

Location Report

BUNDABERG

Regional Queensland

Taribelang Bunda, Gooreng Gooreng, Gurang & Bailai Country

February - May 2025





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BUNDABERG HIGHLIGHTS



**Renewable
energy
projects**



**\$21m port
expansion**



**Mon Repo
turtle
rookery**



**\$1.2 billion
new hospital**



**New Paradise
Dam**



**Affordable
homes &
high yields**



**Diverse
economy**



**Enviably
beachside
suburbs**

BUNDABERG

Regional Queensland

Taribelang Bunda, Gooreng Gooreng, Gurang & Bailai Country

On the southern end of the Great Barrier Reef, the City of Bundaberg combines a relaxed, coastal lifestyle with a strong business community and economy.

The city is also the major commercial and service centre for the Wide Bay–Burnett region and is poised for future growth as plans for several big-ticket projects progress.

The State Government identified the 6,445-ha city as a State Development Area in 2017, with 5,000ha of land around the Port of Bundaberg now earmarked for a major redevelopment.

Work has started on a new \$1.2 billion public hospital which is set to deliver a wider range of medical services and jobs to the region.

Manufacturing plants are expanding and the CBD is undergoing a \$30 million makeover while a new civic and cultural precinct is planned, along with several new residential estates.

The city which experienced major flooding in 2022, is being targeted with \$175 million in funding from the State and Federal government for a levee.

All this activity is creating jobs which, together with attractively priced real estate, high returns and ultra-low vacancy rates, is driving the property market upwards.

Property prices remain affordable despite solid double-digit price growth in the past five years.

Investors are pocketing good returns in many Bundaberg suburbs with house and unit yields as high as 6%.

Bundaberg

Location, Employment, Population, Home Ownership



LOCATION

Distance from:

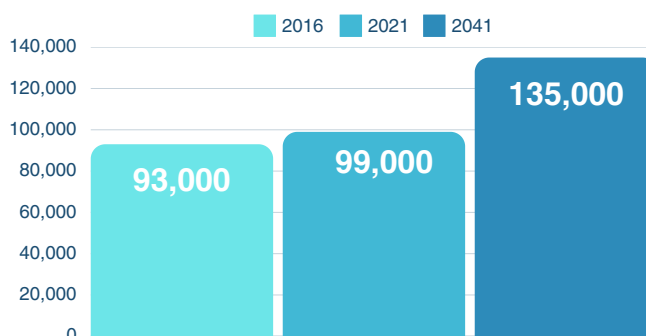
Brisbane CBD: 360km

Hervey Bay: 110km

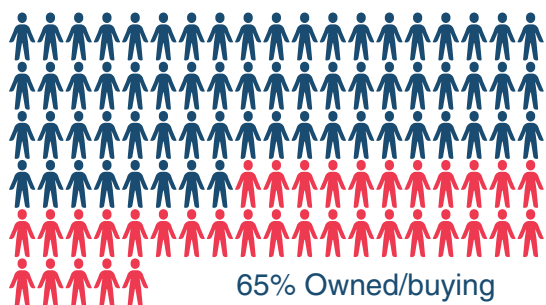
Gladstone: 185km

LGA: Bundaberg Regional Council

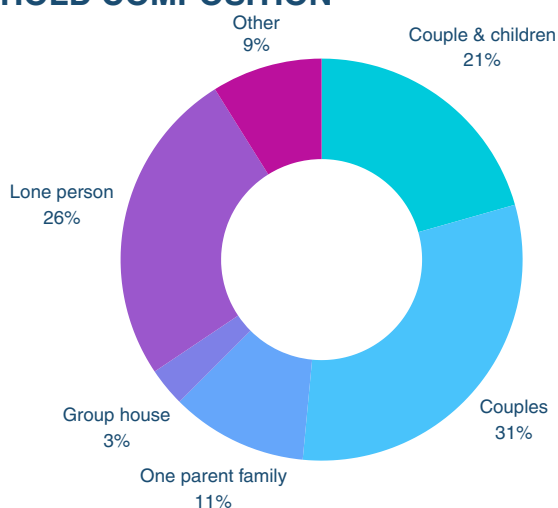
POPULATION



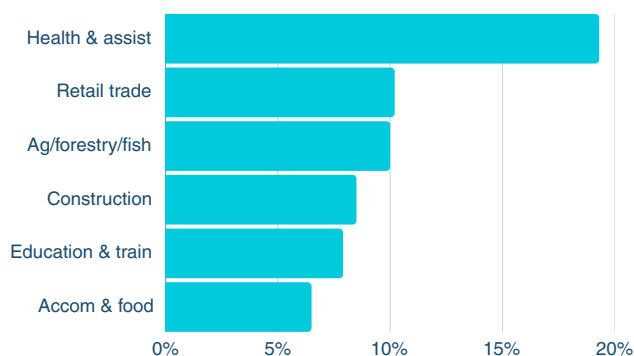
HOME OWNERSHIP



HOUSEHOLD COMPOSITION



EMPLOYMENT BY INDUSTRY



We acknowledge the Taribelang Bunda, Gooreng Gooreng, Gurang, and Bailai peoples as the traditional owners of lands within the Bundaberg region

