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Your Agent



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Develop In Bundaberg

Development Blocks

Ashfield Estate 1

Ashfield Estate 1

Distance to Bundaberg CBD - 5.19km's

Distance to St Lukes Private School - 1km

Distance to Bundaberg East Primary School - 900m

Distance to Bundaberg Christian College - 1.7km's

Distance to Aldi Shopping Centre - 2km's

Distance to Bargara Beach - 5.1km's

Distance to Friendly's Private Hospital - 6.4km's

Distance to Bundaberg Base Hospital - 5.1km's

Ashfield Estate 1 wraps around 2 existing and very well presented housing estates with properties currently selling between \$750,000 and upwards of \$1,000,000 and within 1.8 km's of Belle Eden Estate which has properties being sold for well over \$750,000 at present.

If developed with beautification at the forefront of the design process this estate will easily become a premiere up and coming suburb with land prices starting at \$250,000 making way for the next elite development in the Bundaberg Wide Bay Region.

This location also brings with it the added benefit of beautiful coastal breezes sweeping in from our beautiful Bargara Beach which is a mere 8km's away. This location delivers the beautiful cool breezes and negates the potential of damage that comes with living close to the coast.

Total Area - 144.14 hectares or 1,441,400 square meters

Possible potential - 1,441,400m² - 20% (roadways and infrastructure)

Development land - 1,153,120m²

Potential blocks - **1,441 blocks @ 800m²**

Potential sales price per block - **\$250,000 per block**

Total sales - \$360,250,000



Ashfield Estate 2

Ashfield Estate 2

- Distance to Bundaberg CBD - 4.6km's
 - Distance to St Lukes Private School - 1.3km's
 - Distance to Bundaberg East Primary School - 2.9km's
 - Distance to Bundaberg Christian College - 1.9km's
 - Distance to Aldi Shopping Centre - 1.3km's
 - Distance to Bargara Beach - 10.2km's
 - Distance to Friendly's Private Hospital - 4.5km's
 - Distance to Bundaberg Base Hospital - 5.9km's
-

Ashfield Estate 2 is located a mere 700 meters away from the prestigious Belle Eden Estate that has proven wildly popular and continues to edge it's way towards Ashfield Road. Boasting high property values well over \$750,000 price point, selling your blocks will not be problem. Close and convenient access to the Bundaberg Ring Road makes navigating your way around town quick and economical, bypassing many traffic congested sections of town. This location also brings with it the added benefit of beautiful coastal breezes sweeping in from our beautiful Bargara Beach which is a mere 8km's away. This location delivers the beautiful cool breezes and negates the potential of damage that comes with living close to the coast.

Total Area - 52.3 hectares or 523,000 square meters
Possible potential - 523,000m² - 20% (roadways and infrastructure)
Development land - 418,400m²
Potential blocks - **523blocks @ 800m²**
Potential sales price per block - **\$250,000 per block**
Total sales - \$130,750,000



Ashfield Estate 3

Ashfield Estate 3

- Distance to Bundaberg CBD - 6km's
 - Distance to St Lukes Private School - 2.5km's
 - Distance to Bundaberg East State Primary School - 2.7km's
 - Distance to Bundaberg Christian College - 162 meters
 - Distance to Aldi Shopping Centre - 2.1km's
 - Distance to Woongara State Primary School - 975 meters
 - Distance to Bargara Beach - 8.5km's
 - Distance to Friendly's Private Hospital - 7km's
 - Distance to Bundaberg Base Hospital - 5.6km's
-

Ashfield Estate 3 is located wrapping around what may be arguably Bundaberg's finest centre for education, Bundaberg Christian College

The location of this estate also is notably close to where the prestigious Belle Eden Estate will eventually emerge onto Ashfield Road. Positioning of the 2 estates will be a mere 500 odd meters, meaning that this is an opportunity to capitalize on the estate's positive reputation and price modeling.

Being also only 8.5km's away from the beach, this estate along with the other Ashfield estate opportunities, you are rewarded with the beautiful coastal breezes minus the damaging salt content.

- Total Area - 31.09 hectares or 310,900 square meters
- Possible potential - 310,900m² - 20% (roadways and infrastructure)
- Development land - 248,720m²
- Potential blocks - 310 **blocks @ 800m²**
- Potential sales price per block - **\$250,000 per block**
- Total sales - \$77,725,000**



Thabeban Estates 1 & 2

Thabeban Estate 1 & 2

Distance to Bundaberg CBD - 4.7km's

Distance to Thabeban State School - 1.1km's

Distance to St Mary's Private School - 1.5km's

Distance to Sugarland Shopping Centre - 5.3km's

Distance to Friendly's Private Hospital - 4.7km's meters

Distance to Bundaberg Public Hospital - 5.2km's

Distance to Elliott Heads Beach - 12.5km's

Close to the Bundaberg Ring Road, Thabeban Estate 1 and 2 become very attractive sites to build for quick and easy access to everything the area has to offer.

Classic cool breezes come rolling through this estate without the harsh salt content

Water, sewage and storm water all run past the front of these estates reducing construction costs and improving profitability.

