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# BEACHSIDE

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DUNDOWRAN BEACH



Cover: Dundowran Beach, Hervey Bay

Torquay Pier, Hervey Bay



## A coastal paradise

Hervey Bay, located in the Fraser Coast region of Queensland, is a coastal paradise that has gained attention as one of the best places to live in Australia. Known for its stunning natural beauty, laid-back lifestyle, and abundant outdoor activities, Hervey Bay stands out as an ideal destination for those seeking a tranquil yet vibrant place to call home.

Beyond its natural beauty, Hervey Bay offers a close-knit and welcoming community. The town has grown significantly in recent years, with an increasing number of people relocating from larger cities, drawn to the lifestyle this region affords.

With an impressive range of schools, amenities, shops, dining options, as well as hospitals and an airport, Hervey Bay has everything you need in all stages of life. Just 10 minutes west of the bustling town centre lies the beach front suburb of Dundowran Beach, where your new home base awaits.



Gatakers Bay, Point Vernon



Great Sandy Strait - K'gari

## Nature's playground

With diverse ecosystems, unique wildlife, and stunning landscapes, this region is nature's playground for outdoor enthusiasts.

Hervey Bay is the whale-watching capital of the world and the first-ever Whale Heritage Site. From July to November, migrating humpback whales stop in the bay's calm, sheltered waters that form part of the Great Sandy Biosphere. This protected marine park is also home to coral reefs, dugongs, turtles, dolphins, and fish - perfect for divers and snorklers.

Just off the coast lies K'gari, a UNESCO World Heritage Site and the world's largest sand island. Boasting lush rainforests, crystal clear freshwater lakes, natural rock pools, towering sand dunes and cliffs, beaches, and historic landmarks, this paradise offers endless recreational adventures.

The bay itself is the perfect spot for year-round swimming, boating, and fishing. The temperate climate of warm summers and mild winters makes outdoor living an integral part of daily life for residents. Whether it's a morning stroll along the beach, a bike ride to fish on the pier, a picnic in one of the many parks, or enjoying a cool dip.

BURRUM POINT



POINT VERNON



PELICAN BANK



K'GARI  
(FORMERLY FRASER ISLAND)

