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NOOSA PROPERTY

DOWLING & NEYLAN

SINCE 1976

REAL ESTATE

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SUMMER 2012
ISSUE 17





Welcome to our Summer edition of INSIDE NOOSA,

It's been an exciting few months for us with a significant increase in buyer enquiry resulting in increases in turnover across the market, just the shot in the arm the Noosa property market needed. It's not surprising really, buyers have been talking about the great value Noosa real estate is offering all year and have been taking action.

We have assembled a beautiful collection of Noosa properties for this edition, truly something for everyone.

Enjoy and be sure to visit our Hastings Street office or one of our many open homes over summer.

Call in and chat to our experienced agents, with specialist knowledge across all areas of Noosa our team can advise you on 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 17 Summer 2012

| Dowling & Neylan Real Estate
| 20 Hastings Street
| Noosa Heads
| 07 5447 3855
| dowlingneylan.com.au

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Noosa Waters | 4 Seahorse Place

FIRST CLASS WATERFRONT HOME – BEST ON OFFER!

Offering the absolute pinnacle of design and quality, this superior waterfront residence rests on one of the most spectacular parcels of land in Noosa Waters

- | 5 generous bedrooms, 3 en-suited
- | State of the art kitchen with imported stone features
- | Massive 1119m² allotment, 29 metre waterfrontage
- | Includes separate guest house plus office
- | Marble tiles, sandstone paving & high quality timbers throughout
- | Alluring resort pool captures Northern sun

This property is meticulously maintained & ready for the new owners to enjoy immediately with no attention required.
One of Noosa's Best!

5 4 3

Price

| \$3.15 Million

Contact

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



Noosa Heads | 16 'Riverlight' 8 Serenity Close

SUPERIOR APARTMENT LIVING

3 3.5 2

A lavish lifestyle awaits the new owners of this superb quality apartment in the heart of Noosa Heads

- | Enormous master suite, travertine tiled en-suite, walk in robe
 - | Kitchen with Miele appliances, separate scullery & pantry
 - | Separate media room plus home office
 - | 2 x generous outdoor balconies perfect for entertaining
 - | Private, treed backdrop with filtered Northern aspect to the ocean
 - | Pet friendly secure gated complex with heated pool & gym
- Exuding a style and sophistication above all others, this exceptional residence ticks all the boxes. Act now

Price

| \$1.595 Million

Contact

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



Little Cove | 8 Mitti Street

BEAUTIFUL BEACH HOUSE

Walk to Little Cove beach & the National Park or indulge in the shopping & restaurants of Hastings Street from this superb position

- | Private master suite with separate living area
- | Guest accommodation with large rumpus room
- | Ultimate indoor/outdoor living, pavilion style
- | Bright loft office with built-in shelving and desks
- | Travertine tiles and recycled spotted gum flooring
- | Luscious landscaped gardens surround the home

In this highly sought-after location, this sensational retreat is a rare find. Inspect today and see for yourself what makes this home and location so special

4 3 2

Price

| \$2.25 Million

Contact

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



Noosaville | 3 Cloudsley Street

STUNNING RIVERSIDE RETREAT

An award winning design by Civic Steel Homes, this impressive property offers a unique design with a view of the river from the kitchen, dining & entertaining areas

- | Perfectly located, just 100 metres from the river
- | Quality kitchen with Miele and Smeg appliances
- | Semi self-contained visitor's wing with 3 bedrooms

- | Vaulted ceilings for cooling cross breezes
- | Generous master bedroom, ensuite & office space
- | Saltwater plunge pool is self-cleaning

This state of the art home enjoys a commanding position in a picturesque setting and is sure to impress. Arrange for an inspection today

4 3 2

Price

| \$1.895 Million

Contact

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



Noosa Sound | 61 Noosa Harbour, 6 Quamby Place

LONG, WIDE WATER VIEWS

One of only 6 large, 3 bedroom apartments in this complex

- | Absolute riverfront
- | Sandy beach at your feet
- | Long history of proven capital growth
- | "Be fearful when others are greedy - be greedy when others are fearful"... Warren Buffett
- | North aspect across widest part of river
- | Flat walk to restaurants—1 minute
- | Heated pool and private jetty on site

3 2 1

Price

| \$1.075 Million

Contact

| Luke Chen 0417 600 840



Noosa Sound | 37 Culgoa Point, 5 Quamby Place

RELAX & WATCH THE WATERCRAFT DRIFT BY

Time to step on the property escalator

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

Largest waterfront site in Noosa Heads – 250m waterfrontage

2 2 1

Price

| \$565,000

Contact

| Luke Chen 0417 600 840

5, 4, 3, 2...

HURRY! FINAL BLOCKS PRICED TO SELL OUT.

Turn-key home and land packages available.

A range of exclusive homes custom designed by some of the most awarded builders on the Sunshine Coast are now available.



