



PACIFIC HARBOUR

WATERFRONT & GOLF COMMUNITY

October 2017

Interstate buyers drive Bribie Island migration boom

The Moreton Bay region is driving an interstate migration boom for Queensland as southern state homebuyers seek the classic coastal Queensland lifestyle.

An unprecedented number of sales enquiries were made for Bribie Island's Pacific Harbour masterplanned community in the past 12 months, with the new land release 'Caleana Island' drawing demand from southern buyers seeking a modern seachange.

"The exclusive 30-lot Caleana Island release is part of the community's dress circle precinct and adjoins the Pacific Harbour Golf Club, with each lot featuring golf course-frontage along holes three, seven or eight," said Pacific Harbour Sales and Marketing manager Annette Mengel.

"Bribie Island is Queensland's only offshore island connected to the mainland by bridge, and interstate buyers are amazed that a brand new home and luxury island lifestyle is available just 60 minutes' drive to a capital city.

"The opportunity to build new but within an established community appeals to many buyers also, with nearby convenience shopping, restaurants, schools, marina, sporting facilities as well as a vibrant social and events scene."

Caleana Island lots range in price from \$325,000 to \$480,000 with home and land packages available from \$590,000. Buyers also receive access to Pacific Harbour Country Club's pool, spa, sauna, steam room and gym equipment.

The Moreton Bay region had the [highest regional internal migration rate](#) in Queensland in 2015-16 with 6,264 new residents, according to the Australian Bureau of Statistics.¹ The [Bribie-Beachmere area](#) welcomed almost 10 per cent (612), putting it on par with the Sunshine Coast's Noosa (664) and Maroochy (684).²

After almost 30 years living in Canberra, Dawn and Glenn Murch decided to make the move north and have purchased land at Caleana Island.

"We wanted to be closer to our children in Queensland and after looking at areas across the south-east, we felt Bribie Island offered the relaxing yet community-focused lifestyle which best suited us," Ms Murch said.

¹ ABS Regional internal migration estimates, Statistical Area Level 2 - 2006-07 to 2015-16

² Regional Internal Migration Estimates by Region (SA2 and above), 2006-07 to 2015-16



PACIFIC HARBOUR

WATERFRONT & GOLF COMMUNITY

“We enjoyed uninterrupted views at our home in Canberra so we were thrilled to find a block of land at Caleana Island which featured golf course views both back and front, as well as waterway views from the rear.

“The Pacific Harbour community is just beautiful and it’s very clear that residents take great pride in looking after their homes and gardens.

“We’re also looking forward to the fishing on offer and personally, I’m keen to pursue my passion for photography around the area.”

According to Ms Mengel, Bribie Island’s natural attributes combined with ongoing infrastructure investment in the wider region continues to attract buyers seeking the lifestyle-factor.

“Less than 20 per cent of the island itself will ever be developed, so nature lovers enjoy thousands of hectares of wallum heath, wetland, coastal forest and beach,” Ms Mengel said.

“Of course, golfing enthusiasts are drawn to the Ross Watson-designed Pacific Harbour golf course, while water lovers have access to the nearby surf beach, boat ramps and Pumicestone Passage for fishing, kayaking, paddle boarding and sailing.

“Music and entertainment fans are also loving the nearby Sandstone Point Hotel, which was recently named Australia’s Best Hotel (regional) and selected by international superstar Mariah Carey as the only Queensland venue for her upcoming Australian tour.”

Pacific Harbour, which will comprise 3000 homes when complete, was awarded a Prime Ministers Award for Excellence and a UDIA National Award for Excellence (residential development). All homes adhere to architecture, design and landscaping guidelines to uphold the community’s unique tropical style and quality streetscapes.