HERVEY BAY MARINAS



SEVENTY-FIVE MILE BEACH



WOODY ISLAND

BEACHSIDE  
DUNDOWRAN BEACH

WONGI STATE FOREST



GREAT SANDY STRAIT

K'GARI  
GREAT WALK

RIVER HEADS

MARYBOROUGH

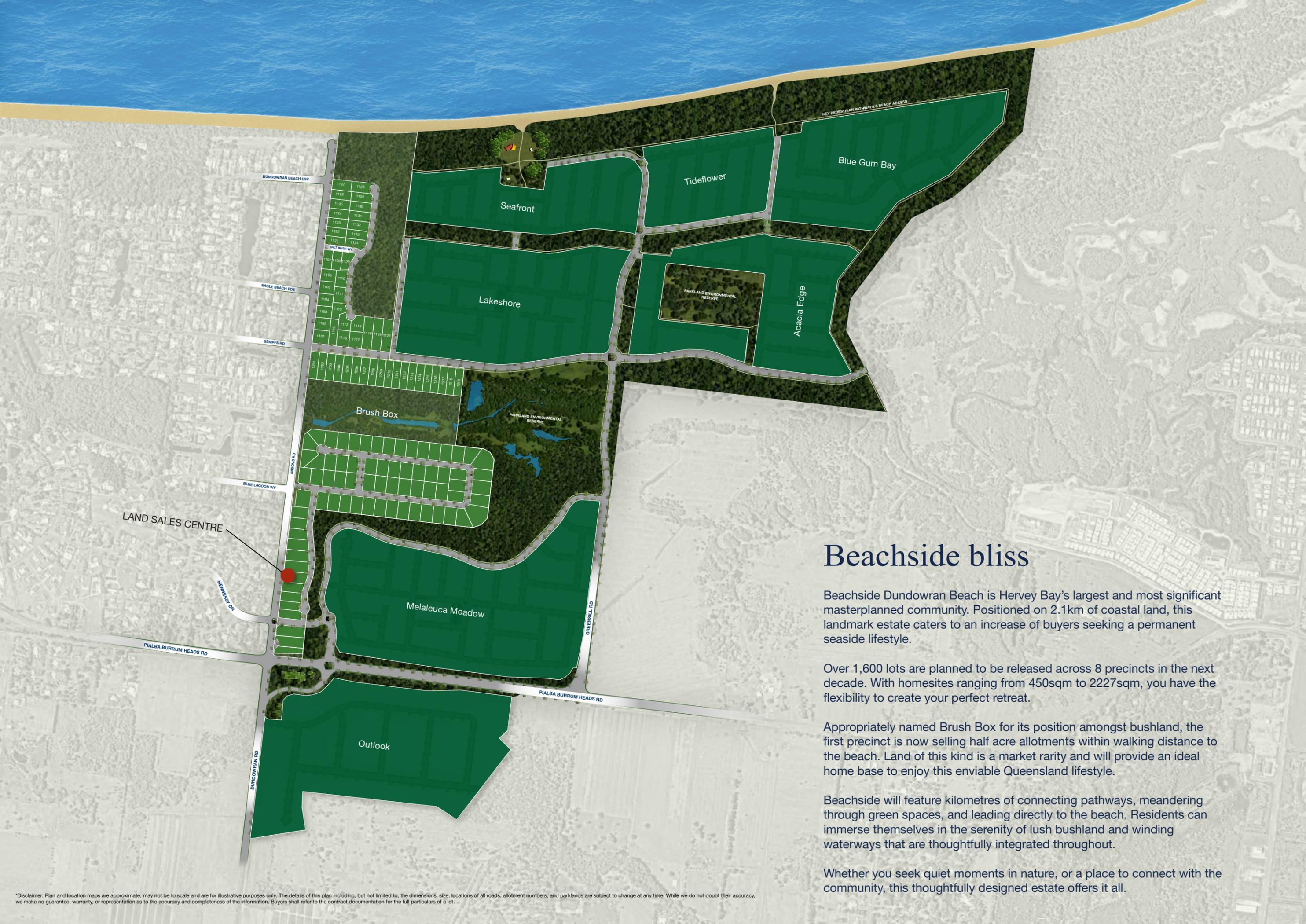


LAKE MCKENZIE



MARY RIVER

TURKEY ISLAND



# Beachside bliss

Beachside Dundowran Beach is Hervey Bay's largest and most significant masterplanned community. Positioned on 2.1km of coastal land, this landmark estate caters to an increase of buyers seeking a permanent seaside lifestyle.

