



PRIVATE ISLANDS INC.

Pumpkin Island

KEPPEL GROUP - QUEENSLAND - AUSTRALIA

Pumpkin Island is a 15-acre off-grid eco-sanctuary on the Southern Great Barrier Reef - Australia's most sustainable hotel and the global benchmark for luxury without footprint. This turnkey 34-guest retreat offsets 150% of its annual emissions, runs at 85-90% occupancy, and holds a perpetual leasehold to 2046. Five oceanfront cottages, two bungalows, a licensed beachfront bar, and the custom-built 36-passenger Pumpkin Xpress ferry: an ethically sound, high-performing resort investment, offered for only the second time since 1961.

USD 14,000,000

15 ACRES - 34-GUEST ECO-RETREAT - 150% CARBON-POSITIVE - LEASEHOLD

THE ESTATE

At a Glance

PRICE	USD 14,000,000
LOCATION	Keppel Group, Queensland, Australia
ACREAGE	15 acres
RETREAT	34 guests: 5 oceanfront cottages + 2 bungalows
OCCUPANCY	Operating at 85–90%
FACILITIES	Licensed beachfront bar, sunset lounge, fire pit, library
FERRY	Custom 36-pax Pumpkin Xpress included
MOORINGS	Three registered boat moorings
OYSTER LEASE	Private oyster lease
POWER	Custom solar + wind system
WATER	Extensive filtered rainwater storage
CONNECTIVITY	Reliable mobile + internet
APPROVAL	Planning approval for two additional villas
VISA PATH	Potential subclass 188 visa eligibility
TENURE	Perpetual leasehold to 2046, then rolling lease
STATUS	Available

ISLAND VITALS

TENURE	COORDINATES
Leasehold to 2046	23.095°S, 150.899°E
SHORELINE	WATERS
Sandy beaches + fringing reef	Southern Great Barrier Reef





THE ISLAND

The Benchmark of Sustainable Luxury

Tucked into the Keppel Group, Pumpkin Island is a globally recognized benchmark for sustainable luxury - Australia's first and only beyond-carbon-neutral island, named Most Sustainable Hotel in Australasia at the World Boutique Hotel Awards. This is the Southern Great Barrier Reef at its most pristine: fringing reefs, dolphins and sea turtles, and a profound "disconnect-to-reconnect" philosophy woven into every guest experience.

LEGACY

Beyond Carbon-Neutral

Since 1961, this island has changed hands exactly once - and each era has burned the sustainability story deeper into its identity. Today the resort is a masterclass in stewardship meeting comfort: entirely solar-and-wind powered, rainwater fed, and 150% carbon-positive, it proves that the world's finest guest experience and zero environmental footprint are not opposites - they are the same promise.

RESIDENCES

Cottages & Facilities

The Retreat: five self-contained oceanfront cottages and two bungalows hosting up to 34 guests, each designed to maximize natural airflow and Coral Sea views. The Facilities: a licensed beachfront bar, a sunset lounge venue with fire pit, a library, and an activities hut. The Fleet: the custom-built 36-passenger commercial ferry Pumpkin Xpress - and three registered boat moorings plus a private oyster lease (shuck them straight off the rocks).

RECREATION

Reef, Wildlife & Beaches

The marine frontier: vibrant fringing reefs wrap the island - world-class snorkeling, kayaking, and paddleboarding straight off the beach. The wildlife: dolphins, sea turtles, and seasonal whales patrol these waters. The island: secluded sandy beaches, coconut palms, and elevated terrain with 360-degree views of the Keppel Group. The upside: planning approval is in place for two additional villas.





TERRAIN

Land and Water

Pumpkin Island is a private gateway to the biological wonders of the Great Barrier Reef Marine Park. Fringing reefs offer snorkeling, kayaking, and paddleboarding directly from the beach; residents shuck fresh oysters from the rocks while dolphins, turtles, and seasonal whales move through the channels. The 15 acres rise to 360-degree lookouts over the Keppel Group - beach, palm grove, and elevated panorama in a single short walk.

KNOWN FOR

Australia's most sustainable hotel: a 150%-carbon-positive, off-grid 34-guest eco-retreat on the Southern Great Barrier Reef - turnkey, high-occupancy, and offered for only the second time since 1961.



AUTONOMY

Off-Grid Infrastructure

Sophisticated off-grid infrastructure runs the resort: entirely powered by a custom solar-and-wind system with extensive filtered rainwater storage. Yet the island stays connected - reliable mobile and internet for guests who choose it. Access is a scenic 30-minute boat ride from Yeppoon, or a short helicopter transfer from Rockhampton Airport.

ARRIVAL

Boat & Heli

A scenic 30-minute boat ride from Yeppoon, or a short helicopter transfer from Rockhampton Airport. The custom-built 36-passenger Pumpkin Xpress ferry comes with the sale - three registered moorings and a private oyster lease wait in the shallows.

OWNERSHIP

Lifestyle and Value

Australian islands are typically held as long-term crown leases, and Pumpkin's perpetual leasehold to 2046 (then rolling) sits squarely in that secure tradition. Buying as a business venture may open eligibility for Australia's Business Innovation and Investment (subclass 188) visa - a potential path to permanent residency. Keep it a private sanctuary or scale it into ultra-luxe guest experience: one of the South Pacific's most compelling and ethically sound investments.

15 ACRES · 85-90% OCCUPANCY · PUMPKIN XPRESS · GREAT BARRIER REEF

LOCATION

On the Map

KEPPEL GROUP - QUEENSLAND - AUSTRALIA



PUMPKIN ISLAND

Keppel Group, Queensland • 23.095°S, 150.899°E

DISTANCES

Yeppoon **10 mi**

Rockhampton Airport **33 mi**

ELEVATION & CLIMATE

Summer high (Jan avg) **85°F**

Winter low (Jul avg) **57°F**

Sea temp **70-82°F**

ACCESS

30-min boat ride from Yeppoon

Heli transfer from Rockhampton Airport

Custom 36-pax ferry, Pumpkin Xpress, included

Straight-line distances, approximate.
Sources: PrivatelIslandsOnline listing, Knight Frank, geocoder,
climate aggregators (see sources.txt).

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Pumpkin Island

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USD 14,000,000

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[View the live listing](#)