Large and perfectly flat, these blocks are just begging to be developed by a smart investor ready to get a project underway fast

Thabeban Estate 1

Total Area - 9.73 hectares or 97,300 m²

Possible potential - 97,300m² - 20% (roadways and infrastructure)

Development land - 77,840m²

Potential blocks - 97 **blocks @ 800m²**

Potential sales price per block - **\$250,000 per block**

Thabeban Estate 2

Total Area - 13.0408 hectares or 130,408 m²

Possible potential - 130,408m² - 20% (roadways and infrastructure)

Development land - 104,326m²

Potential blocks - 130 **blocks @ 800m²**

Potential sales price per block - **\$250,000 per block**

Total sales - \$32,500,000



Thabeban Estate 3

Thabeban Estate 3

Distance to Bundaberg CBD - 3.7km's

Distance to Thabeban State School - 647m

Distance to Shalom Private School - 2km's

Distance to Sugarland Shopping Centre - 4.1km's

Distance to Friendly's Private Hospital - 3.3km's

Distance to Bundaberg Public Hospital - 3.9km's

Distance to Bargara Beach - 14km's

Close to the Bundaberg Ring Road, Thabeban Estate 3 become very attractive sites to build for quick and easy access to everything the area has to offer.

Classic cool breezes come rolling through this estate without the harsh salt content

Water and sewage are on site ready to go

Large and perfectly flat, these blocks perfect for development and surrounded by dwellings fetching upwards of \$500,000

Thabeban Estate 1

Total Area - 13.96165 hectares or 139,616 m²

Possible potential - 139,616m² - 20% (roadways and infrastructure)

Development land - 111,693m²

Potential blocks - 171 **blocks @ 650m²**

Potential sales price per block - **\$220,000 per block**

Total Sales - \$37,620,000



North Bundaberg 1

North Bundaberg Estate 1

Distance to Bundaberg CBD - 2.3km's

Distance to North Bundaberg High School - 225 meters

Distance to Hope Adventist Private School - 1km

Distance to North Bundaberg Shopping Centre - 1km

Distance to Friendly's Private Hospital - 2.7km's meters

Distance to Bundaberg Public Hospital - 2.5km's

Distance to Bargara Beach - 13km's

This estate is literally a stone throw away from not only North Bundaberg Primary and High School but you have a brand new Child Care Facility all within a quick 5 minute stroll. This is seriously convenient and we have absolutely no doubt in our minds about this estate selling out in record time.

High and dry - this estate is high and dry so you won't have any problems with council getting a subdivision across the line here

Central to the CBD and short distance to major shopping centers, parks and gardens, schools, private and public hospitals this estate comes with DA Approval and is ready to start slicing up and getting them sold.

Total Area - 6.06 hectares or 60,600 m²

Possible potential - 60,600m² - 20% (roadways and infrastructure)

Development land - 48,480m²

Potential blocks - 74 **blocks @ 650m²**

Potential sales price per block - **\$220,000 per block**

Total Sales - \$16,280,000



Avoca Estate 1

Avoca Estate 1

Distance to Bundaberg CBD - 4.5km's

Distance to Shalom Private School - 3.5km

Distance to Avoca Primary School - 620m

Distance to Sugarland Shopping Centre - 1.2km's

Distance to Bargara Beach - 17km's

Distance to Friendly's Private Hospital - 4.2km's

Distance to Bundaberg Base Hospital - 3km's

The Avoca Estate 1 may only be a smaller development site but it is in a highly desirable location and surrounded by established properties with values upwards of \$850,000

Close to schools, sporting facilities, private and public hospitals, shopping centers, entertaining venues and a raft of dining opportunities this small development is definitely prime in location and will return a fast profit.

Total Area - 1.0408 hectares or 10,408 m²

Possible potential - 10,408m² - 20% (roadways and infrastructure)

Development land - 8,326m²

Potential blocks - **12 blocks @ 650m²**

Potential sales price per block - **\$250,000 per block**

Total sales - \$3,000,000



Industrial Estate 1

Industrial Estate 1

Distance to Bundaberg CBD - 4.6km's

Distance to Childers highway via Bundaberg Ring Road - 5km's

Distance to Bundaberg Airport - 3.3km's

Distance to Bundaberg Port - 15.4km's

Industrial Estate 1 is located in a prime strategic position to make logistics a dream! This estate is literally sitting beside the Bundaberg Ring Road which is a specially designed road to eliminate trucks from having to enter the Bundaberg domestic region. The Ring Road cuts out a lot of precious transport costs due to battling traffic and being restricted to 50kph to 70kph speed limits with a comfortable 80kph cruising speed right around the hustle and bustle of suburbia. This estate is also as rare as rocking horse manure as it is one of the very last remaining "High Impact" Industrial zoned land making it extremely valuable to businesses that are forced to operate within this zone category.

Total Area - 26.2263 hectares or 262,263m²

Possible potential - 262,263m² - 20% (roadways and infrastructure)

Development land - 209,810m²

Potential blocks - **52blocks @ 4000m²**

Potential sales price per block - **\$220 m²**

\$880,000 per block

Total sales - \$45,760,000



Bundaberg Regional Council

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