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inside

NOOSA PROPERTY

DOWLING & NEYLAN
SINCE 1976
REAL ESTATE



Welcome to our Summer edition of **inside Noosa Property**

In my 18 years of selling Noosa properties I have experienced all manner of markets - the lows of the early 90's, the build up to the 2000 bullish market, the subsequent peak in late 2003, and the same challenging bumps in the road to the present day. Today we see great opportunities for buyers, to purchase sought after positions, normally tightly held and rarely offered to the market.

There has been great value offered in Noosa this year, as long term owners have moved on, and opportune buyers have been ready to secure prime properties at reduced prices. We have not experienced higher falls in value as seen in some other areas where there are larger supplies of property, on the market.

Noosa remains unique with its perfect climate, sheltered North facing beach, wonderful national parks, and multitude of quality restaurants, shopping options and exceptional lifestyle. Unlike other market places, Noosa is small, it doesn't take much demand to send prices skyward.

The limited supply of property on offer is offset against the ongoing demand from across the country and abroad, for a slice of Noosa paradise.

When the market turns, Noosa values will lead the charge, but now is certainly the time to make a move at current price levels, history has shown that values will rise again in the near future.

Kind regards,

Dan Neylan

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

Issue 12

Summer 2010

| Dowling & Neylan Real Estate
| 20 Hastings Street
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Professional Assistant
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Sales Administrator



Jessica Putt
Sales Administrator



Noosa Waters | 4 Seahorse Place

LUXURY NORTH FACING WATERFRONT

Offering sheltered North facing and occupying a generous 1100sqm allotment; this home is truly unique

- | Many unique finishes, marble floors, stone features and teak doors
- | Extensive pool, wide water frontage & long water views
- | Private self-contained guest retreat, suitable for extended family
- | Extensive gardens/open space, 3 car garaging
- | Gourmet kitchen, ample accommodation, indoor/outdoor living areas
- | Designed by Paul Clout, inspired by the tropics

This home offers the best value on the waterfront. Lovingly maintained and a delight to occupy and own, seller negotiating.
Call to inspect

5 4 3

Price

| \$3.295 Million

Contact

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



Little Cove | Unit 9 Little Cove Court

THE VERY BEST VIEWS OVER LITTLE COVE

Fully renovated penthouse gazing directly on to the beach and bay

- | 1 minute walk to the beach
- | 3 minute walk to the National Park
- | Imported stone and timber floors

Absolute front-row, premium position

- | 4 minute walk to Hastings Street
- | Private plunge pool on your large sunny deck
- | Building refurbishments completed November 2010

2 2 1

Price

| Auction

Contact

| Luke Chen

0417 600 840



Noosaville | Unit 5, 20 James Street

REDUCED BELOW REPLACEMENT TO SELL- MAKE AN OFFER

Rare opportunity so secure an exquisite penthouse apartment including an extensive and private roof terrace with pool

- | Intuitively designed by multi award winner Paul Clout
- | An exclusive enclave of only 5 premium residences
- | Flawlessly finished with the finest appointments
- | Size of a house with the benefits of low maintenance living
- | Setting new standards in contemporary living
- | Only metres to the river, restaurants and shopping of Noosaville

Offering great value, this high quality property has been priced to sell quickly in a premium location

3 2 2

Price

| \$1.89 Million

Contact

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



Noosa Sound | Unit 1 Skippers Cove

STEP FROM YOUR DECK ON TO YOUR BOAT

Absolute beachfront with long river views

| Perfect due North aspect

| Riverside entertaining deck

| Proven capital growth history

Take the tinny to Hastings Street

| Beautifully renovated apartment

| Peaceful end unit position in complex

| Flat 10-15 minute walk to shopping and dining

2 2 1

Price

| \$1.495 Million

Contact

| Luke Chen

0417 600 840



Noosa Heads | 20 'Viridian Residences' Little Hastings Street

HUGE VILLA – STROLL TO BEACH

This very spacious elevated villa is a fantastic beachside holiday home and part time Noosa residence. Stroll to the beach and cosmopolitan Hastings Street café strip

- | Large 271sqm villa with high vaulted ceilings & North aspect
 - | Leafy ocean views, stroll from Hastings Street & Noosa beach
 - | Spacious living areas lead onto covered entertaining decks
 - | 3 generous bedrooms, 3 bathrooms & study or sleep out area
 - | Stylish kitchen with stone bench tops and Miele appliances
 - | Ducted air-conditioning and double garage with storage
- This is an opportunity to secure the perfect lifestyle investment property in this world renowned beachside paradise



Price

| \$2.395 Million

Contact

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



Noosa Heads | Unit 21, No 1 In Hastings Street

THE NO 1 POSITION IN NOOSA

A true iconic Noosa premium property in a tightly held complex. Superbly located, footsteps from Noosa beach and the Hastings Street restaurants, cafes and boutiques

