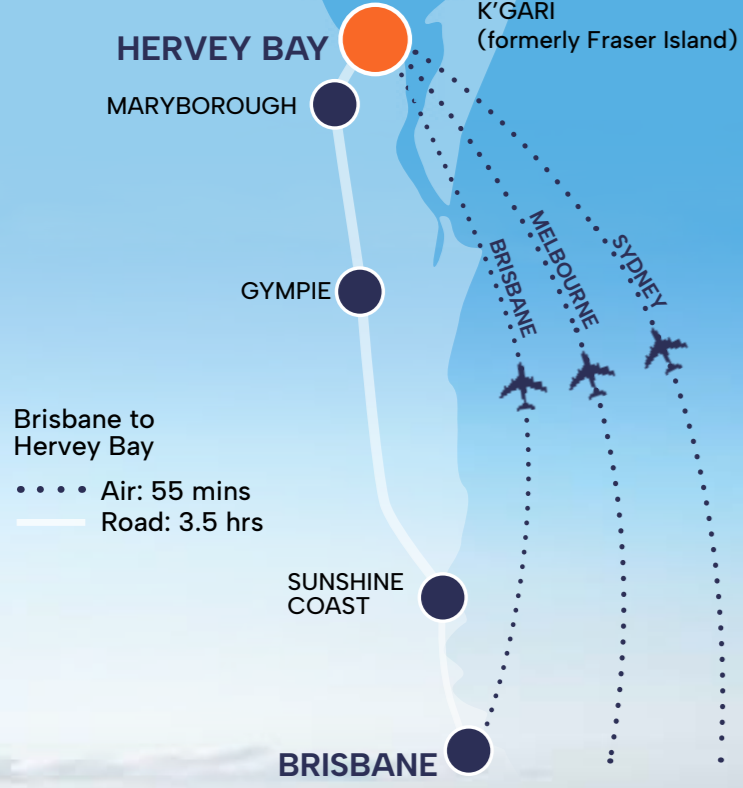




OPAL

— Shelly Beach —

Hervey Bay's Newest Gem



Embrace the allure of OPAL Shelly Beach

Following the success of Topaz Shelly Beach, now under construction, Walter Iezzi Property Group is proud to unveil an exciting new chapter for Hervey Bay. Discover **OPAL Shelly Beach**, an exclusive collection of oceanfront apartments offering uninterrupted views from a coveted Esplanade location. Nestled in Shelly Beach, this prime position captures the essence of the area's most treasured coastal lifestyle.

Hervey Bay is an inviting coastal city located approximately 290 kilometres, or a convenient 3.5-hour drive north of Brisbane, and just a 2 hour drive from Noosa. Nestled on the picturesque Fraser Coast, it features its own airport with domestic flights primarily connecting to major Queensland cities, with direct flight times of about 35 minutes from Brisbane, 90 minutes from Sydney and 2 hours and 25 minutes from Melbourne. Daily train, bus, and coach services ensure seamless connections to Brisbane, enhancing accessibility for residents and visitors alike.

Nestled within the first-ever World Whale Heritage Site, **OPAL Shelly Beach** exemplifies the region's dedication to conservation and protection. Perfectly positioned along the Esplanade, you're just a leisurely stroll away from the iconic Urangan Pier, one of Australia's longest, stretching nearly a kilometre into the ocean. Enjoy breathtaking views of the magnificent K'gari (formerly Fraser Island) and the tranquil waters that surround you.

- THE GREAT SANDY STRAITS MARINA & HARBOUR
- HERVEY BAY BOAT CLUB
- ICONIC URANGAN PIER
- HERVEY BAY AIRPORT
- ST. STEPHEN'S HOSPITAL
- STOCKLAND HERVEY BAY SHOPPING CENTRE
- OPAL Shelly Beach HERVEY BAY, QUEENSLAND
- TOPAZ SHELLEY BEACH
- HERVEY BAY SAILING CLUB



Experience the luxury you deserve

With breathtaking ocean views from its prime beachfront location, **OPAL Shelly Beach** offers an exclusive collection of apartments embodying vibrant living with uncompromised luxury. Each meticulously designed space draws inspiration from the serene waters of Hervey Bay, allowing you to fully embrace the beauty and tranquillity of oceanfront living.