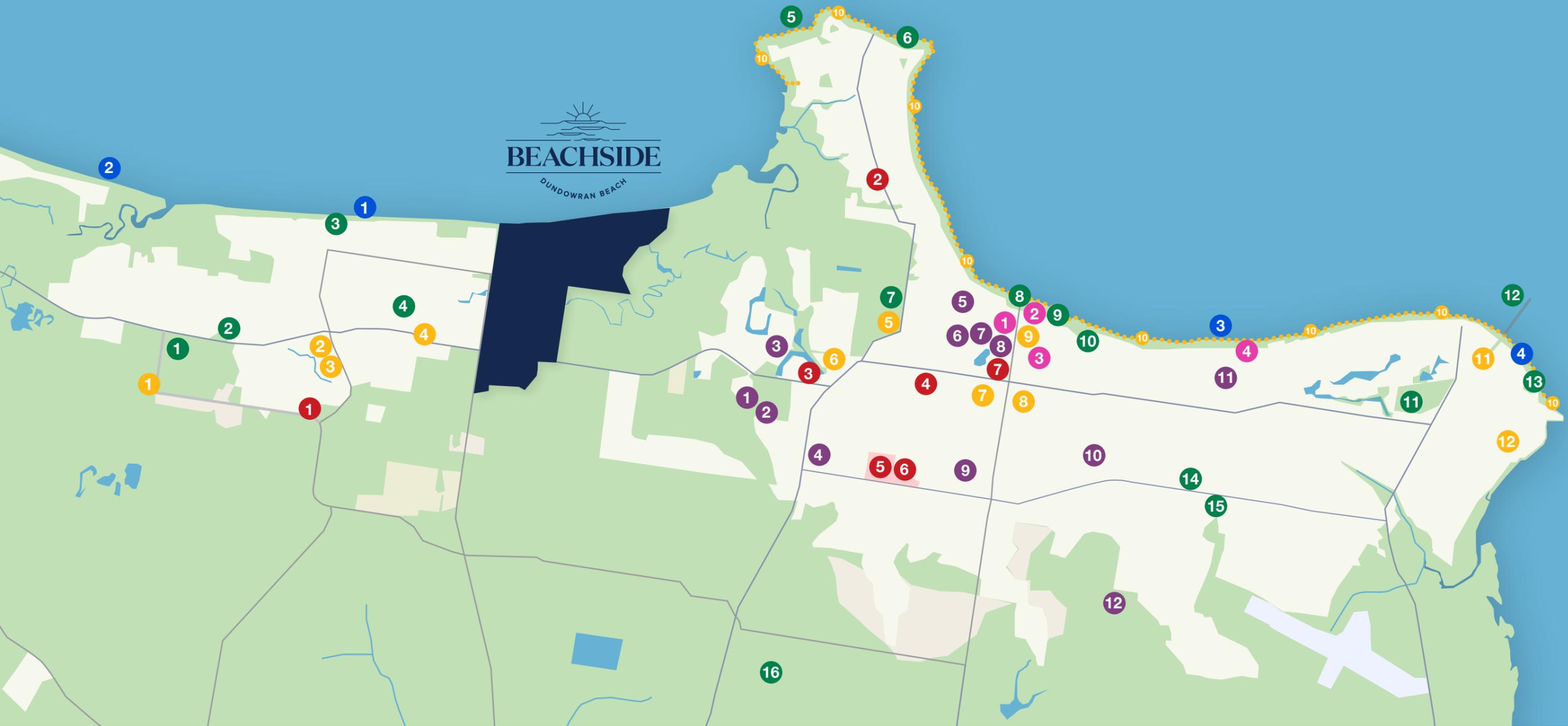
Over 1,600 lots are planned to be released across 8 precincts in the next decade. With homesites ranging from 450sqm to 2227sqm, you have the flexibility to create your perfect retreat.

Appropriately named Brush Box for its position amongst bushland, the first precinct is now selling half acre allotments within walking distance to the beach. Land of this kind is a market rarity and will provide an ideal home base to enjoy this enviable Queensland lifestyle.

Beachside will feature kilometres of connecting pathways, meandering through green spaces, and leading directly to the beach. Residents can immerse themselves in the serenity of lush bushland and winding waterways that are thoughtfully integrated throughout.

Whether you seek quiet moments in nature, or a place to connect with the community, this thoughtfully designed estate offers it all.

\*Disclaimer: Plan and location maps are approximate, may not be to scale and are for illustrative purposes only. The details of this plan including, but not limited to, the dimensions, size, locations of all roads, allotment numbers, and parklands are subject to change at any time. While we do not doubt their accuracy, we make no guarantee, warranty, or representation as to the accuracy and completeness of the information. Buyers shall refer to the contract documentation for the full particulars of a lot.