- | Breathtaking views over Noosa and Noosa beach
- | Massive balcony with spa, shower, BBQ & remote control awning
- | Spacious second bedroom with direct access to main bathroom
- | The highest 2 bedroom apartment in the complex
- | Master suite with WIR, ensuite, spa and balcony access
- | Fully air-conditioned, 173sqm including balcony

Contact us for further information, internal apartment images or an inspection by appointment

2 2 1

Price

| \$2.3 Million

Contact

| Marcus Bengtsson 0408 230 011
| Julie Bengtsson 0418 980 247



Riverside Noosaville | 27 James Street

NEW GENERATION LOW ENERGY EFFICIENT HOME

Located a short stroll to the Noosa river and designed for easy care, low maintenance sustainable living

- | Solar power feeding the grid and attracting power rebates
- | Low energy lighting, solar hot water
- | Low allergenic flooring and cross ventilation
- | Fully controlled by C-Bus system
- | Generous bedrooms, study and ample storage
- | Practical open plan and multiple living areas

Now offered at exceptional value, it's a great time to secure this classy energy efficient home in the heart of Noosa

3 2.5 2

Price

| \$1.95 Million

Contact

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



Noosaville | 11 Robert Street

BLOCK OF 6 APARTMENTS WITH NEW D.A IN PLACE

In Noosaville's widest riverside street this rare site offers position, potential and income with multiple options

- | 6 permanently let units provide income of over \$70,000 pa
- | 1,295sqm site with current Development Approval in place
- | Develop and hold one as your home in Noosa
- | Great investment holding showing over 4% net income
- | Other high quality residences throughout surrounding area
- | Level walk to shops and restaurants along the river

With very few large development sites left in such close proximity to the river, this is a great opportunity to purchase with all the planning work done

Price

| \$1.595 Million

Contact

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



Noosa Waters | 181 Shorehaven Drive

NOOSA WATERS' BEST VIEWS

One of the most appealing vacant blocks of land on Noosa Waters has become available with perhaps the best views on offer

- | Amazing long water views with Mount Cooroy in the distance
- | 778sqm site with an 18.5 metre prime water frontage
- | High growth area surrounded by striking architectural homes
- | Private waterfront with sheltered aspect
- | Walking distance to Noosaville shopping & riverside restaurants
- | Direct boating access to the Noosa River

This is a great opportunity to secure one of Noosa Waters most sought after positions at an affordable level

Price

| \$1.299 Million

Contact

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



Noosaville | Unit 4, 117 Gympie Terrace

PERFECT EAST ASPECT ACROSS THE PARK TO THE CANAL

Surrounded by bike paths and walkways

- | Smart, contemporary interior design, solid granite benches & 2-pac cabinetry
- | 2 minute stroll to the Noosa Yacht Club
- | Remote control lock-up garage PLUS a 2nd allocated car space
- | Quiet residential complex
- | Security gate system and sunny swimming pool on site
- | Very reasonable Body Corporate contributions

Dozens and dozens of Noosa's best restaurants and cafes all within easy flat walk



Price

| \$640,000

Contact

| Luke Chen 0417 600 840



Noosa Sound | Unit 17 Noosa Shores, 86 Noosa Parade

2 1 1

ABSOLUTE WATERFRONT WITH NORTHERLY ASPECT

Our best restaurants next door and Hastings Street a flat 10 minute walk

- | Views across wide expanse of Noosa River
- | Adjacent to 'Ricky's' and 'Wasabi' restaurants
- | Convenience store across the adjacent park
- | 2 pontoon jetties on site
- | Sparkling river side pool and BBQ area
- | Significant refurbishments over recent years have created a 'new' resort

Where can we see a North facing waterfront unit for sale at this price?

Price

| \$770,000

Contact

| Luke Chen 0417 600 840



Noosa Springs | 101 'The Cascades' Noosa Springs Drive

3 3 2

MEDITERRANEAN STYLE GOLF COURSE VILLA

Close to Hastings Street and Noosa's beautiful main beach this immaculate golf course villa is seemingly in a world of its own

- | Master bedroom downstairs with direct garden access
- | Open living areas have high 2 story voids
- | Modern kitchen has granite bench tops and European appliances
- | Ideal Northern aspect and unmatched privacy
- | Generous outdoor entertaining areas with natural backdrop
- | Large double LUG with golf cart storage bay

Located within a quiet cul-de-sac street and surrounded by established gardens, villa 101 'The Cascades' offers relaxed resort style living with gated security

Price

| \$695,000

Contact

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



Noosaville | Unit 12 'Terrapin Apartments' 15 The Cockleshell

RELAXED TOWNHOUSE BY THE RIVER

In a small complex of townhouses, just 100 metres from the foreshore of the beautiful Noosa River, this spacious apartment offers attractive accommodation at an affordable price

