

DESIGN / CONSTRUCTION / PLANNING / ADVICE

The Courier Mail

Developing QUEENSLAND

MAY 18-19, 2024

PROJECT CELEBRATION

A community in Greenbank has reached a notable milestone, celebrating its 1000th land settlement

EXPANSION TIME

Creation Homes is on track to start building more than 400 townhomes and new houses across the state

BEACHFRONT OPTION

A Queensland-based developer has started work on its second development in an iconic Tweed Coast spot

COASTAL HAVEN

Mira Living at Bargara is well placed for a lifestyle by the Great Barrier Reef



DEVELOPING QUEENSLAND

GATEWAY TO A LIFESTYLE BY THE REEF

This Wide Bay project offers a coastal haven and access to the southern Great Barrier Reef, writes Stephen Nadin

Construction is expected to complete by March 2026 on a 25-apartment development overlooking the ocean at Bargara.

The Mira Living development has been revealed by Furtado Property with a start date for building yet to be confirmed.

The apartments are three-bedroom configurations with some having the option of an additional study or multipurpose room with pre-construction prices ranging between \$1.285m and \$2.5m.

Construction is expected to start between July and September this year.

Furtado Property director Graham Furtado said the development came amid soaring demand for premium housing in the Wide Bay region.

He said the luxurious oceanfront apartment complex was designed to redefine coastal living in Bargara, situated near Bundaberg and the southern gateway to the Great Barrier Reef.

"This timely initiative addresses the notable surge in property



values across Queensland, with Bargara emerging as a leader in this growth trajectory," Mr Furtado said.

He said Mira Living would offer an unmatched lifestyle through its collection of expansive apartments, tailored for those who sought an elegant and sophisticated living space.

Key features in the residences

include generous living areas, custom-designed kitchens with premier European appliances, and main bedrooms featuring walk-in wardrobes and an ensuite.

"The development is designed to complement the natural beauty of its surroundings, boasting tropical landscaped gardens, a swimming pool, and alfresco entertaining areas, all set against

Three-bedroom apartments in Furtado Property's Mira Living development at Bargara in the Wide Bay region are priced between \$1.285m and \$2.5m.



the picturesque Bargara coastline," Mr Furtado said.

"Strategically located on the Esplanade at Bargara Beach, Mira Living ensures residents enjoy direct access to the beach and the Basin, positioning them mere steps from aquatic paradise and just a short walk from the Bargara Golf Club, as well as a variety of shops and cafes.

"This prime location not only promises convenience but also an exclusive lifestyle on the oceanfront, a rarity in today's market and a prized gateway to exploring the Great Barrier Reef.

"Choosing Mira Living means embracing a lifestyle of luxury, comfort, and serenity, enhanced by the significant growth potential of the Wide Bay region and the

PROJECT CELEBRATES 1000 SETTLEMENTS

A residential community in Greenbank has reached a notable milestone, celebrating its 1000th land settlement since launching to market in 2017.

Covella by Avid Property Group and Greenfields Development Company has fielded renewed interest from home seekers, having recorded an increase of 98 per cent of sale inquiries between January 2023 and 2024.

Sale inquiries have remained consistent into February and March, with the team recording a

105 per cent increase in inquiries since February 2023, and a 118 per cent increase since March 2023.

Chairman of the joint venture with Greenfields, Avid executive general manager Bruce Harper said the Covella community had experienced exponential growth in recent years with more residents moving in and the increasing buyer demand for land.

"We've had phenomenal interest at Covella over the past year, with most interest coming from first-home buyers, followed by those

looking to upgrade their homes," he said.

Fifty per cent of all inquiries relate to first-home buyers with demand strengthened after the announcement of doubling of the Queensland First Home Owner Grant to \$30,000.

"Covella continues to attract large numbers on release days, with most releases selling out within a matter of days," Mr Harper said.

"In fact, we've had to fast-track future releases to keep up with

current and anticipated demand for land."

He said the focus on creating a well-connected community was the primary drawcard for buyers.

"Creating a sense of community from the start is key, we want people to feel welcome the moment they enter Covella, and this is achieved through carefully designed shared spaces as well as an annual calendar of community activations and events," Mr Harper said.

"We've seen time again with our

communities, that people want to live and raise their families in areas with like-minded people and we have been able to successfully deliver just that at Covella.

"Reaching our 1000th settlement is an important milestone not just for Covella but for the wider Logan region as Avid and Greenfields continue to play an important role in accommodating demand for family-friendly housing."

For more information and how to register, visit covella.com.au.



EXPERT VIEW



Urban Development
Institute of Australia,
Queensland chief executive

Kirsty Chessher-Brown

Infrastructure funding vital to housing boost

allure of living near the southern gateway to the Great Barrier Reef.”

The launch of Mira Living coincides with a period of regional growth, highlighted in a recent CoreLogic report showing property values in the Wide Bay area, including Bundaberg, Hervey Bay, and Maryborough, increasing by 65 per cent to 75 per cent in the past five years.

“This surge reflects the area’s attractiveness, owing to its idyllic beaches, favourable climate, and compelling value compared to other coastal regions,” Mr Furtado said.

Property analyst Simon Pressley said the area had a unique appeal and presented an incredibly exciting mix.

“Its affordability, coupled with a desirable lifestyle, is a significant draw for those looking to leave behind the congestion of major cities,” he said.

IN THE KNOW

MIRA LIVING

Address: 25-27 Esplanade, Bargarua
Features: Three-bedroom apartments from \$1.285m boasting a custom-designed kitchen with premier European appliances and main bedroom featuring walk-in wardrobes and an ensuite. Development has landscaped gardens and a swimming pool.
Contact: Le-Anne Allan, 0417 775 718
More info: miraliving.com.au



The Covella development at Greenbank.

With our current housing crisis, it is important to look for solutions of all types.

One very important aspect of housing which is not always obvious at the sales office, is housing infrastructure – the roads, pipes, parks, and streets which are essential for delivering a new community.

Unfortunately, across Queensland, there is currently a major backlog in this housing-related infrastructure often called trunk infrastructure.

For new housing to be delivered urgently and at a price buyers can afford to pay, the infrastructure necessary to support those homes must also be delivered urgently.

However, new home buyers are already under unprecedented housing stress, particularly in growth areas highly characterised by first home buyers.

On the other side of the coin, local governments across Queensland are reaching the limit of their capacity for further contribution to infrastructure funding.

Clearly, new answers need to be found to break



the stalemate. So, what’s the solution?

We think a significant investment in trunk infrastructure is needed, in the form of a \$2bn trunk infrastructure package.

To achieve a material breakthrough, the Queensland Government needs to be at the front and centre of these new solutions.

The institute has recently recommended the government deliver a new \$1bn trunk infrastructure co-payment fund to assist

local government delivering new trunk infrastructure to unlock development potential and get more new homes on the ground sooner.

It is recommended a portion of this funding is quarantined for regional areas.

This is in addition to sensible suggestions such as a \$500m top-up to existing catalytic infrastructure programs as well as \$500m in new funding to fast-track new infrastructure in high-growth areas.

Our infrastructure needs are high. Fortunately, however, infrastructure need is one of the few things we can respond to quickly and efficiently.

What’s more, it’s an investment in thriving communities now and for the decades to come.

CONTACTS Editorial: Stephen Nadin, stephen.nadin@news.com.au
Advertising: Aaron Nye, aaron.nye@news.com.au