 **SHOPPING & DINING**

- 1 Craignish Country Club Hotel
- 2 FoodWorks
- 3 Craignish Fish Market & Takeaway
- 4 Arkarra Gardens Cafe
- 5 The Clubhouse Hervey Bay
- 6 Eli Waters Shopping Centre (Woolworths)
- 7 Stockland Hervey Bay Shopping Centre
- 8 Bunnings
- 9 Hervey Bay RSL
- 10 The Esplanade (25+ dining options)
- 11 Markets at the Pier
- 12 Boat Harbour Fisheries

 **EDUCATION & CHILDCARE**

- 1 Goodstart Early Learning Dundowran
- 2 Yarrilee State School
- 3 Xavier Catholic College
- 4 St James Lutheran College
- 5 Pialba State School
- 6 Hervey Bay State High School
- 7 UniSC Fraser Coast
- 8 Condy Park Preschool & Kindergarten
- 9 TAFE Queensland
- 10 Hervey Bay Special School
- 11 Torquay State School
- 12 Fraser Coast Anglican College

 **MEDICAL**

- 1 Craignish Doctors & Pharmacy
- 2 Murphy Street Medical Centre
- 3 Eli Waters Medical & Pharmacy
- 4 Medical & Cosmetic Skin Centre
- 5 Hervey Bay Hospital
- 6 St Stephen's Hospital
- 7 Medicare Urgent Care Clinic

 **RECREATION**

- 1 Craignish Country Club
- 2 Dog Park
- 3 Brennan Park

**4 Arkarra Lagoons**

- 5 Gatakers Bay / Turtle Reef
- 6 Esa Park
- 7 Hervey Bay Golf Club
- 8 Wetside Water Park
- 9 All Abilities Playground
- 10 Hervey Bay Historical Village
- 11 Hervey Bay Botanical Gardens
- 12 Urangan Pier
- 13 Reef World Aquarium
- 14 Hervey Bay Sports Club
- 15 Hervey Bay Aquatic Centre
- 16 Fraser Coast Sports & Recreation

 **BEACHES**

- 1 Dundowran Beach
- 2 Toogoom Beach
- 3 Torquay Beach
- 4 Urangan Beach
- 5 Scarness Beach

 **MAJOR DEVELOPMENT**

- 1 Hervey Bay Community Hub
- 2 Hotel & Apartment Complex
- 3 Hervey Bay City Centre Revitalisation
- 4 Sheraton Resort

# Community Development Standards

When buying into Beachside Dundowran Beach, you can be assured of the long-term quality of the estate. QM Properties employ quality guidelines (covenants) for each of our communities to enhance streetscapes and protect property values for years to come.

Covenants are unique to each estate and have been refined over many years to cater for changes to legislation, new emerging design trends, and changes to construction methods and practices. The guidelines may also include conditions imposed by the Local Authority which must be taken into consideration when planning and building your home.

Our Covenant Team offer an invaluable post-sale service to offer advice on proposed house plans, landscaping, pools, sheds and fencing. They also regularly review communities to ensure that the quality, amenity and safety requirements are being maintained. This gives our clients ultimate peace of mind when choosing to live in or invest in a QM Properties Community.





## The Developer

QM Properties was established in 1976 and is one of the largest and most successful privately owned development companies in Queensland. With our associated companies and joint venture partners, QM has a substantial portfolio of projects throughout South-East Queensland with a realised value of over \$5 billion, including lakeside, residential, canal, marina, medium and high density, commercial, industrial, retail, and leisure developments.

We focus on providing unsurpassed quality and value in every development, large or small, while respecting and enhancing the environment through cutting edge sustainable development practices. QM Properties has prospered over four decades of successful enterprises and continues to create more great Australian communities each year.

## QM PROPERTIES HEAD OFFICE

📍 Level 10 345 Ann Street, Brisbane QLD 4001  
☎ 07 3874 0000  
✉ [info@qm.com.au](mailto:info@qm.com.au)

Visit our website for information about all our estates:  
[www.qm.com.au](http://www.qm.com.au)