Source: ABS 2021 Census, profile.id.com.au & Bundaberg Regional Council

Bundaberg

Economy and Amenities

While well-known for its iconic rum brand, Bundaberg also has plenty of other strong industries, particularly sugar. The sugar cane industry contributes around \$137 million to the local economy, according to Queensland Economic Advocacy Solutions. The city's port is also one of seven Queensland facilities that export raw sugar.

One of the country's best-known sugar brands and Australia's largest sugar cane grower, Bundaberg Sugar is expected to generate gross earnings of around \$25 million in 2024. The Mill is reported to be one of the largest land and water sites in the region, the 13,000-ha facility generating more than one million tonnes of sugar cane annually.

As well as generating sugar cane, the site has become a major source of ethanol and other green energy fuels. Queensland's commercial cane sugar harvest in 2023 was the highest since 2018 and was also helped by a spike in world sugar prices and a drop in prices for fertilisers, which had previously skyrocketed due to the war in Ukraine.

Other major agricultural industries in the Bundaberg region include sweet potatoes and macadamia nuts, with local farms growing 70% and 50% respectively of Australia's produce. In addition, the LGA is the largest passionfruit-growing region in the nation.

In Bundaberg, Agriculture, Forestry and Fishing is the most productive industry, generating over \$800 million in FY2023. Much of this produce is handled at the Port of Bundaberg, which is another significant source of employment for the city. Built at the mouth of the Burnett River, the port has two cargo wharves that handle sugar, molasses, wood pellets, silica sand and gypsum.

The port is undergoing a \$21 million Common User Infrastructure (CUI) expansion project, as part of the five-year Hinkler Regional Deal, which will increase bulk export commodities.

The LGA's unemployment rate was 4.5% in the September 2024 quarter down marginally from the previous year.

Council Infrastructure Spending & Capital Works

Bundaberg Regional Council's Gross Regional Product was \$5.62 billion in the year ending June 2023, growing 3.9% since the previous year.

The capital works program for Bundaberg Regional Council's FY2025 Budget includes:

- \$5.2 million for a "reimagined and scaled-down" ANZAC Park redevelopment
- \$4.75 million to continue the Coastal Sewerage Diversion project
- \$3.6 million in flood upgrades to Duckpond Road
- \$6 million for sand nourishment and a rockwall at Wodgate Beach for erosion control
- \$27.5 million for the finalisation of the Bundaberg Aquatic Centre

Health & Education Facilities

Bundaberg will soon have a new public hospital, with work underway on a \$1.2 billion facility (see Future Prospects). This follows the existing hospital undergoing several multi-million dollar upgrades in recent years. The city has a selection of private hospitals and day hospitals including the Friendly Society Private Hospital and Mater Private Hospital, both of which have undergone significant recent upgrades.

Bundaberg has a liberal sprinkling of State primary schools and private schools, with two state high schools in Bundaberg North and Kepnock. Central Queensland University (CQUniversity) also has a campus in Bundaberg as does the Wide Bay Institute of TAFE.

Bundaberg

Economy and Amenities

Tourism

Tourism plays an important role in the local economy. In FY2023 the total tourism sales in Bundaberg was \$524 million while the total value added to its economy was \$296 million, according to National Institute of Economic and Industry Research figures.

Bundaberg Tourism says the visitor economy is the region's third-largest industry and a vital contributor to economic growth and jobs. More than 679,000 overnight domestic visitors travelled to the region in FY2023, injecting \$416 million into the regional economy.

Operators such as Bundy Food Tours, Lady Musgrave Experiences, and Kalki Moon Distilling and Brewing have all won tourism awards. The region is also looking to gain eco-tourism accreditation.

Bundaberg visitors enjoy the natural attractions of the southern end of the Great Barrier Reef especially Lady Elliot and Lady Musgrave islands. Whale watching is also a highly popular tourist attraction as is witnessing turtle hatchlings in the wild at Mon Repos - Australia's largest turtle rookery.

Festivals are also gaining prominence with one example being the annual 10-day Taste Bundaberg Festival, while the city's many heritage-listed sites including the Fairymead House Sugar Museum, the Commercial Bank of Sydney building, the Bundaberg War Memorial, and the Burnett Bridge.