- | Situated to look along manicured grounds to pool area
- | Large living area spills onto Northern courtyard
- | Generous master bedroom with private deck
- | Beautifully kept and well presented
- | Single undercover car accommodation
- | Experienced and professional on site management

An easy walk to riverside shops, cafes and restaurants, this charming holiday apartment presents as a great weekender with potential to improve in a quiet tree lined street

2 2 1

Price

| \$329,000

Contact

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



Peregian Beach | Units 2 & 3 Glen Eden Resort, 388 David Low Way

IDEAL BEACH FRONT HOLIDAY INVESTMENT

Where happy holiday memories are made - buy one or buy both

- | Two level townhouses - side by side
- | Short stroll through the dunes to the surf
- | Fully furnished with private balconies and patios
- | Peaceful beachfront location – no roads to cross
- | Professional on site management
- | Solar heated pool, spa and BBQ facilities

Offering miles of un-spoilt beaches, Glen Eden Beach Resort is in a position to make your holiday as peaceful or as energetic as you like - 15 minutes to Hastings Street

2 1 1

Price

| \$365,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosa Springs | 129 The Cascades, Noosa Springs Drive

SOPHISTICATED AND STYLISH DESIGN

Located in the prestigious security gated Noosa Springs, 3 minutes to Hastings Street

- | Overlooking the 15th fairway with tranquil water views to lake
- | Completely separate guest quarters with ensuite
- | Superbly designed to the highest standard
- | High ceilings, ducted air-conditioning
- | Impressive outdoor entertaining with built in BBQ kitchen
- | Master bedroom with Juliette balcony

Offering relaxed resort style living, the Noosa Springs Country Club nearby enhances this lifestyle choice with a restaurant, coffee shop, spa and a gym with a pool and tennis courts

4 3 2

Price

| \$1.035 Million

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosa Waters | 46 Shorehaven Drive

EXQUISITE HIDEAWAY RETREAT

Located in the beautiful Noosa Waters estate, this immaculate property offers a fantastic lifestyle for those who enjoy entertaining family and friends

- | Superbly presented with the finest attention to detail
- | Work from home office with separate access
- | Delightful landscaped tropical gardens with cascading water fountain
- | Open plan living – ducted air-conditioning
- | 2 gorgeous outdoor pavilions overlooking the tranquil pool
- | Room to park your boat

A level stroll to the Noosa river and restaurant precinct, this single level home is a must for buyers looking for quality

4 2 2

Price

| \$825,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosaville | 5 Treasure Cove

UNCOMPROMISED QUALITY – RELAXED YET SOPHISTICATED LIVING

The owners thought of everything when they designed this stunning house

- | An exceptional property just 5 years old and in as new condition
- | Highly sought after location - prime Northern aspect
- | Seamless indoor/outdoor living with easy care surrounds
- | State of the art home theatre
- | Sumptuous master suite retreat with private balcony
- | Stunning tropical pool with romantic cabana

A private resort most can only dream about owning, this magnificent home boasts absolute luxury and your family will love you forever

5 3 2

Price

| \$1.165 Million

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosa Waters | 8 Masthead Quay

FANTASTIC ENTRY LEVEL OPPORTUNITY ON THE WATERFRONT

This substantial waterfront home is located in a great street and has fantastic renovating potential

- | Large 2 level home with generous living areas and high ceilings
- | Sheltered from prevailing winds
- | 20m water frontage - attractive outlook across the canal to a park
- | Ready to renovate and improve if you so desire
- | Fabulous undercover entertaining area overlooking the pool
- | Master suite leads onto patio and pool

The affordable end of the waterfront market is tightening and this property is one of the few opportunities left at this price level

5 3 2

Price

| \$1.45 Million

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Sunrise Beach | Unit 2, 9 Selene Street

SO CLOSE TO THE BEACH

Hear the roar of the ocean, smell the sea air, walk on the beach

- | Quality residential complex – only 10 apartments
- | High ceilings – tiled open plan living
- | Deep covered terrace to living area and main bedroom
- | Security entrance – plenty of storage
- | Paved courtyard off second bedroom
- | In-ground pool and sub-tropical landscaping

Just a short beach stroll to Sunshine Beach, this unit is in excellent condition and can be lived in or used for weekends



Price

| \$429,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Sunrise Beach | 41 Comet Drive

LIVING ON THE COAST

Relaxed beachside living with access to all amenities – it doesn't get easier

- | Single level easy care home – excellent presentation
- | Large covered outdoor entertaining
- | Quiet neighbourhood - 7 minute walk to patrolled surf
- | Spacious open plan living – functional floor plan
- | Private tropical pool - beautifully landscaped
- | Handy to schools, shops and transport

Move in and relax, this property has much to offer couples or families looking for relaxed beachside living



