

FACT SHEET



AUGUSTUS
HERVEY BAY

Situated in the heart of Hervey Bay less than 1km from local shopping and medical facilities, Augustus is the perfect place to start a new lifestyle.

LOCATION

At Augustus, your family's needs are well catered for within your local community. Just 3km from Augustus is central Hervey Bay, host to an array of shopping, markets and art galleries, while the friendly strip of vibrant beachfront restaurants, cafes and bars on the Esplanade is less than 5km from your door.

Augustus is now an established community with easy access to the surrounding beachside suburbs of Pialba, Scarness and Torquay.

THE REGION

Hervey Bay is a renowned tourist destination and growing residential centre on the Fraser Coast just 30 minutes from Maryborough, a regional centre of civic and industrial heritage.

In the 2018/2019 budget, the Fraser Coast Council has included \$110 Million towards the capital works program to facilitate the region's development and progression. This aims to pour attention into key infrastructure and community projects, with some of the highlights being:

- \$32.6 Million on roads
- \$10.8 Million on key airport upgrades
- \$1.3 Million for Library and Cultural Services
- \$3.7 Million for Parks, Playgrounds and Sports Fields
- \$3.9 Million for Footpaths and Cycle Paths
- \$1.8 Million for Environmental Management

The Fraser Coast Council has created a budget that puts the best interests of its people first by creating economic stability, growth and sustainability throughout the Fraser Coast region.

Council has already completed several projects in recent months including:

- Construction on two new 8.8 metre high waterslides at the WetSide water park on the Esplanade was completed in time for the school holidays.

- The "Hervey Bay Esplanade Tourist Precinct Master Plan" is a high level master plan for each of the four high profile tourist precincts within Hervey Bay, including Pialba. These master plan changes included the adventure playground and skate park, both of which were successfully upgraded and completed recently.

The Fraser Coast Council is also in the planning process of creating a Sports Precinct at Nikenbah. The precinct will spread over more than 60 hectares of land and will provide more than 50 sporting fields and playing surfaces catering for Football, AFL, Rugby League, Rugby Union, Hockey, Netball, Tennis, Touch Football and Oz Tag. This will significantly enhance the capacity for Fraser Coast to host regional, state and potentially national competitions and carnivals.

Source: <http://www.frasercoast.qld.gov.au/>

THE ADDRESS

A complete, master planned community with its own central community park and recreation facilities, Augustus truly is a modern living environment. It has been designed to offer a range of completed, contemporary homes that not only complement this surrounding environment but are landscaped and ready for you to move into.

Whether you're relocating your family, planning the perfect retirement, or purchasing that special investment property, Augustus is the perfect bayside address.

DESIGNER HOMES

Featuring designer appliances, quality cabinetry and stone benchtops, Villa World's collection of 3 and 4 bedroom designs boasts a premium range of finishes and inclusions all within the fixed price contract.

These homes feature spacious open plan living areas, covered outdoor patios, a double lock up garage and are NBN ready for your convenience.



EDUCATION

- 1 Yarrilee State School – 1.1km
- 2 Xavier Catholic College – 1.4km
- 3 St James Lutheran College – 1.5km
- 4 Hervey Bay Christian Academy – 1.6km
- 5 University of Southern Queensland – 3.7km
- 6 Kawungan State School – 5.7km
- 7 Fraser Coast Anglican College – 6.6km
- 8 Sandy Strait State School – 8.7km

MEDICAL

- 1 Family First Medical Centre – 1.8km
- 2 Hervey Bay Hospital – 2.2km
- 3 St Stephens Hospital – 2.3km
- 4 Primary Care Medical Clinic – 2.7km
- 5 Main Street Medical Centre – 3.8km
- 6 Urraween Medical Centre – 8.8km

SHOPPING

- 1 Eli Waters Shopping Centre – 1.6km
- 2 Pialba Place Shopping Centre – 3.9km
- 3 Aldi Hervey Bay – 3.9km
- 4 Stockland Hervey Bay – 4.0km
- 5 Bunnings Warehouse Pialba – 4.1km
- 6 Bay Plaza – 4.6km
- 7 Urraween Central Shopping Centre – 9.5km

CHILD CARE

- 1 Goodstart Early Learning – Pialba – 2.3km
- 2 Plaza Kidz Early Learning Centre – 2.7km
- 3 Beach Road Child Care Urraween – 3.1km
- 4 Hervey Bay Family Day Care Service – 6.5km
- 5 Bayside Early Learners – 7.0km

TRANSPORT

- 1 Main bus station – Urraween Rd near Scrub Hill – 1.5km
- 2 Hervey Bay Airport – 13km

SPORT AND RECREATION

- 1 Hervey Bay Golf and Country Club – 2.4km
- 2 Big Screen Cinemas Hervey Bay – 3.3km
- 3 Hervey Bay Esplanade – 4km
- 4 Hervey Bay RSL – 4.4km
- 5 Sandy White Memorial Park – 4.6km
- 6 Seafront Oval – 5.0km
- 7 Hervey Bay Botanical Gardens – 9.6km
- 8 Hervey Bay Sportmens Club – 11.1km
- 9 Hervey Bay Boat Club – 11.2km
- 10 Urraween Pier / Pier Markets – 11.4km
- 11 Burrum Coast National Park – 25.7km



12 Murray Road, off Augustus Boulevard, Urraween
Phone 1800 020 967 villaworld.com.au/augustus

Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries. Information contained is correct as at the time of printing. All distances referred to in this brochure are approximate distances to the destination by road.

YOUR COMPLETE HOME
YOUR COMPLETE ADDRESS

