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inside

NOOSA PROPERTY

DOWLING & NEYLAN
SINCE 1976
REAL ESTATE



Welcome to our Easter edition of INSIDE NOOSA,

Steady as she goes, describes the Noosa market over the last quarter, with consistent sales in all areas.

The overwhelming sentiment from buyers is that Noosa is great value. The selection of properties we have displayed in these pages are no exception. We had a great summer with many buyers remembering what they love about Noosa and making their decision to snap up their little piece of paradise.

The big news is the re-release of Noosa Northrise, one of Noosa's best land offerings in the very heart of Noosa. Most exciting is the new price level the first two stages will be sold for, no one will go home disappointed – See page 8 & 9. We have been appointed exclusive agents for the project, contact us if you have interest.

We were delighted to be awarded Queensland Agency of the year 2012 by the Real Estate Institute of Queensland this month, only the second time in history this prestigious award has been awarded to a Noosa agent. We now hope to be recognized by the Real Estate Institute of Australia later this year.

Please enjoy our selection of beautiful Noosa properties. Our sales team, holiday and permanent management teams are all at your service to handle any of your real estate needs.

Kind regards,

Dan Neylan
Principal
0412 764 370



To receive regular copies of Inside Noosa Property please email info@dowlingneylan.com.au to subscribe

Issue 15

Easter 2012

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Noosa Heads | 13 Natasha Avenue

RARE & UNMATCHED VIEWS OVER NOOSA - DECEASED ESTATE

Build your new home overlooking Noosa Sound, Laguna Bay and Noosa North Shore, truly spectacular!

- | Extensive views over the waterways and bay
- | Waterfrontage to Noosa Sound
- | Natural setting, extensive board walk
- | 70's brick home in place to use or let out
- | Less than six homesites in Noosa offer this position
- | 1260sqm site with ridge top building envelope

If you're searching for a unique, quiet, private position with one of Noosa's most amazing views you must inspect this property



Price

| Auction

Contact

| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosa Waters | 42 Saltwater Avenue

DESIRABLE WATERFRONT LIVING

Perfectly situated this fantastic four bedroom home captures absolutely stunning long water views with the Hinterland and Cooroy Mountain as the backdrop

- | Expansive living areas span the waterfront
- | Undercover outdoor entertaining terrace
- | Double garage has workshop and storage bay
- | 22m water frontage with long water views down 2 arms of the canal
- | Launch the boat from your own private jetty
- | Walk to shops, river and restaurants

Enjoy a relaxing cruise around the canals or a fun filled day out on the beautiful Noosa River. Either way the water becomes an extension of this property enhancing your lifestyle

4 2 2

Price

| \$1.495 Million

Contact

| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosaville | Unit 3 'Riverlea', 59 Elizabeth Street

FASHIONABLE DUPLEX VILLA WITH PRIVATE POOL

With a sunny northern aspect to the covered entertaining area and pool, this modern villa is a stand out at this price

- | Generous ceiling heights on both levels
- | Modern central kitchen with European appliances
- | Attractive polished timber floors throughout living
- | One of just four in the complex
- | Double lock-up garage, internal access
- | Rental estimate: approximately \$500 p/w

Located a short walk from the shops & river this low maintenance residence is suitable for either permanent occupation or part time living. A great opportunity

3 2.5 2

Price

| \$770,000

Contact

| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosaville | Unit 18 'Verano', 283 Weyba Road

MODERN, TOP FLOOR HOLIDAY APARTMENT

This spacious and contemporary upper level apartment is just 200 metres to the Noosa River & restaurants

- | Fantastic position on North East corner
- | Spacious living area and generous bedrooms
- | High vaulted ceilings for maximum light
- | Sunny deck overlooks pool
- | Undercover security parking and storage bay
- | Fully furnished and ready for you to enjoy

An attractive lifestyle investment property situated so close to Noosa River. Representing true value at this entry point

2 2 1

Price

| \$429,000

Contact

| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Weyba Downs | 31 Charlotte Drive

LAKE WEYBA

Just minutes from Noosa this private treed block of just over an acre is set in a tranquil lake side area

- | Closest acreage to Noosa just 7 minutes drive
- | Beautiful lakeside setting for sailing, fishing & swimming
- | 5410sqm gently rising from the street, pick your home site
- | Very reasonable expectations, a great opportunity
- | Changes to road infrastructure equals good growth potential
- | Acreage living without the long drive

This lakeside area is a hidden gem and so close to town. This area is one to watch for the future, get in now

Price

| Auction

Contact

| Scott Cowley 0414 544 420
| Dan Neylan 0412 764 370



Noosa Sound | Unit 11 'Sun Lagoon', 1 Quamby Place

WATERFRONT POSITION – 1M WALK TO "RICKY'S"

