

**LEANNE COWLEY****FROM THE PRINCIPAL'S DESK**

*Hervey Bay currently has a very tight market, low vacancy rates, tight rental yields and rising median property prices.*

*Sales Listings are selling quickly, often at or above asking price.*

*Please don't hesitate to contact our sales team if you are thinking of selling.*

**BELOVED WHALE NALA RETURNS WITH CALF**

Hervey Bay is buzzing with excitement as the region's most famous humpback, Nala, has returned to local waters and she has brought along her newest calf. The mother of the calf duo was sighted by Blue Dolphin Marine Tours, with the little one estimated to be just five to six weeks old. For locals, whale watchers and researchers, the appearance marks another remarkable chapter in Nala's extraordinary story. Nala has been frequenting the bay since 1992, often accompanied by a calf. Her legacy truly began in 1996 when she was given her name by a group of Byron Bay students involved in the Kids On The Ocean (KOTO) youth project. Drawing inspiration from The Lion King the students chose "Nala" for the mother and "Simba" for her 1996 calf. Every calf since has continued the tradition of carrying names linked to the much-loved film, creating a unique lineage that blends science, culture and community. Easily identified by her distinctive fluke marking, Nala is one of the most studied humpbacks in Australian waters. Over three decades she has given birth to 15 calves, an extraordinary contribution to the recovery of the species. Each calf strengthens the East Coast humpback population, which was once critically low after decades of commercial whaling. Researchers have long noted her unusual ability to conceive in consecutive years, a rare trait among humpbacks and an important factor in boosting growth. Her behaviour has also provided valuable scientific insights, from maternal care to the rare "fluke up feeding" technique that she has been observed using in Hervey Bay waters. Beyond science, Nala holds a special place in the hearts of the Fraser Coast. In 2005 she was named the patron whale of Hervey Bay, symbolising the region's commitment to marine conservation. Her story was permanently honoured in 2012 when a 22 sculpture was unveiled at the Fraser Coast Discovery Sphere, a tribute to her role as both a scientific treasure and icon. Now, with her latest calf by her side Nala continues to inspire wonder and reaffirm Hervey Bay's status as Australia's whale watching capital.

**HOT PROPERTY—LAND****3 Freeman Ct Urraween**

- 544 M<sup>2</sup> TITLED BLOCK IN A PREMIUM URRAWEEEN ESTATE
- IDEAL FOR FUTURE CONSTRUCTION OR INVESTMENT
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- MINUTES TO PUBLIC/PRIVATE HOSPITALS,
- CLOSE TO SHOPPING CENTRES SCHOOLS, TAFE AND CHILDCARE
- SHORT DRIVE TO BEACHES

**\$320,000**

6th OCTOBER 2025

King's Birthday



Public Holiday

Halloween  
31st October 2025

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GATES OPEN AT 12:30PM

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We invite all local small business who wish to showcase their products and services to contact us at info@torbanleapicnicraces.com.au

**What's On**  
FRASER COAST MAGAZINE

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OCTOBER 2025  
INSIDE THIS ISSUE  
Calendar of Events  
Tide Times  
City Guide  
Markets

Brooke McMullen presents  
**Dolly**  
- I Will Always Love You

ACTOR  
WAYNE BLAIR  
KANGAROO

EXPLORE THE  
FRASER COAST  
ON FOOT



## ELI WATERS: LIFESTYLE, CONVENIENCE LONG TERM APPEAL

Eli Waters has emerged as one of the region's most convenient and family-friendly suburbs, offering a strong blend of lifestyle appeal and reliable property growth. Framed by freshwater lakes, green spaces and wide residential streets, the suburb delivers a peaceful yet well-connected living environment. Its popularity is underpinned by proximity to schools, shopping centres, medical services, and recreational facilities, all close at hand. With a population now exceeding 4,000, Eli Waters has over 1,800 homes, primarily on generous blocks. Newer estate has introduced a mix of modern brick houses, duplexes, and villas, attracting a broad cross section of buyers. Families are well served, with Xavier Catholic College and multiple early learning centres nearby. For daily convenience, Eli Waters Shopping Centre Stockland Hervey Bay and the Hervey Bay Golf Course are all within easy reach. In real estate terms, the suburb has delivered steady growth over the past five years, with houses prices increasing by 35-40%.

The current median sits around \$630,000 with lakeside and larger homes achieving higher results. Most properties sell within 30 days, reflecting ongoing buyer interest and limited supply. Eli Waters also preforms well as an investment area, offering consistent rental returns and a stable tenant base. What sets the suburb apart is its balance of practicality and calm, walkable streets, green space, and essential services all within minutes. It is a suburb where liability meets long-term value. Whether you are upgrading, downsizing, or entering the market, Eli Waters remains a smart and dependable choice.



## Crispy Coconut Prawns

Prep Time: 30 minutes Cook Time: 15 minutes

### Ingredients

- 453 g prawns, jumbo
- 1 tsp garlic powder
- 1 tsp onion powder
- ½ tsp black pepper
- 1 tsp smoked paprika
- 60 g (2 cups) plain flour
- 1 tsp salt
- 100 g desiccated coconut
- 120 g panko breadcrumbs
- 1 tbsp water



### Instructions

1. **Prepare the prawns.** De-vein the prawns, leaving the tail tips intact for an elegant presentation. Rinse them thoroughly, then drain in a colander.
2. **Prepare the coating.** In a large bowl, combine flour, paprika, powder, onion powder, black pepper, and salt. Set aside.  
Mix desiccated coconut and panko crumbs in another mixing bowl. Set aside.  
Whisk 2 eggs with water.
3. **Coat the shrimp.** Pat the prawns dry, then coat them in seasoned flour. Dip each prawn into the egg mixture, followed by a coating of the coconut and panko mixture. Move to a lined baking tray.
4. **Chill the prawns.** Refrigerate the coated prawns for one hour to ensure the coating adheres properly.
5. **Fry the prawns.** Heat the oil to 325 F. Fry the prawns in small batches for 2 minutes. Transfer to a baking tray lined with a paper towel. Repeat with remaining prawns.

### Market data for Hervey Bay

#### Median sale price and asking rent

For the last 3 months



\$744k Sale  
\$630 p/w Rent



\$585k Sale  
\$500 p/w Rent



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NO FEE  
NO CHARGE  
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**Real Service - Real Results**

*Servicing the  
Fraser Coast since 2004*

Contact our Friendly  
Sales Team on

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**www.herveybay.realway.com.au**