Lot 13 \$552,280

PJ Burns Builders
'The Avalon'
4 Bed, 2 Bath, DLUG, Media.
Bldg: 260m² Block: 601m²



Lot 20 \$589,950

Ausmar Homes
'The Arcadia'
4 Bed, 2 Bath, DLUG, Media.
Bldg: 283m² Block: 686m²



Lot 23 \$655,000

SunCity Homes
'The Grange'
4 Bed, 2 Bath, DLUG, Media.
Bldg: 263m² Block: 614m²



Lot 18 \$694,000

GJ Gardner Homes
'The Hamilton'
4 Bed, 2 Bath, DLUG, Media.
Bldg: 280m² Block: 686m²



Lot 14 \$610,484

GJ Gardner Homes
'The WatgALLERY'
4 Bed, 2 Bath, DLUG, Media.
Bldg: 262m² Block: 1,048m²



Lot 15 \$582,609

Grandview Homes
'The Opal'
4 Bed, 2 Bath, DLUG, Media.
Bldg: 297m² Block: 837m²

All complete with the following:

- Allowance for 'H' class slab and footings
- Allowance for 5,000 litre water tank
- \$5,000 turf and landscaping allowance
- Half-share fencing
- Rendered exterior with Colourbond roof
- Exposed aggregate to outside areas including driveway
- Ducted air-conditioning
- All floor coverings throughout home
- 2700mm (9ft) ceilings
- 6-star energy-efficient lighting and ceiling fans
- Stone benchtops and 900mm appliances to kitchen

ATTENTION FIRST HOME BUYERS

Take advantage of the new Qld Government rebate worth \$15,000 when you buy from 12 Sept 2012.

Each home and land package advertised on this page (Home and Land Package) consists of a block of land (the Lot) and a home which are sold separately. The Developer is responsible for the sale of the land only. A Buyer wishing to purchase a Home and Land Package will need to enter into a contract for the sale of land (Land Contract) with the Developer and a separate contract (Building Contract) with the relevant builder (Builder) for construction of the home. The Builders are not a subsidiary or related entities of the Developer. For details of availability of Home and Land Packages and the Builders, contact the Dowling & Neylan Sales Office. Please note that the prices stated are subject to change without notice. All floorplans advertised are subject to the Noosa Northrise Building and Design Guidelines.



You'll be kicking yourself if you don't!

**Sales agent on site Saturday 9.00 - 9.45am and 4.00 - 4.45pm,
Sunday 9.00 - 9.45am, or by appointment.**

**Call David Powell on 0437 645 038 at Dowling & Neylan
Real Estate, or drive over to Shipwright Avenue, Noosaville.**

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REAL ESTATE



07 5447 3855
noosanorthrise.com.au

SEY0075



**NOOSA
NORTHRISE**



Noosa Heads | Unit 15, No 2 Hastings Street

CROSS THE STREET TO THE BEACH

Nestling at the "quiet" end of Hastings Street

- | Relaxing aspect to The Woods
- | Unique, private jetty on site
- | Enjoy beach walks before breakfast
- | Intimate complex of only 14 apartments
- | Adjacent to fabulous boutiques and cafes
- | Cool breezes from the river and the beach

Do you believe we will be enjoying these same buying conditions next year?

2 2 1

Price

| \$545,000

Contact

| Luke Chen 0417 600 840



Castaways Beach | 15 Tropicana Rise

OVERLOOKING AUSTRALIA'S BEST LOVED COASTLINE

Nestled at the end of a cul de sac in Castaways Beach and only a 2 minute walk to the beach, this contemporary and generously proportioned home cascades over four impressive levels

- | 803m² block
- | High Ceilings, ducted air con
- | Quality fixtures & fittings throughout
- | Deep blue sea & Hinterland views
- | 3 bedrooms, 2 bathrooms, study
- | Very generous double garage + 2 storage rooms

If you are looking for something truly special then this could be it. This home is perfect for executive couples or holiday investors looking for a Noosa trophy property

3 2 2

Price

| \$1.295 Million

Contact

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



Noosa Waters | 20 The Peninsula

DESIGNER STYLING IN A PRIME POSITION

A truly remarkable property ideally located on 789m² of absolute waterfront, this landmark home enjoys long water views of Noosa Waters canal and is surrounded by beautiful landscaped gardens

- | 789m² block – 19m frontage
- | Impressive connectivity with indoor/outdoor living
- | Luxury kitchen with butler's pantry
- | Poolside cabana with full bathroom
- | Open and generously proportioned living zones
- | Private Jetty with boat lift

Architecturally designed in a relaxed contemporary style, this two level home has been built with the highest level of standards



Price

| \$1.975 Million

Contact

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



Noosa Waters | 86 Shorehaven Drive

MODERN AND SET TO IMPRESS

This immaculately presented two storey home is set in the heart of Noosa Waters & is just minutes away from local schools, Beaches & the Noosa River

- | Open & generous floorplan
- | Gourmet kitchen with stainless steel appliances
- | Media room + powder room
- | Covered outdoor entertaining area
- | 2 master bedrooms with ensuites
- | Ducted air conditioning throughout

Sold fully furnished creating the perfect opportunity for a holiday home, have the chance to run away from bustling lives and enjoy the wonders of Noosa