Superbly renovated waterfront apartment

- | Views across the pool to the river
- | End unit – no neighbours on one side
- | Adjacent to peaceful park
- | Sparkling new kitchen & furnishings – superior unit in complex
- | Security car parking and storage
- | 12 minute flat walk to Hastings Street

Very serious seller is happy to hear the market

2 1 1

Price

| Auction On Site
Saturday 21st April at 1.00pm

Contact

| Luke Chen 0417 600 840



Noosa Sound | Unit 37 'Culgoa Point', 5 Quamby Place

RELAX AND WATCH THE WATERCRAFT DRIFT BY

Time to step on to the property escalator

- | Absolute waterfront position
- | Long water views across your private beach
- | Peaceful corner of Noosa Sound
- | Private marina on site
- | 1 minute walk to "Ricky's" & "Wasabi" restaurants
- | 15 minute flat walk to Hastings St

Largest waterfront site in Noosa Heads – 250m of waterfrontage

2 2 1

Price

| Auction On Site
Saturday 14th April at 12 noon

Contact

| Luke Chen 0417 600 840



Noosa Sound | Unit 13 'Noosa Pacific', 24 Munna Crescent

SUNNY NORTH FACING APARTMENT

Absolute waterfront with sweeping views

- | Beautifully renovated and stylishly furnished
- | Very rare security life access to your door
- | Easy flat walk to restaurants
- | Stunning riverside swimming pool
- | Security car parking
- | Decks open from lounge and both bedrooms

For the moment, market conditions are dangling these prestige properties within your search

2 2 1

Price

| \$990,000

Contact

| Luke Chen 0417 600 840



The best things in life are free, especially





when they've been reduced even further.



With home sites in Noosa Northrise now heavily reduced, all of those things we really value in life have never been more affordable; bike rides, exploring nature, picnics and family fun are all on your doorstep. The convenience of Noosa Civic, its surrounding business and services hub, schools and healthcare as well as Noosa's pristine main beach are all just moments away. The opportunity to purchase quality, elevated land at these prices should not be missed.

It's not a question of 'can you afford it?', It's 'can you afford to wait?'

For more information contact Dowling and Neylan real estate today on **07 5447 3855**.

NOOSA
NORTHRISE



Noosaville | Unit 8, 233 Weyba Road

GREAT VALUE IN PET FRIENDLY COMPLEX

Located centrally between Noosa Junction and Hastings Street, this tastefully finished double story townhouse is perfect for permanent living or renting

- | Private plunge pool & courtyard
- | Short walk to Gympie Terrace
- | Very low body corporate fees
- | Elegant glimpses of Noosa River
- | Master bedroom with terrace & ensuite
- | Investor liquidating portfolio

The property was designed with entertaining in mind featuring an open plan kitchen and living area which opens out onto the private pool and courtyard with bi-fold doors

3 2 2

Price

| \$510,000

Contact

| Robbie Neller 0417 381 462



Sunshine Beach | Unit 8, 6 Douglas Street

OCEAN VIEW APARTMENT WITH WELCOMING FEEL

Centrally located just 100m from the beach, Surf Club and the great atmosphere of Sunshine's shops, restaurants and coffee spots

- | Ocean views & leafy outlook
- | Large open plan kitchen/living/dining
- | Quality build & design in original condition
- | Balconies off both bedrooms
- | East facing with pleasant breezes
- | Highly sought after complex in quiet street

This very private apartment offers a fabulous beach getaway or permanent living right in the heart of Sunshine Beach

2 2 1

Price

| \$535,000

Contact

| Robbie Neller 0417 381 462



Noosaville | 18 Starboard Avenue

EXCEPTIONAL PEACE AND PRIVACY

This stunning Dixon Home is located in the exclusive pocket of homes in the renowned Headlands Estate and is in close proximity to Noosa River, shops and restaurants

- | 3 bedrooms plus home office, 2 1/2 bathrooms
- | Large open plan living/dining area with ducted air conditioning
- | Formal and informal dining with 9ft ceilings
- | In ground solar heated saltwater swimming pool
- | Covered alfresco area with ceiling fan
- | Double lock up garage with storage area in roof

This home is the perfect buy for those buyers with teenagers or regular guests and need extra living space and privacy

3 2 2

Price

| \$825,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Noosaville | 39 Regatta Circuit

MODERN MASTERPIECE

Expertly designed and magnificently built with an obvious commitment to quality fixtures have produced an easy living high style and comfortable contemporary residence

- | Exceptional quality throughout
- | Split level design with high ceilings throughout
- | Large Media/ multi purpose room
- | Seamless indoor/outdoor living
- | Gourmet kitchen with Miele appliances
- | Sumptuous master suite with ensuite & WIR

