

AZURE

HERVEY BAY

Out of the Blue: *a dream lifestyle*



LOCATION LIFESTYLE LOCATION



Urangan Boat Harbour



Urangan Pier

“There is so much to see and do in and around Hervey Bay; it is no wonder that an increasing number of people are not just visiting the region but investing in property here and relocating for a lifestyle change with the lot...the future could not be brighter!”

Some call it Paradise, you can call it home...

Azure is located in Eli Waters, a family-friendly suburb of beautiful Hervey Bay. Enjoy a spectacular 14km coastal strip of sparkling waters popular for swimming, fishing, and boating. Indulge in boutique dining, major retail and the many leisure facilities on offer. Plus major education, medical and transport facilities are all on your doorstep.

Azure is a master-planned residential development consisting of 193 freehold title blocks, with the majority ranging in size from 450-640m².

Azure is strategically located just five minutes to local shops including an upcoming Aldi store, schools, childcare, and medical centre; and is only 10 minutes to city centre, hospital, golf, Esplanade, and less than 20 minutes to the airport with flights to Brisbane, Sydney, and Melbourne.

Within a three-and-a-half-hour drive to Brisbane, Hervey Bay is the jewel of the Fraser Coast – sheltered by world-heritage listed Fraser Island (home to some of the most spectacular natural scenery on the planet). Hervey Bay offers safe swimming all year round and fishing enthusiasts flock daily to the iconic Urangan Pier to catch a fresh feed.



Urangan Pier Markets



There's also plenty of great fishing at Fraser Island, out on the Bay in a tinnie, or on the nearby Mary and Burrum Rivers – it's an anglers' paradise.

Lifestyle central, enhanced by its enviable climate – warm summers and mild, sunny winters; you can partake in healthy outdoor activities in comfort all year around! Famous for its whale-watching – in fact, regarded as the whale-watching capital of the world, visitors from throughout Australia and beyond travel to Hervey Bay to witness the majestic humpback whales making their annual migration from July to November.

Other attractions include:

- A scuba diving expedition to the ex-HMAS Tobruk
- Golfing with friends at one of the pristine courses
- Exploring the Maryborough Heritage Trail
- Cycling or walking the length of the Esplanade
- Dining at one of the fabulous eateries – many offering the freshest of seafood and world-class modern cuisine.
- Taking the 4WD over to Fraser Island or booking a guided tour.
- Exploring the wonders of the hinterland
- Visiting local markets, attending local events...
and truly, the list goes on.





About Azure

Azure offers an affordable opportunity for a range of buyers from downsizers, investors, couples and families to purchase their very own slice of an enviable Fraser Coast lifestyle. 193 level and fully serviced blocks are on offer, in this well-located community, with over four-hectares of environmental park covering 20% of the site.

Over a quarter of the blocks showcase a park outlook, and the estate is framed by verdant natural bushland, home to an abundance of birdlife and wildlife.

Across the lot sizes ranging from 450m² - 800m² there is a vast choice in aspect, and there is also the option of purchasing a house & land package.

First home buyers may be eligible for government incentives offered for new builds, boosting affordability.

So close to all the essentials including schools, shopping, childcare, medical, and parks/ playgrounds - Azure will be the first choice of

many buyers, attracted to its connectivity, sense of community, safe family-friendly living, and convenience.

Don't miss out, book your inspection today!



Housing Choice

Azure not only offers a wide range of block sizes and price points, you also have the option of purchasing vacant land, or house and land packages.

There are two options to choose from:

1. Purchase a vacant site and select your own builder and home design of choice.
2. Purchase a House and Land Package – select from one of the available packages with a pre-planned design, façade, and schedule of finishes. It could not be easier.



Azure's building covenant is designed to set a minimum standard of house presentation to maintain Azure's desirability into the future.

Whatever option you choose, your decision to purchase in Azure will be up there with the best decisions you have ever made. The lifestyle so many can only dream about, you'll be living.

An Opportunity of a Lifetime

Lifestyle and location drivers have been directing buyers to key regional areas, particularly along the eastern seaboard in recent years; however, the onset of the global pandemic has vastly accelerated these drivers and created a boom in coastal regions, such as the Fraser Coast.

An increasing number of people can now work effectively from home so are able to relocate from capital cities or interstate and take advantage of the relaxed lifestyle, world-class natural attractions, and fabulous climate that Queensland offers. Hervey Bay epitomises all of these desirable attributes perfectly.

Azure is creating an opportunity that that is well-timed, well-located, and well-priced to attract the attention of a range of buyers from those entering the market for the first time through to sea-changing downsizers and savvy investors.

This is a finite opportunity that will sell quickly. Act now to register your interest for this dream lifestyle.





Build your dream home

- Invest in the ever popular Fraser Coast
- House and Land packages available
- First home buyers qualify for First Home Owners Grant*

For more information or to arrange an inspection:

azureherveybay.com.au

rod@herveybayhouseandland.com.au

0408 619 491



HOUSE & LAND
Hervey Bay

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azureherveybay.com.au

Rod Marks 0408 619 491

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Some images courtesy of Fraser Coast Tourism & Events.