Price

| \$1.245 Million

Contact

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



Noosa Heads | 40 Arkana Drive

DEDICATED TO EASY LIVING

Situated in an elevated position, this contemporary home is centrally located in Noosa Heads and enjoys views across to Laguna bay & Noosa North Shore

- | 607m² block
- | Spacious open plan living, air conditioning
- | High pitched ceilings
- | Large workshop/storage area
- | Outdoor area at rear of property, swimming pool
- | Single lock up garage plus double car port

Set amongst verdant tropical gardens with a lush tropical backdrop, the home oozes character and charm with Australian Beachwood timber floors combining with cool neutral colours



Price

| \$875,000

Contact

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



Noosa Heads | 36 Wyona Drive

FAMILY SANCTUARY WITH ROOM TO GROW

Immaculately presented, this solid brick home has original appeal and charm that gives you a wonderful opportunity to own in one of Noosa's favourite Streets

- | 607m² block
- | Large rumpus/family room downstairs
- | Plenty of storage, wine cellar with wine racks
- | Modern kitchen with stainless steel appliances
- | Multiple outdoor entertaining areas
- | Side access with room for boat or caravan

Great for entertaining, this home has something for the whole family. This home has been well cared for and is in excellent condition, therefore is ready to be lived in immediately



Price

| \$785,000

Contact

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



Noosa Heads | 5 Thornbill Court

A GREAT VALUE DOESN'T LAST THIS LONG!

This highset timber home on 601m² block would be enormously appealing to buyers looking for a little hideaway in a great lifestyle location

- | Backing onto nature reserve
- | 3 bedrooms, 2 bathrooms
- | Quiet cul-de-sac position
- | Open Plan living with high ceilings & timber floors
- | Large covered outdoor entertaining area
- | 2 minute drive to local amenities

Relax on the deck & soak up the atmosphere, enjoy swimming laps in your pool or just listen to the wildlife as you are surrounded by natural Australian bushland

3 2 2

Price

| \$535,000

Contact

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



Coorobah | 10 Yangubbi Lane

YANGUBBI LANE – AMBIENCE, STYLE, ATMOSPHERE

Situated in a very private lane just 4 minutes drive to Tewantin village, this undulating 1 hectare property offers privacy and serenity

- | 10560m² - just under 3 acres
- | Gazebo and pool bar with TV
- | 1 small horse paddock and stable
- | Large covered wrap around verandah
- | In ground saltwater pool – new chlorinator
- | The house is on town water – not tank

Ride your horses, relax by your private pool, accommodate family and friends in the guest studio or enjoy a boat ride up the creek's calm waters to Noosa River & Hastings Street

5 3 2

Price

| Auction

Contact

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



Sunrise Beach | 19 Netherby Rise

PREMIER VIEWS - OUTSTANDING VALUE

This amazing parcel of land is known locally as the highest point in Sunrise Beach, this elevated position captures wide captivating views from Sunshine Beach to Point Cartwright

- | 678m² total land size
- | 150m through underpass to beach
- | 5 minutes' drive to Hastings Street
- | 5 minutes stroll to beach through walkway
- | Motivated vendor seeking immediate sale
- | Offers prior to auction will be considered

Prime ocean view land sites have become a rare commodity and with the recent shift in market conditions, it is no doubt a sale will be achieved on or before auction day

Price

| Auction

Contact

| Robbie Neller 0417 381 462



Peregian Beach | 8 Lorikeet Drive

PITTA STREET LOCATION – COMMANDING OCEAN VIEWS

A highly regarded position known as one of Peregian's finest; this original beach house located on the corner of Pitta Street & Lorikeet Drive offers a whole lot more than meets the eye

- | Just a quick 80m stroll to beach
- | White water views from ground level
- | Wide panoramic views from additional level
- | Unique corner position commanding the street
- | Ten minute walk to Peregian Village
- | Vendor inviting offers prior to auction

This unique property also offers the potential to purchase the neighbouring property which makes for amazing development potential; all genuine offers prior to auction will be seriously considered



Price

| Auction

Contact

| Robbie Neller 0417 381 462

SIGNAGE

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www.photosigns.com.au

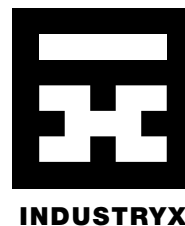


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E: enquiries@georgcofinance.com



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Paul Matters Electrical

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4566, Australia
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E: paulmatt@westnet.com.au



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NOOSAVILLE
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M: 0416021828
E: info@blinkliving.com.au





Noosa Sound | 73 Wyuna Drive

ENDLESS VIEWS WITH WIDE WATERFRONTAGE

Waterfront positions this good are few and far between, with endless views that reach the distant mangroves and a waterfrontage stretching almost 30 metres

- | Generous allotment nestled beside parkland
- | Original brick home over 2 levels
- | Separate sitting area plus rumpus room

- | Established wide jetty with deep water access
- | Vaulted ceilings with exposed rafters, timber floors
- | Level walk to restaurants & shops

Whether renovating or re-building this position can not be beaten. Experience the views first-hand from this superior position

4 3 2

Price

| \$1.955 Million

Contact

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