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Developing QUEENSLAND

Gateway to a rare
residential lifestyle





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Gateway to a rare residential lifestyle

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“ The Gateway is one of those rare lifestyle opportunities and offers the next hottest piece of exclusive premium real estate in Queensland

The Gateway is set to create regional boom

\$250m masterplanned waterfront precinct at Burnett Heads near Bundaberg inundated with inquiries

A NEW state-of-the-art multimillion-dollar marina resort set to transform Bundaberg into a world-class tourism and leisure destination has started the first stage of planned construction following strong inquiry for marina berths and residences that will make up a \$250m masterplanned waterfront precinct at Burnett Heads.

The Gateway's limited release of 46 bespoke residences has achieved \$12m in sales in five weeks with about 60 new inquiries every week.

The Gateway project will be the first, and only major high-quality mixed-use marina and residential development in Burnett Heads, and is tapping into a shortage of luxury resort-style accommodation and marina berths on the east coast of Australia.

Marina berths are also hot property with more than 300 expressions of interest already lodged.

BH Developments (Qld) director Simon Harvey said phase one of construction for The Gateway could not come at a better time, with Queensland facing a scarce supply of available waterfront properties and cyclone-safe marina berths.

"After years of planning and liaising with the Bundaberg Regional Council, we are excited to announce the first stage of construction has begun, with dredging for The Gateway now well progressed to the extent that we will be looking to tender for the construction of new marina berths in the near future," he said.

"The Gateway's start of construction and entrance into the market has been timed to meet a rapidly diminishing supply of marina berths which are extremely difficult to secure across Australia's entire eastern seaboard.

"Opportunities to deliver a marina along the eastern coastline are exceptionally rare, so we have invested a substantial amount of consideration into designing a mixed-use precinct that will offer residents all the amenity of a serene waterfront address, without the unruly tropical weather conditions harbours further north are subjected to."

Mr Harvey said The Gateway was also capitalising on the region's post-Covid boom which had seen a population surge from southern states such as Victoria and NSW, with strong inquiry for residences that will make up the heart of the community.

"With a mix of employment opportunities across construction, trades, hospitality, marine maintenance, retail and tourist services, the



project's delivery has come with timely significance to a region heavily impacted by Covid," he said.

The masterplanned project has been inundated with inquiries since a limited release of the Musgrave & Elliot Waterfront Residences, so named in homage to Lady Musgrave and Lady Elliot islands in the Great Barrier Reef.

Property & Estates Project Marketing principal Damian Brown said strong inquiry had been generated by a deluge of eager buyers who were interested in putting their name to a rare slice of harbour-front luxury living.

"The immediate and continued market response to The Gateway has been incredible," he said.

"We knew we had something special on our hands here, but we have been simply inundated with genuine interest. A large portion of inquiries has come from those who recognise the scarcity and value in north-facing premium apartments overlooking their own marina berth, alongside those who have been enticed by the lifestyle offerings presented by the resort."

Mr Brown added The Gateway would be an exclusive harbour-front residential development, which the Bundaberg region had never seen before.

"The Gateway is one of those rare lifestyle opportunities and offers the next hottest piece of exclusive premium real estate in Queensland," he said.

"Buyers will feel as if they have discovered



something very special here in Burnett Heads, with The Gateway offering affordable luxury, a superior location and a safe harbour."

The Gateway has already launched the first stage of its residential offering to market with 46 north-facing waterfront residences, each featuring open-plan living and dining spaces, a large main bedroom with dual walk-in wardrobes and generous balconies that maximise views to the marina and ocean.

Pricing for the Musgrave & Elliot Waterfront Residences start at \$795,000 and will comprise of two-, three- and four-bedroom residences,

including opulent penthouses, and ground-floor garden residences with private plunge pools.

Positioned at the mouth of the Burnett River, on the shore of Burnett Heads boat harbour, The Gateway is located four-and-a-half hours north of Brisbane, and a 15-minute drive from Bundaberg CBD. It will act as a portal to the world-heritage listed Great Barrier Reef and Fraser Island.

With dredging underway on site, the construction program is anticipated to take between three and five years.

Tel: 1800 988 242
gatewaymarina.com.au



LUXURY WATERFRONT RESIDENCES

from \$795,000*

Don't miss this limited opportunity to discover why The Gateway Waterfront Residences is the most sought-after lifestyle destination on Queensland's Coral Coast. Perfectly positioned at Burnett Heads with a breathtaking waterfront northerly aspect, this is a very rare opportunity to purchase in a world class project. These waterfront residences offer a selection of 2, 3 and 4 bedroom open-plan layouts that capture the sweeping ocean views that surround this idyllic seaside village. And, for a limited time, owners of The Gateway residences will also receive first option to lease a Gateway Marina berth.

*Conditions apply



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