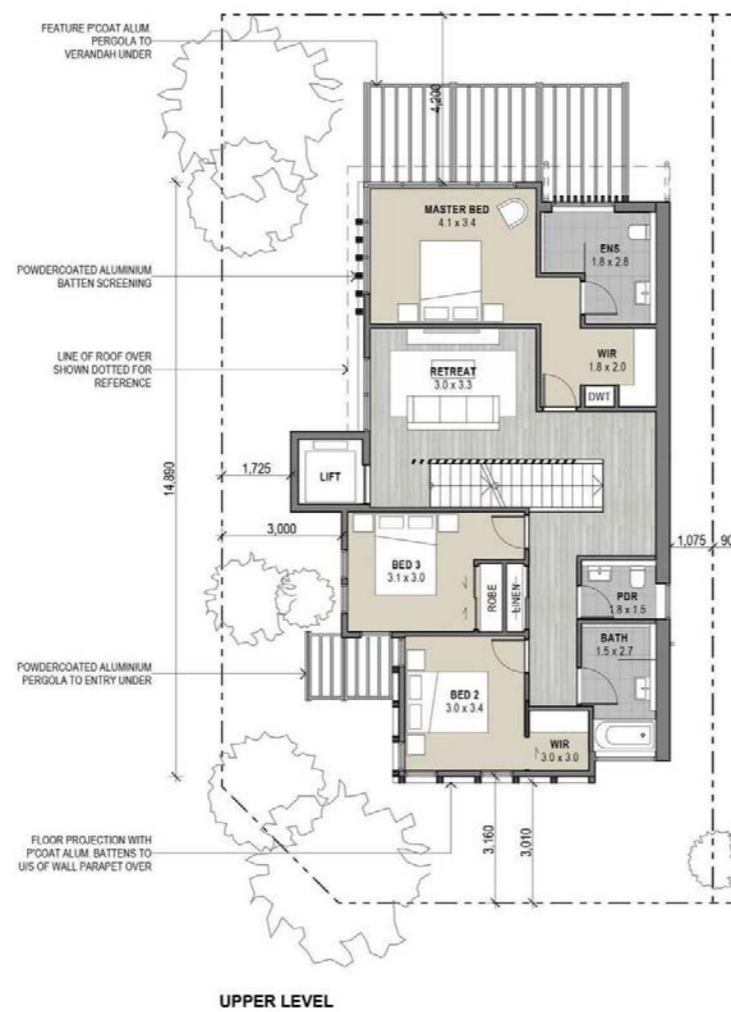
The Villa Homes

10 North East Facing Designer Houses

The stunning range of 3 bedroom villa homes are the perfect choice for those looking for a home designed for both entertaining and relaxing in the ocean breeze.

The kitchen is an entertainer's delight, with a butlers pantry, plenty of storage and bench space. The family retreat is the perfect place to gather and unwind, and the master bedroom boasts a generous ensuite and WIR. There are two powder rooms to accommodate large numbers of guests, and if you're looking for something extra, you can choose to add a lift or rooftop garden.

These villas are designed to make entertaining easy, so you can spend more time enjoying time with family and friends.



