

PRIVATE ISLANDS INC.

PUMPKIN ISLAND

CAPRICORN COAST, QUEENSLAND



15 ACRES · LEASEHOLD TO 2046
5 COTTAGES · 2 BUNGALOWS

23.093°S 150.901°E

ELEVATION — SUMMIT 61 FT



THE ESTATE

At a Glance

LOCATION	Keppel Group, Queensland
TENURE	Leasehold — to 2046
LAND AREA	15 acres
ACCOMMODATION	5 cottages · 2 bungalows
GUESTS	Up to 34
SUMMIT	61 ft

CARBON-POSITIVE

Australia's first beyond-carbon-neutral island, offsetting 150% of its annual emissions — named Most Sustainable Hotel in Australasia.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	15 acres
TENURE	SUMMIT
Leasehold to 2046	61 ft
GUESTS	WATERS
Up to 34	Coral Sea

www.privateislandsonline.com/south-pacific/australia/pumpkin-island-australia

REGION — QUEENSLAND — THE CAPRICORN COAST

The Keppel Group sits off Yeppoon on Queensland's Capricorn Coast, inside the Great Barrier Reef Marine Park. Its continental islands rise from fringing reef and clear Coral Sea water — a working reef coast of fishing towns, national-park headlands and island resorts.





THE ISLAND

Fifteen Acres of Reef Island

Pumpkin Island is a 15-acre sanctuary in the Keppel Group, offered to the market for only the second time since 1961. Elevated ground gives 360-degree views across the group, over secluded sandy beaches and coconut palms to the Coral Sea.

THE RESORT

Cottages, Bungalows & 34 Guests

Five self-contained oceanfront cottages and two bungalows host up to 34 guests, each designed for natural airflow and Coral Sea views. The listing reports occupancy of 85–90%, with a licensed beachfront bar, a sunset lounge with fire pit, a library and an activities hut.

OFF-GRID

Powered by Sun & Wind

The resort runs entirely on a custom solar and wind energy system, with extensive filtered rainwater storage — infrastructure the listing describes as modern and reliable with zero environmental footprint, while mobile and internet reception remain available for guests.

THE NEXT CHAPTER

Room to Grow

Existing planning approval allows two additional villas. The sale includes the custom-built 36-passenger ferry, three registered boat moorings and a private oyster lease — a turnkey resort business, not just an island.





LAND AND WATER

Fringing Reef at the Door

Pumpkin Island is a private gateway to the Great Barrier Reef Marine Park. Vibrant fringing reefs surround the island — snorkelling, kayaking and paddleboarding straight from the beach, oysters shucked fresh from the rocks, and waters that shelter dolphins, sea turtles and seasonal whales.

KNOWN FOR

Sustainability — Australia's first beyond-carbon-neutral island, named Most Sustainable Hotel in Australasia at the World Boutique Hotel Awards.

SUMMER HIGH 88°F · WINTER LOW 53°F · SEA TEMPERATURE 70-83°F



BY WATER

Thirty Minutes from Yeppoon

Access is a scenic 30-minute boat ride from Yeppoon, on the island's own custom-built 36-passenger ferry, the Pumpkin Xpress — the boat, and the crossing, are part of the arrival.

BY AIR

Rockhampton & the Helicopter

For air arrivals, Rockhampton Airport — handling domestic and private aviation — lies about 34 miles straight-line to the south-west, with a short helicopter transfer completing the journey to the island.

DISTANCES — STRAIGHT LINE

Great Keppel Island 7 mi · Yeppoon 10 mi · Rockhampton Airport 34 mi

ONE ISLAND • 15 ACRES • 34 GUESTS • 150% CARBON-POSITIVE

LOCATION

On the Map

KEPPEL GROUP • CAPRICORN COAST, QUEENSLAND



GALLERY

The Estate in Frames



Beach and rocks at the island shore



Under the thatched beach hut



Along the island's beach



Reef flat off the island shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

PUMPKIN ISLAND

SOUTHERN GREAT BARRIER REEF, QUEENSLAND

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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