History and aviation enthusiasts can visit the Hinkler Hall of Aviation with the building celebrating pioneer aviator and Bundaberg resident, Bert Hinkler, who was the first person to fly solo from England to Australia in 1928.

In addition, local retail facilities include Bourbon Street in the Bundaberg CBD. Hinkler Shopping Centre and Sugarland Shoppingtown also offer large shopping precincts and a second shopping centre in Bargara is now being considered by Council.

Airport Facilities

Bundaberg Regional Airport is owned by Bundaberg Regional Council and serviced by Qantaslink and Link Airways. The facility is also the base for charter operators, flying training organisations, the Royal Flying Doctor Service's (RFDS) Queensland sector and RACQ LifeFlight Rescue.

Regular Qantaslink services connect to Brisbane around 38 times per week with Link Airways flying to the capital city around six times every week.

The new home of RFDS Queensland and RACQ LifeFlight Rescue is now at the adjoining Aeromedical Centre of Excellence, which is part of a Regional Aviation and Aerospace Precinct.

The latter is an 11-ha multi-stage, master-planned industrial development that is still being expanded with full completion expected in 2025.

Bundaberg

Property Profile

Regional Queensland's property market is continuing its strong form of 2024. The Hotspotting Summer 2024-25 *Price Predictor Index* said the regional Queensland market was strong, with far more positive than negative sales markets.

"Sales levels in the latest quarter were a little below the two previous ones but still strong," the report said.

While the Bundaberg LGA had many suburbs with consistent sales levels, Bundaberg North, Burnett Heads, Childers, Kepnock and Woodgate were all listed as having rising transaction numbers, which is generally a precursor to further growth.

CoreLogic's November 2024 Regional Market update says the Bundaberg LGA recorded median dwelling value growth of 90.1% in the past five years and rents increased by 57.9% during the same period.

The Canstar Rising Stars 2024 report powered by Hotspotting says there is considerable impetus behind buyer demand in regional markets as new residents to Queensland seek out lifestyle locations such as Bargara.

Building Approvals

The Bundaberg LGA experienced a spurt in residential building approvals during the pandemic with 696 properties given the green light in FY2021, and 676 in FY2022.

While these numbers came back significantly in the following years, figures for the first five months of FY2025 show building approvals are experiencing a boom again. From July 2024 to December 2024, 376 residential buildings were approved, putting the financial year on track to smash recent records.

On top of these approvals, the State Government has committed to building 175 new homes in the Wide Bay-Burnett region by the end of FY2025, largely as part of the State Government's QuickStarts Queensland program.

Also helping Bundaberg first-home buyers (FHB) are government stimulus packages such as the Federal HomeBuilder program, Regional Home Building Grant, and Regional Home Guarantee scheme.

Vacancy Rates and Yields

Vacancy rates remain fairly tight in the LGA, starting as just 0.4% at Childers and Bundaberg North, South and West. While Kalkie and Woodgate have 3.8% vacancy rates, they are the exception, with most suburbs at 2% or below.

House rents are very even across the LGA, ranging from \$500 per week at Woodgate to Coral Cove's \$650. Unit rents start as low as \$360 per week at Bundaberg North.

Yields are likely to attract plenty of investor interest, particularly with house yields ranging from 4% to as high as 6% at Bundaberg South.

Most unit yields start around the mid-5 % mark, going as high as 6% at Bundaberg North and Bundaberg South.

Bundaberg

Property Profile

Market performance

Affordability remains one of the stand-out features of the Bundaberg market and ensures it continues to attract FHBs and others on a budget. Median house prices start at \$439,000 at Childers, with Bundaberg North, Bundaberg South, Norville, Svenson Heights and Walkervale also priced under \$500,000.

All but one location analysed for this report recorded growth in median house price in the 12 months to February 2025, according to PropTrack data. Lower-priced Bundaberg South house prices rose by a massive 32% to \$490,000, while Avoca, Branyan, Millbank and Moore Park Beach all increased by more than 20%.

While Bargara (187 sales) and Bundaberg North (138) were the only suburbs to have triple-digit sales figures, a further 14 locations recorded more than 50 sales.