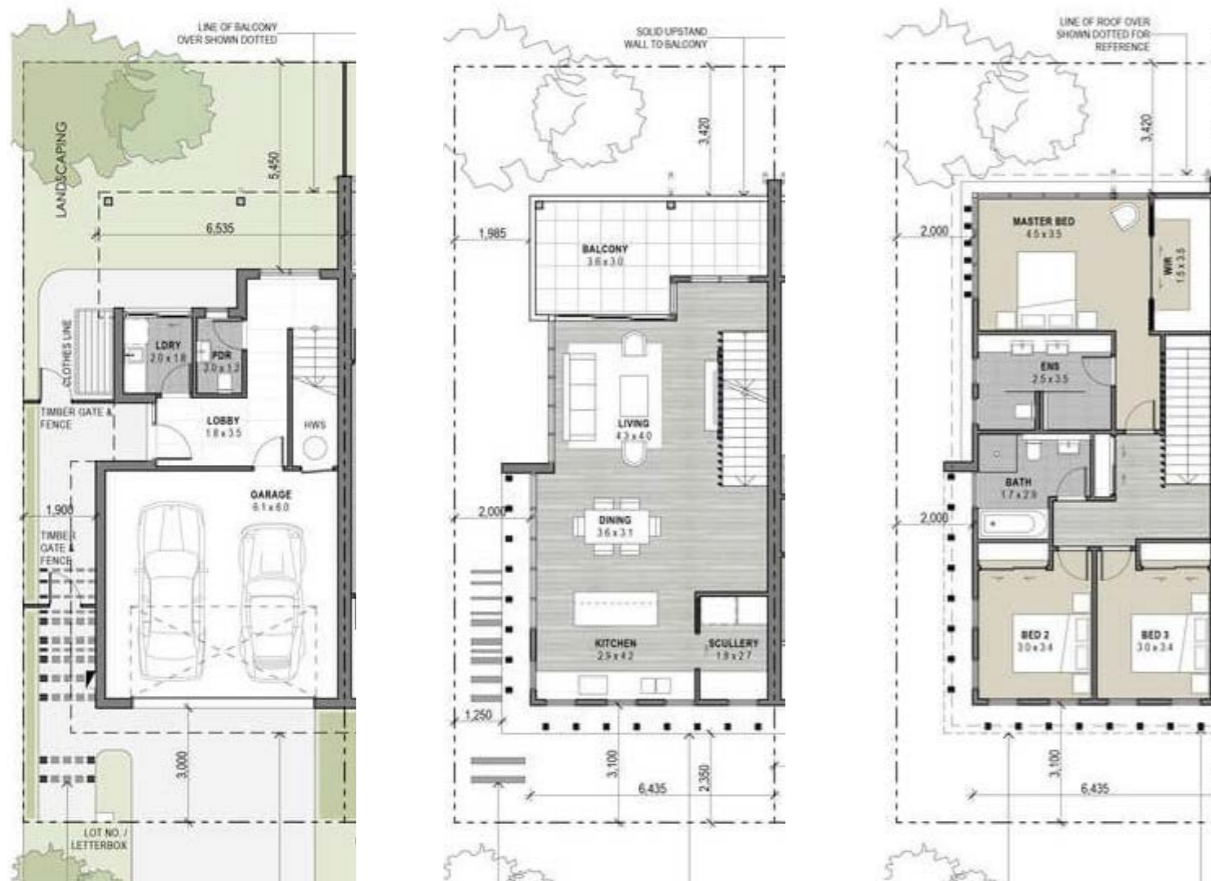
The Duplexes

8 Individual North South Facing Designer Duplexes

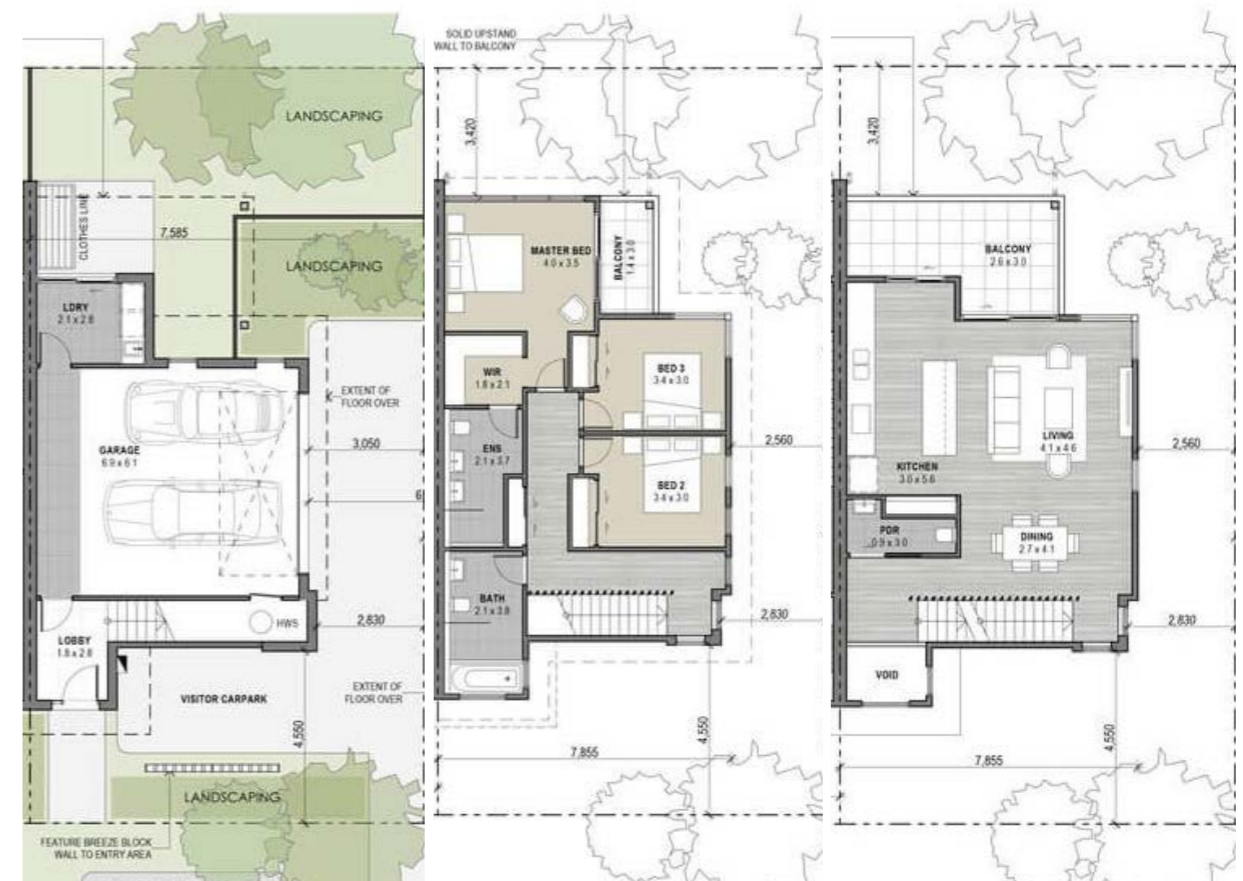
This range of designer duplexes is perfect for those looking for a home that caters to both indoor and outdoor living. Surrounded by nature, these residences are light, airy, bright and spacious. Catching the ocean breeze, these duplexes are the perfect place to enjoy life.

These three bedroom homes are designed with family in mind. The kitchen is a chef's delight, with a butler's pantry and plenty of storage and bench space. The lounge, dining room and family retreat are perfect for gatherings or just spending time together, and the study is the ideal place for working from home or getting homework done.

If it's privacy you seek, head to the spacious master bedroom and ensuite to unwind and soak in the tranquility of your natural surroundings.