Location is its final asset, located in a quiet enclave and surrounded by quality homes all only minutes to Noosa River restaurants, shopping centres and schools

4 3 3

Price

| \$1.195 Million

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Noosaville | 2 Val Crescent

THE LAKE HOUSE

Boasting breathtaking 180 degree panoramic views of Lake Doonella and out to the hinterland, this plantation style home will inspire and excite you

- | 180 degree panoramic views of Lake Doonella
- | Kitchen with Tassie Oak cupboards and Corian benchtops
- | Fully landscaped gardens including vegetable patch & chook pen
- | 971sqm block
- | 3 bedrooms plus study, 2 bathrooms
- | Triple lock up garage with workshop area

This beautiful home offers contemporary living which is perfectly complemented by all the wonderful benefits of its natural surrounds

4 2 3

Price

| \$995,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Tewantin | 8 Wattle Street

TRANQUIL PARKLIKE SETTING

Sit back and soak up the natural surroundings from your spacious timber balcony. Enjoy a BBQ with friends or just relax and listen to the birds, this home oozes character and charm

- | 674sqm block in cul-de-sac location
- | Large home office off master suite
- | Timber balcony with cafe blinds
- | 4 bedrooms, 2 bathrooms
- | Formal and informal living areas
- | Workshop/storage room underneath the house

With lush natural easy care gardens, this property is located in a quiet cul-de-sac and only minutes to local shops, Noosa Civic and schools

4 2 2

Price

| \$495,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Noosa Heads | 31 Tangmere Court

NORTH FACING PALATIAL GRANDEUR IN NOOSA HEADS

4 3 2

This expansive two level home is built on a large block located in a private gated community estate right in the heart of Noosa Heads

- | 4 bedrooms, 3.5 bathrooms plus home office/rumpus
- | Large open plan living areas with high ceilings
- | Open plan kitchen with marble benchtop and 2 Pac fittings
- | Separate home office or games room
- | Covered outdoor patio overlooking large heated saltwater pool (12m x 4m)
- | Double lock up car accommodation

This would make an ideal lock up and leave home as there is very little maintenance required on the property

Price

| \$745,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Noosa Heads | 19 Wyona Drive

DESIGNER STYLING AND A PRIME POSITION

3 2 2

Revealing an artful fusion of modern architecture and cutting edge design, this stunning home is the essence of Noosa Style

- | 3 bedrooms plus home office, 2.5 bathrooms
- | Large open plan living with cathedral ceilings
- | Media room/teenage retreat
- | Modern kitchen with gas cooktop & 2 x dish draws
- | In ground salt water swimming pool & water feature
- | Covered outdoor entertaining area with built in stainless steel kitchen & BBQ

Located in a quiet neighbourhood and elevated hill position, this home is all within walking distance to Noosa junctions shops, restaurants and local farmers markets

Price

| Auction

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Little Cove | Unit 11, 2 Pandanus Street

ALMOST ON THE BEACH

This apartment is nestled high in the trees surrounded by Noosa National Park and offers picturesque views of Little Cove through to the North Shore

- | North facing and newly refurbished
- | 2 bedrooms, 2 bathrooms, air conditioning
- | End apartment, 13 in complex
- | Top of the range Miele appliances
- | Private pathway directly to Little Cove
- | Large, sunny and private verandah

Located in exclusive Little Cove this spacious apartment offers a rare lifestyle opportunity for the astute buyer looking to own their own piece of paradise

2 2 1

Price

| \$1.25 Million

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680



Marcus Beach | 5 Dovetree Court

RELAXED BEACHSIDE LIFESTYLE

This superior family 4 bedroom home is positioned only minutes from Marcus Beach and enjoys a successful fusion of contemporary chic and family living

- | Wood burning fireplace with travertine tiles
- | Large open plan living area with high ceilings throughout
- | Modern kitchen with gas cooktop & dishwasher
- | Covered outdoor entertaining area with built in BBQ with table & seating
- | Gym/multi purpose room
- | Double lock up garage with side access for boat or caravan

Located in a quiet cul-de-sac and only a 5 minute walk down a rainforest walkway to Marcus Beach

4 3 2

Price

| Auction

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680

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To the Noosa Community,

I would like to take the opportunity to thank you for your fantastic support over the last 35 years. Dowling & Neylan are delighted to be announced Real Estate Institute of Queensland's Medium Agency of the Year 2012. Thank you to our hard working & supportive staff. We look forward to assisting you with your Real Estate needs in the future, as we have done so in the past.

Yours Sincerely,

Dan & Michele Neylan



**Medium Residential
Agency of the Year**

2012 Awards for
Excellence



- Call us, interview us, or visit our open homes and Auctions.
See the professional difference our culture provides for all our clients.

DOWLING & NEYLAN
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REAL ESTATE