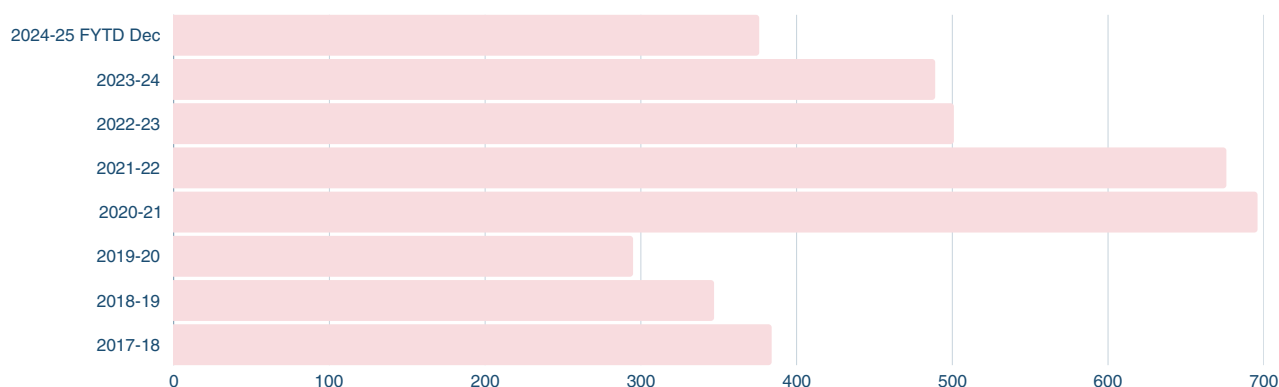
Long-term annual average price growth over the past five years has been very strong. Every suburb has had better than 10% long-term growth, headed by Bundaberg West's 19% year-on-year increase.

The unit market is much smaller than the housing market, with Bargara recording an LGA-high of 75 sales. The only other notable unit markets were in Avenell Heights, Bundaberg North, Bundaberg South and Bundaberg West.

Median unit prices range from a high of \$576,500 at Bargara down to \$320,000 at Bundaberg North. Most units are priced in the low-to-mid \$300,000 range, even after double-digit price growth across the board.

Long-term growth is also strong for units, with most suburbs recording average annual increases of beyond 10%.

Building Approvals



Source: Profile.id.com.au

The Bundaberg unit market can be summarised as follows:

Suburb	12 mth Sold	Median Unit	1-year Growth	5 Year Growth Avg	Median Yield
Bargara	75	\$576,500	11%	10%	4.5%
Bundaberg North	31	\$320,000	12%	11%	6.0%

Bundaberg

Market Summary

The Bundaberg housing market can be summarised as follows:

Suburb	12 mth Sold	Median House	1-year Growth	5 Year Growth Avg	Median Yield
Avenell Heights	81	\$532,500	15%	15%	5.3%
Avoca	88	\$594,000	22%	16%	5.1%
Bargara	187	\$790,000	7%	15%	4.2%
Branyan	82	\$730,000	25%	14%	4.5%
Bundaberg East	45	\$500,000	6%	13%	5.6%
Bundaberg North	138	\$482,000	16%	16%	5.9%
Bundaberg South	63	\$490,000	32%	18%	6.0%
Bundaberg West	41	\$526,500	11%	19%	5.5%
Burnett Heads	77	\$650,000	14%	16%	4.8%
Childers	50	\$439,000	13%	12%	5.6%
Coral Cove	46	\$777,500	10%	15%	4.5%
Elliott Heads	38	\$705,000	18%	17%	4.1%
Innes Park	69	\$757,000	4%	16%	4.1%
Kalkie	53	\$620,000	17%	10%	5.0%
Kepnock	96	\$511,500	15%	14%	5.5%
Millbank	42	\$525,000	22%	17%	5.6%
Moore Park Beach	78	\$702,500	27%	17%	4.3%
Norville	61	\$485,000	15%	15%	5.7%
Svensson Heights	80	\$495,000	12%	16%	5.6%
Thabeban	60	\$520,000	9%	17%	5.6%
Walkervale	78	\$460,000	12%	17%	5.8%
Woodgate	46	\$750,000	-4%	14%	4.0%