3 Level Duplex



3 Level Duplex

Type A

Type B

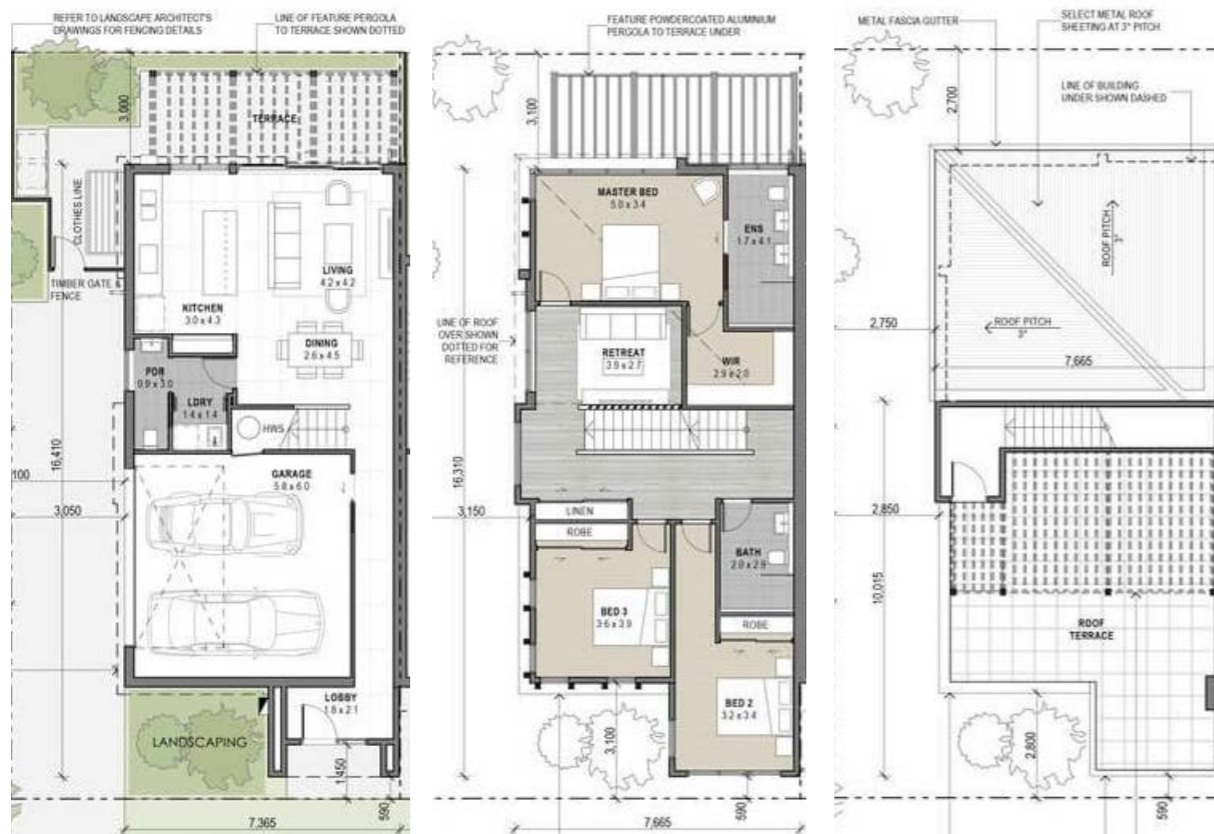
The Duplexes

8 Individual North South Facing Designer Duplexes

This range of designer duplexes is perfect for those looking for a home that caters to both indoor and outdoor living. Surrounded by nature, these residences are light, airy, bright and spacious. Catching the ocean breeze, these duplexes are the perfect place to enjoy life.

These three bedroom homes are designed with family in mind. The kitchen is a chef's delight, with a butler's pantry and plenty of storage and bench space. The lounge, dining room and family retreat are perfect for gatherings or just spending time together, and the study is the ideal place for working from home or getting homework done.

If it's privacy you seek, head to the spacious master bedroom and ensuite to unwind and soak in the tranquility of your natural surroundings.



Type C

2 Level Duplex with Retreat and Rooftop Garden



Type D

3 Level Duplex

The Development

South Harbour boasts luxurious, modern, beach side, community focused terraces and homes.



South Harbour has been designed to encompass the natural surrounds of Hervey Bay's most beautiful attraction: the quiet, serene and still beachside; whilst bringing people of all walks of life together with a community centred garden and common area. At South Harbour it's all about your lifestyle, no matter the phase of life you are in, you can reap the benefits that South Harbour has to offer.



The Lot



4 Houses



10 Villa Homes



8 Duplexes



Residential Yield

Level	House Type 1	House Type 2	Villa Type 1	Villa Type 1a	Villa Type 2
Level 1 / Ground					
Internal m2	106	108	68	71	74
Garage m2	38	38	39	39	39
Pool m2	18	18	0	0	0
Level 2					
Internal m2	108	109	106	106	86
Balcony / Roof Tce m2	12	12	0	0	24
Level 3 / Roof					
Internal m2	0	0	5	8	6
Balcony / Roof Tce m2	0	0	24	24	38
Total Internal	252	255	218	224	205
Total External	66	66	68	68	103

Level	Duplex Type 1	Duplex Type 2	Duplex Type 3	Duplex Type 4
Level 1 / Ground				
Internal m2	28	24	72	28
Garage m2	41	44	38	41
Veranda/Porch m2	20	8	26	14
Level 2				
Internal m2	63	67	106	63
Balcony / Roof Tce m2	17	15	0	21
Level 3 / Roof				
Internal m2	82	82	5	85
Balcony / Roof Tce m2	0	5	50	0
Total Internal	214	217	221	217
Total External	37	28	76	35



South Harbour

662 Esplanade
Urangan QLD 4655

southharbour.com.au

Place Property Group Pty Ltd | ACN 612 092 225