ARCHITECTURAL FEATURES

- 2 and 3 bedroom apartments
- Secure lift access to all levels
- Low Body Corporate fees
- Gym and pool
- BBQ area
- Architecturally designed landscaped gardens
- Up to 2 car spaces
- Lockable storage enclosure for all apartments



Immerse yourself in a vibrant coastal lifestyle

OPAL Shelly Beach captures the essence of coastal elegance, with interiors thoughtfully designed to reflect the natural beauty of Hervey Bay's oceanfront. Offering a pet-friendly environment, each apartment boasts designer kitchens, premium European appliances, imported tiles, and ducted air conditioning. The seamless blend of indoor comfort and seaside ambiance sets a new standard for luxurious and harmonious beachfront living.

Natural beauty and attractions

Renowned for its stunning natural landscapes, Hervey Bay serves as the gateway to World Heritage-listed K'gari and offers exceptional whale-watching opportunities, particularly from July to October when humpback whales visit.



The vibrant esplanade features parks, playgrounds, jetties, and a variety of cafés and restaurants, making it perfect for year-round outdoor living. Additionally, the area's waters are rich in marine life, providing chances for organised whale-watching tours and encounters with dolphins, turtles, and dugongs.

Hervey Bay's unspoilt coastline, quiet charm and raw nature will leave you refreshed and re-energised, whether you're here for a week or a weekend. Don't let the calm waters fool you though: there's a playground happening above and below the surface."

– Tourism & Events Queensland





Eat, drink, relax

Indulge your senses on the Fraser Coast with a culinary journey that celebrates the region's finest flavours. This food lover's paradise invites you to savour fresh produce and succulent seafood, with local delicacies like the exquisite Hervey Bay scallops and mouthwatering Fraser Island prawns tantalising your taste buds.

Stroll along the picturesque Hervey Bay Esplanade, where charming alfresco restaurants and cafés offer stunning ocean views, creating the perfect backdrop for a romantic meal or a leisurely brunch.



ENZO'S ON THE BEACH

Enjoy the relaxed ambiance of this beachfront café, minutes from **OPAL Shelly Beach**, where you can share seafood platters, gourmet breakfasts, and wood-fired pizzas while listening to the gentle waves.

HERVEY BAY BOAT CLUB

Nestled at Urangan Harbour, this vibrant marina-side venue is perfect for socialising and enjoying delicious meals, all while being part of the lively sailing community.



THYME @ THE VINYARD

Just a short distance from **OPAL Shelly Beach**, this elegant wine bar offers a refined dining experience, serving seasonal dishes paired with the perfect glass of wine, all complemented by breathtaking ocean views.

BARREL N VINE

Barrel n Vine, a short stroll from **OPAL Shelly Beach**, offers the perfect blend of Italian flavours, fresh seafood, and fine wines. Passionate chefs craft every dish, making it a must-visit for exceptional cuisine and unforgettable dining.





Where nature, luxury and lifestyle meet

Just a short drive from **OPAL Shelly Beach**, Pialba Place Shopping Centre serves as a convenient retail hub, anchored by a Coles supermarket and a Big W, along with 20 specialty retailers. Stockland Hervey Bay is also easily accessible, featuring prominent stores such as Coles, Kmart, Target, JB Hi-Fi, Best & Less, and over 90 specialty shops and dining options. Other nearby shopping destinations include Urangan Central Shopping Centre and Bay Plaza, providing a variety of retail choices for residents.





Azzure Bokarina Beach 2024



Oceanus Bokarina Beach 2022

Inspired by building excellence

Walter Iezzi, a highly regarded Sunshine Coast developer with over 30 years of experience creating innovative residential and retail projects, is renowned for delivering exceptional quality and attention to detail. His recent in-demand developments, including **Azzure Bokarina Beach** and **Oceanus Bokarina**, have achieved near-sell-out success before completion, drawing discerning buyers across Australia and beyond.

WI WALTER IEZZI
PROPERTY GROUP



FOR FURTHER INFORMATION

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Your Coastal Lifestyle Awaits - Now Selling!



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