Source: PropTrack

Bundaberg

Rental Statistics

Post code	Suburb	Type	Vacancy	Median weekly asking rent	12 mth change
4670	Avenell Heights	HOUSE	0.9%	\$550	15%
4670	Avoca	HOUSE	1.2%	\$560	10%
4670	Bargara	HOUSE	0.6%	\$610	7%
4670	Bargara	UNIT	0.7%	\$550	17%
4670	Branyan	HOUSE	1.7%	\$620	8%
4670	Bundaberg East	HOUSE	0.9%	\$520	8%
4670	Bundaberg North	HOUSE	0.4%	\$550	15%
4670	Bundaberg North	UNIT	0.4%	\$360	0%
4670	Bundaberg South	HOUSE	0.4%	\$500	4%
4670	Bundaberg South	UNIT	0.4%	\$380	6%
4670	Bundaberg West	HOUSE	0.4%	\$525	12%
4670	Burnett Heads	HOUSE	1.1%	\$550	15%
4660	Childers	HOUSE	0.8%	\$500	11%
4670	Coral Cove	HOUSE	2.2%	\$650	7%
4670	Elliott Heads	HOUSE	1.6%	\$540	10%
4670	Innes Park	HOUSE	1.5%	\$580	10%
4670	Kalkie	HOUSE	3.8%	\$600	9%
4670	Kepnock	HOUSE	1.3%	\$550	10%
4670	Millbank	HOUSE	2.0%	\$545	16%
4670	Moore Park Beach	HOUSE	1.0%	\$550	8%
4670	Norville	HOUSE	2.1%	\$520	4%
4670	Svensson Heights	HOUSE	0.5%	\$535	11%
4670	Thabeban	HOUSE	1.2%	\$525	5%
4670	Walkervale	HOUSE	0.5%	\$510	13%
4660	Woodgate	HOUSE	3.8%	\$500	4%

Source: PropTrack and SQM Research

Bundaberg

Future Prospects

Bundaberg is undergoing serious developments and upgrades. An extension of the 1,600km Inland Rail route beyond Melbourne-Brisbane to Gladstone and Toowoomba - and possibly via Bundaberg - is being explored with the Federal Government spending \$10 million to investigate the project. If it were to go ahead it could generate \$15 billion in investment in regional Queensland.

There are also several renewable energy projects underway, or in the pipeline, with almost \$1 billion worth of work proposed.

In addition, Bundaberg has several industries experiencing a strong growth phase, according to Council, including:

Health: work on the new State Government-funded, \$1.2 billion Bundaberg Hospital is now underway and set for completion in late 2027, with the existing public hospital to continue operating for non-urgent services. The new six-storey facility will feature 121 beds and a larger Emergency Department than the current hospital as well as a rooftop helipad and acute services departments. Building the hospital will create around 2,887 construction jobs.

The Mater Private Hospital announced in January 2024 that it had invested \$4 million in a new chiller plant to ensure optimal operating conditions for surgeons and patients. The hospital has undergone several upgrades and expansions in recent years, including a \$40 million development in 2017. The Friendly Society Private Hospital is also undergoing a six-stage development. The final, \$32 million stage was to begin in 2020 but it is on hold.

Education: According to a 2022 Council investor report, Bundaberg is positioning itself as a high-quality university and education city. An Australia Pacific LNG STEM Central facility opened at CQUniversity in 2018. Investment plans are now underway in the city for international student accommodation, alternative and special education schools and language training.

The city may also soon be home to the nation's first Challenger Learning Centre - a \$7 million, NASA-inspired STEM training facility for primary and high school students.

Agriculture: Bundaberg's agricultural industry is expanding every year. The region already produces over \$1 billion in agricultural output per annum and the local industry is the third most popular in the LGA after health care and retail.

Transport Upgrades

The Bundaberg CBD is around 50km west of the Bruce Highway, Queensland's main highway tracking north and south on the east coast.

The city's nearest State route - the 140km Isis Highway - eventually meets the Bruce Highway at various locations including Childers, and is currently undergoing a \$41.8 million upgrade, funded solely by the State Government.

The multi-stage upgrade focuses on a 40km stretch of the Isis Highway between Airport Drive in Bundaberg and the Bruce Highway.

Bundaberg

Future Prospects

Paradise Dam Rebuild

Built in 2005, Paradise Dam is on the Burnett River about 80km south-west of Bundaberg. With a capacity of 300 billion litres, the facility is the major water storage supply in the LGA.

Since its construction, the dam has been damaged by several floods - especially those of 2013 following ex-tropical cyclone Oswald. Flood repair works were carried out in 2013 and 2017 and the dam wall, or spillway, was lowered by almost 6m in 2020. However, continued safety concerns led to a State Government decision in December 2021 to return the spillway to its original height and supply level.

In January 2024, it was announced that the low quality of the dam spillway meant it could not be repaired or restored, instead, it would need to be completely rebuilt downstream of the existing structure.

CPB Contractors, a member of the CIMIC Group, has been selected by Sunwater with Georgiou to collaborate on the project. The Federal Government reiterated in June 2024 that \$600 million in funding was available for the project once it received the business case for relocating the wall.

As of February 2025, roadworks for the new dam commenced, with about 10km of Paradise Dam Road being upgraded.

In the meantime, the Bundaberg East Levee will further improve the city's flood resilience, with the 1.7km concrete embankment to be built parallel to the southern bank of the Burnett River. The project received \$175 million in funding from the State and Federal governments in June 2023 and will include floodgates, flood doors, and pump stations across two creeks.