Price

| \$597,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Sunrise Beach | 3 Thornbill Court

SPACIOUS, ELEGANT AND UNDERSTATED

Giving very little away from the street, this stunning home is in a safe family friendly area just 2 minutes to Hastings Street

- | Offering a compelling mix of neutral tones and quality finishes
- | Generous lagoon pool – lush tropical surrounds
- | Seamless indoor/outdoor living flow to a large undercover pavilion
- | Sumptuous ground floor master suite retreat
- | Highest quality fixtures – finest attention to detail
- | Immaculate, expansive and very private

The defining style and contemporary finish of this elegant home is sure to leave a lasting impression

4 3 2

Price

| \$1.05 Million

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosa Heads | 10 Wyona Drive

QUALITY ALFRESCO LIVING

Designed to maximise the seamless indoor/outdoor living spaces, this modern home offers an enviable alfresco experience for those who love to entertain

- | Elevated in a peaceful tree lined street in central Noosa Heads
- | Modern contemporary finishes and fixtures
- | Celestial windows
- | Private with a sunny swimming pool
- | Ducted air-conditioning
- | Beautifully landscaped gardens – easy care

If you are in search of a modern contemporary home in a central Noosa location, this property has much to offer

4 2 2

Price

| \$895,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosa Heads | 9 Currawong Street

IRRESISTABLE QUEENSLANDER

Nestled in a tree lined street in a sought after pocket of homes

- | Spacious 2 level timber home oozing character and charm
- | High raked ceilings - beautifully polished timber floors
- | Side access for a small caravan, boat or trailer
- | Open plan living - full length covered outdoor decks
- | Private in-ground pool and tropical landscaping
- | Excellent presentation – easy care gardens

Minutes to Hasting Street and Sunshine Beach, this ideal family home offers easy care living, privacy and there is plenty of room for all the family

4 2 2

Price

| \$750,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosa Heads | 9 David Street

SHABBY CHIC COTTAGE - MINUTES TO THE BEACH

This unique timber home offers great value

- | Character filled timber cottage with wide verandahs
- | Peaceful tree lined enclave, cul-de-sac location
- | Private in-ground pool and tropical landscaping
- | Lime washed floors throughout with high raked ceilings
- | French doors, open plan living areas and outdoor timber decking
- | Well maintained – easy care property

Walking distance to Weyba Creek, this private cottage is just 3 minutes from Hastings Street and Main beach

3 2 2

Price

| \$575,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosa Heads | 18 Toulambi Street

SOLID HOME WITH CHARACTER AND CHARM

Located on a hill in Noosa Heads, this home has a unique and individual style

- | North facing double brick home with views to Noosa Hill
- | Popular neighbourhood – elevated no through street
- | Covered outdoor area overlooks a sunny tropical pool
- | Exposed internal brick & timber lined ceilings
- | Spacious formal and informal living
- | All bedrooms open out onto the covered decking

Walking distance to Noosa Junction restaurants and shopping centre, this home has much to offer buyers looking for a house with character

3 2 2

Price

| \$699,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888



Noosa Heads | 5 Delorme Street

2 MINUTE WALK TO NOOSA JUNCTION SHOPS – NO NEED TO DRIVE

This home is ideal for those couples who enjoy their privacy and space - whilst enjoying the natural surrounds

- | Single level easy care home in a peaceful no through street
- | Light, bright and cheerful – split level design
- | A garden full of natives with abundant bird life
- | Large 790sqm block – plenty of room to extend/pool
- | Alfresco dining on the covered rear balcony
- | Extra large master bedroom with ensuite

Ready to move into, this charming home has style and personality

3 2 1

Price

| \$575,000

Contact

| Sam Plummer 0412 585 494
| Karen Bester 0411 166 680
| Graham Smith 0408 874 888

From the moment you walk in,
you will know this is the place...

alluring, seductive, private

A personal retreat that offers absolute chic!

14
weyba**one**four





Weyba one four draws you irresistibly to the rich fusion of natural materials spiced with luxurious furniture, combining stunning cutting edge architecture.





Sunshine Beach | Weybaonefour, 14B Weyba St

STYLISH - SEDUCTIVE - PRIVATE

This is an outstanding opportunity to secure a luxurious apartment that creates harmony beyond compare. The complete 'Vogue Style' furniture, decor and decoratives are also included in this extraordinary lifestyle package. Located in close proximity to 'The Duke Street Village' - cafes, bars & restaurants and all that Sunshine Beach has to offer

 2 bed, plus study
 1 garage

 2 bathrooms, 1 powder room
 Private plunge pool, private luxury spa

Price

| \$995,000
FIRB applicable

Contact

| Heather Marshall 0439 969 800

| Inside NOOSA | dowlingneylan.com.au

DOWLING & NEYLAN
SINCE 1976
REAL ESTATE