Engineering consultants SMEC with CDM Smith were appointed in March 2024 to conduct a comprehensive review of the design work done to date and make updates where necessary to progress the levee's final alignment and design. Construction is expected to begin in the first half of 2025.

Renewable Energy & Mining

The latest of the region's renewable energy projects is a \$130 million solar farm at Isis River, which if approved, could power 30,000 homes and generate 100 construction jobs over 12-18 months.

Global Power Generation (GPG) - the local arm of Naturgy Energy Group - signed an agreement with Telstra in December 2023 to supply 153GWh of solar energy per annum to the national grid.

Coal mining may also have a place in Bundaberg despite strong community, Council and State Government disapproval. In October 2023, the Queensland Supreme Court overturned a State Government decision on a 7,818-ha coal mining lease northwest of Bundaberg.

Known as MDL 3040, the mine will spread across primary agricultural land including one of the country's largest strawberry farms, SSS Strawberries. The development's mining exploration company, Fox Resources believes the lease could include 132.8Mt of high-quality coking coal. The Supreme Court has told Fox to submit another application to the State Government.

Bundaberg

Future Prospects

In November 2023, local family-owned company, Bundaberg Brewed Drinks opened a \$152 million “super” brewery, that will reportedly more than triple the size of the existing facility. Partly funded by the Federal Government, the 22,000m² brewery generated around 900 jobs during two years of construction and is only the first stage of a multi-stage expansion for the company.

The 56.6ha Thabeban farm, SSS Strawberries, also opened a major new facility in December 2023. It is hoped the \$15 million freeze-drying facility will cut down food waste and create a new taste for the farm’s Gina Table retail brand. The 371m² facility will employ 50 workers when fully operational.

Bargara may soon have a new shopping centre including a third supermarket. Council approved a development application from BluePoint in June 2023, allowing for the centre to also include a restaurant, gym and service station.

In May 2024 the State Government announced funding for a \$20 million upgrade to the Bundaberg Police Station. It will provide greater capacity, investigation rooms, parking upgrades and staff facilities. Work is expected to start in 2025.

Boral announced in May 2024 that it had bought Booyal Quarries, a 75-ha hard rock quarry 60km southwest of Bundaberg. It intends to use the quarry to meet the ongoing construction demands across the rapidly growing Wide Bay region.

Port of Bundaberg Expansion

The redevelopment of the Port of Bundaberg is expected to generate 20,000 jobs. Major works began in early 2023 on the \$21 million Common User Infrastructure (CUI) project, of which \$18 million is funded by the Federal Government.

Part of the five-year Federal and Council Hinkler Regional Deal, the CUI comprises a 250m-long bulk goods conveyor facility at the port, which opened in April 2024. The \$21.9 million conveyor will provide competitive and efficient loading for a wide range of bulk minerals and agricultural products including sand, sugar and wood pellets.

In more support of the port redevelopment, 5,000ha of land next to the marine facility has been designated a State Development Area (SDA). The SDA is divided into five precincts suitable for manufacturing and industrial pursuits, especially those connected to importing and exporting.

A new \$18 million marine industry site opened in September 2023 developing the unused shorefront into a multipurpose facility and laying the foundation for a dedicated marine industry site at the Port of Bundaberg.

Tourism

The council committed to providing essential support for the tourism industry in its FY2025 Budget through funding for the Bundaberg Tourism and Attraction Enhancement Program.

Almost \$200,000 has been secured from the State Government to upgrade the Hinkler Hall of Aviation. Multiple exhibits will be upgraded.

Bundaberg

Future Prospects

Community Developments

The Bundaberg CBD is receiving a \$30 million makeover and major construction work which includes a new \$83 million regional aquatic centre. Construction on the centre began in January 2023, with completion planned for the first half of 2025 after several delays to the project.

The fitness hub is being constructed on a former waste disposal site at the showgrounds. It will include a 50m, heated outdoor pool and a 25m heated indoor pool plus multi-purpose rooms for fitness, teaching and therapy programs.

The hub will also be co-located with the Bundaberg Multiplex, which comprises a modern conference centre and a PCYC facility.

Next to the aquatic centre, Anzac Park was to undergo a \$19 million redevelopment which included \$5 million in Federal funding. The FY2025 Council budget allowed for a “reimagined and scaled-down” \$5.2 million project enabling memorial services to return as soon as possible and lay the foundations for more significant redevelopment in future budgets when the Council is in a financial position to do so and after conducting meaningful consultation with the veteran community.

Bundaberg's Recreational Precinct was upgraded in recent years and plans for a new \$55 million Civic and Cultural Arts Precinct were announced in 2020. The precinct would include a new art gallery and performing arts centre with a community hub on the site of the former Wintergarden Theatre to include office spaces for community groups

The city's Indigenous Wellbeing Centre (IWC) may also undergo a \$3.2 million expansion, after receiving Council approval in 2021. However, the potential 500m² expansion needs further State and Federal funding,

In the meantime, the IWC became the exclusive provider of a Medicare Urgent Care Clinic (UCC) for the Bundaberg region in November 2023.

One of 11 UCCs across Queensland, the Bundaberg UCC will provide episodic treatment for minor injuries and illnesses that are not life-threatening, where the patient is unable to get an appointment with their usual GP, says the IWC.

This will reduce pressure on local hospitals, providing more capacity for patients with life-threatening injuries and illnesses to be prioritised with a greater level of urgency.

Bundaberg Railway Station

Plans to upgrade the Bundaberg Railway Station were released in August 2024 by the State Government. The designs include upgraded customer facilities with improved seating and toilet facilities.

There will also be improvements to the accessibility of the station including tactile ground indicators, handrails, variable desk heights and accessible toilets. There will also be upgrades to the car parking area to include a drop-off zone that integrates with other public transport.

Bundaberg

Future Prospects

Residential Developments

Residential estates are booming in the Bundaberg LGA, thanks in part to strong population growth, with the largest of these estates being the \$2 billion South Beach Estate at Elliott Heads.

Believed to be the single largest development in the region's history, the master-planned beachside community set on 246ha project will eventually feature 2,000 homes, a 320-lot retirement village and aged care facilities. It will also have a town centre, medical centre, tavern, childcare centre and caravan park.

Construction on the first stage was completed in December 2023 and Stages 2 and 3 have already sold out, although civil works on these stages are yet to begin.

The Bargara Waters Lifestyle Resort is another major residential planned for the region, with the 16-ha ocean-front park having 344 homes and several different facilities.

Council approved two further Bargara residential developments in April 2023, with one including a revamp of the town's existing golf clubhouse into a resort-style facility with 56 short-stay units, and a wellness centre. The second development will have a new golf clubhouse and retirement facility with 48 units.

Social housing

In December 2023 the Bundaberg Council gifted a property at Gin Gin to the State Government to be used for social housing units. The properties at 28 and 30 Mary St, Gin Gin, are on a combined 2328sq m of land close to the Gin Gin State School.

A condition of the gift is that the State Government start construction within 18 months of transfer and if not it can have the land returned to council ownership. Planning is now underway for the development.

In August 2024 work started on 16 new social homes in Kalkie. The State Government partnered with Regional Housing Limited (RHL) to deliver the project. Of the 16 homes, four will be designed under the Social Housing Design Guidelines, to be accessible for people with a disability and seniors with mobility needs.

Affordable housing precinct

In July 2024 Bundaberg Council revealed its plans to develop a precinct that can accommodate 1300 new homes near the hospital. The housing would be primarily for hospital workers. The council has been granted \$150,000 by the Federal Government for the project planning.

It is one of 80 projects across Australia to receive funding under Stream 1 of the \$1.5 billion Housing Support Program. The program aims to support master planning and development projects to accelerate housing supply and ensure residential growth in local communities is accessible, affordable and sustainable.

The new Bundaberg hospital is expected to attract many more workers to the city.

Recent sales



7 SIMS RD, AVENELL HEIGHTS 4670

Sale Price: **\$550,000 (Normal Sale)**
 Sale Date: **06/01/2025**
 Original Price: **Offers Above \$549,000 (Under Offer)**
 Final Price: **Under Contract (Under Offer)**
 Office Name: **Weekes Property Co. - BUNDABERG CENTRAL**
 Agent Name: **Ryan & Tegan Weekes**
 RPD: **L1 RP156250**
 Features:

3 1 5

Property Type: **House**
 Property Area: **1,012m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **30**



16 PARK ESTATE DR, BRANYAN 4670

Sale Price: **\$750,000 (Normal Sale)**
 Sale Date: **28/08/2024**
 Original Price: **Contact Agent (Under Offer)**
 Final Price: **UNDER CONTRACT (Under Offer)**
 Office Name: **Sapphire Realty**
 Agent Name: **Gretta Ulmer**
 RPD: **L111 RP229017**
 Features: **POOL, IMPROVEMENTS: SECURE PARKING**

3 2 2

Property Type: **House**
 Property Area: **4,000m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **9**



68 FE WALKER STREET OF, KEPNOCK 4670

Sale Price: **\$515,000 (Normal Sale)**
 Sale Date: **06/12/2024**
 Original Price: **Offers Over \$499,000**
 Final Price: **Offers Over \$499,000**
 Office Name: **McGrath - Bundaberg | Bargara | Wide Bay**
 Agent Name: **Ainsley Driver**
 RPD: **L16 RP117171**
 Features:

3 1 2

Property Type: **House**
 Property Area: **746m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **37**



15 COCAS DR, AVOCA 4670

Sale Price: **\$600,000 (Normal Sale)**
 Sale Date: **18/10/2024**
 Original Price: **Offers Above \$595,000 (Under Offer)**
 Final Price: **Offers Above \$595,000**
 Office Name: **LJ Hooker Bundaberg**
 Agent Name: **Jonathon Olsen**
 RPD: **L8 RP861353**
 Features: **STUDY**

3 1 3

Property Type: **House**
 Property Area: **843m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **36**



36 DURDINS RD, BARGARA 4670

Sale Price: **\$825,000 (Normal Sale)**
 Sale Date: **07/11/2024**
 Original Price:
 Final Price:
 Office Name:
 Agent Name:
 RPD: **L60 RP221368**
 Features: **AIR CONDITIONED**

3 2 2

Property Type: **House**
 Property Area: **682m²**
 Original % Chg:
 Final % Chg:



23 STEUART ST, BUNDABERG NORTH 4670

Sale Price: **\$480,000 (Normal Sale)**
 Sale Date: **13/11/2024**
 Original Price: **Offers Over \$499,000 (Under Offer)**
 Final Price: **Offers Over \$499,000**
 Office Name: **PRDnationwide Bundaberg**
 Agent Name: **Brad Barth**
 RPD: **L15 RP55740**
 Features: **AIR CONDITIONED, STUDY, CLOSE TO SCHOOLS**

4 2 1

Property Type: **House**
 Property Area: **1,368m²**
 Original % Chg: **-3.8%**
 Final % Chg:
 Days to Sell: **36**

Major Projects

Major projects currently impacting the region are:-

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Pacific Marine Base, Port of Bundaberg (Pacific Tug Group)	\$52 million	Stage 1 complete. Stage 2 proposed	100 jobs. Will feature cargo barge facility & extended wharf. Stage 1 completed September 2023
RFDS Aviation training facility (RFDS, QCoal Foundation, Federal Govt & Council)	\$25.3 million	Opened October 2024	New facility next to RFDS base to house Beechcraft King Air Pro Line Fusion full flight simulator. Projected at halfway point Aug 2023.

INFRASTRUCTURE - HEALTH AND MEDICAL

Project	Value	Status	Impact
New Bundaberg Hospital, Bundaberg (State Government)	\$1.2 billion	Under construction	New 6-storey facility with 121 beds on 60ha. Full completion late 2027

INFRASTRUCTURE - GENERAL & COMMERCIAL

Project	Value	Status	Impact
Gateway Marina Village Burnett Heads (Beau Group)	\$250 million	Liquidators appointed. May 2024. Project being offered for sale	70ha precinct with 318 berths, yacht club, hotel, retail & food outlets. Stage 1 dredging works began 2022

INFRASTRUCTURE - GENERAL & COMMERCIAL

Project	Value	Status	Impact
Bargara Shopping Centre (BluePoint)	TBA	DA submitted	24/7 hub with full-line supermarket, restaurant, gym & service station

Major Projects

Major projects currently impacting the region are:-

INFRASTRUCTURE – COMMUNITY

Project	Value	Status	Impact
Wintergarden Community Hub, Bundaberg (Council)	TBA	Under construction	Former Wintergarden Theatre redeveloped into office spaces for community groups
Bundaberg Police Station upgrade (State Government)	\$20 million	Announced May 2024	Increase in watchhouse capacity, investigation rooms, parking upgrades and new staff facilities
Bundaberg Regional Aquatic Facility (Bundaberg Regional Council)	\$89 million	Under construction	International standard 50m pool, 25m indoor pool & grandstand. Completion late 2024-early 2025

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Retirement facility, Bargara (Bargara Golf Club)	TBA	Approved April 2023	Two, 5-storey buildings with 48-unit retirement facility & new golf clubhouse
Palm Lake Resort, Bargara (Palm Lake Group & Walter Elliott Holdings)	\$100 million	Final stage under construction	116 homes in community which already has more than 500
Club Bargara Resort, Bargara (Bargara Golf Club)	TBA	Approved April 2023	6-storey club & short-stay accommodation complex on site of existing golf clubhouse
South Beach Estate, Elliott Heads (Stan La Vin with Manero family)	\$2 billion	Under construction in 4-5 stages. Stage one completed Dec 2023	2,000 homes; 320-lot retirement village; retail, medical & commercial centres; & caravan park on 246ha. Stage 1 completed December 2023.

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