

KUTA HOUSE ■ PAGE 03

CAPTIVATING OCEAN VIEWS FROM THIS UNBEATABLE POSITION! ■ PAGE 05

ENTICING WATERFRONT ALLOTMENT ■ PAGE 07

UNREPEATABLE PRIME POSITION ■ PAGE 08

HYPNOTIC VIEWS OVER THE BEACH ■ PAGE 11

FAMILY HOME OFFERING BEACHSIDE LIFESTYLE ■ PAGE 14

DN
REAL ESTATE

**DOWLING
NEYLAN**

inside
NOOSA PROPERTY



Welcome to our summer edition of 'Inside Noosa property', we have gathered a broad selection of beautiful Noosa properties for you.

In this seasons edition you'll find some great choice, ranging from beachfront land to beautiful waterfront homes. Also sophisticated apartments, investment units and residential homes - perfect for letting out or as a family residence.

If you're thinking of buying, there is sure to be something of interest to you.

We consistently market over 100 Noosa properties at any one time, so be sure to speak to one of our agents about the perfect Noosa property for you.

With the market now moving in a positive direction there has never been a better time to take advantage of the great value the Noosa real estate market now offers.

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 19 Summer 2013

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

CONTENTS

03 KUTA HOUSE

05 CAPTIVATING OCEAN VIEWS FROM THIS UNBEATABLE POSITION!

07 ENTICING WATERFRONT ALLOTMENT

08 UNREPEATABLE PRIME POSITION

11 HYPNOTIC VIEWS OVER THE BEACH

14 FAMILY HOME OFFERING BEACHSIDE LIFESTYLE



Dan Neylan
Director
0412 764 370



Luke Chen
LREA
0417 600 840



Scott Cowley
Sales Consultant
0414 544 420



Sam Plummer
Residential Sales
0412 585 494



Karen Bester
Residential Sales
0411 166 680



Robbie Neller
Sales Consultant
0417 381 462



Clint Smith
Sales Consultant
0407 028 001



Damien Styring
Sales Consultant
0409 685 211



Nicole Cooper
Sales Consultant



Lauren Chen
Sales Consultant



Sophie Brownlie
PA to Sam & Karen



Desley Jones
Sales Administrator



Morgan Jones
Sales Administrator



NOOSA WATERS 27 Shorehaven Drive

KUTA HOUSE

This is unquestionably one of Noosa Waters' finest waterfront properties & will not disappoint those seeking absolute luxury. Kuta House epitomises style, class & liveability.

- 862m² north facing block, 23m frontage with stunning long water views
- Designer kitchen with high quality appliances & Essa stone benchtops
- Lush landscaped gardens with water features, ponds & feature garden lighting
- 3 bedrooms, 2 bathrooms + powder room, office
- Pitched ceilings, black butt floors, free flowing living zones
- Ducted air conditioning, solar hot water, 2 water tanks

This rare & exclusive residence offers absolute privacy & lifestyle in a one of a kind location. Enjoy easy access to Noosa River, restaurants and shopping centres or enjoy the more extensive options of nearby Hastings Street.

3 2 2

Price

■ \$2.325 Million

Contact

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



NOOSAVILLE Unit 1 'Da'Vos' 201 Gympie Terrace

SPACIOUS, HIGH QUALITY APARTMENT LIVING

This is the final opportunity to purchase one of Noosaville's most iconic high quality apartments.

- Multiple living areas with spacious open plan design
- Generous master suite with lavish ensuite
- Ducted reverse cycle air-conditioning with climate control
- Superb kitchen with Miele appliances, 2-pac & timber highlights
- Media room opens out to private pool area
- Lift access to secured double garage

With only 5 units in this chic sought after complex, it is ideal for permanent living & so close to the river! Arrange an inspection today.

3 2 2

Price

- Offers Over \$1.1 Million

Contact

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



SUNSHINE BEACH 3/9 Belmore Terrace

CAPTIVATING OCEAN VIEWS FROM THIS UNBEATABLE POSITION!

A rare find, this superb penthouse is located opposite Sunshine Beach & a short walk to Duke Street village.

- Huge outdoor terrace captures wide ocean views
- Three good sized bedrooms, two with water views
- Top floor position in small complex of three
- High vaulted ceilings in lounge/dining area
- Sleek kitchen with stainless steel benches & views
- Stroll across to Sunshine Beach restaurants & shops

The ideal holiday investment, weekends in Noosa could be even better when you are this close to the beach. Inspect today to appreciate this superb location.



Price

■ \$1.35 Million

Contact

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



CASTAWAYS BEACH 15 'Noosa Dunes' 512 David Low Way

BEACHFRONT LAND - OCEAN VIEWS

Wake up to the sound of waves crashing & watch the whales swim by, all from your perfect beachside home. This prime residential allotment is located in the prestigious Noosa Dunes gated estate.

- 960m² allotment
- Direct beach access, 2 minute stroll to beach
- Set amongst high quality homes
- Private & secure gated estate
- Capturing ocean views down the coast
- Short drive to Noosa & Peregian Beach

This exclusive pocket of luxury homes captures stunning ocean views along the eastern coastline & attracts those looking for a private coastal lifestyle.

Price

■ \$1.375 Million

Contact

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



NOOSA WATERS 1 Leaside Place

ENTICING WATERFRONT ALLOTMENT

Noosa Waters' features trademark architectural homes with a quality unsurpassed; now is your opportunity to secure your very own slice.

- North-west aspect to the water
- Prime location in central Noosa Waters
- Quiet cul-de-sac position
- Surrounded by prestige homes
- 1,187m² block, 11 meter waterfrontage
- Walk to riverside shops & restaurants

Only a few premium blocks remain in Noosa Waters. This is your opportunity to create the ideal lifestyle you always dreamed of. Act now to secure this first-class vacant site.

Price

■ \$1.27 Million

Contact

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



LITTLE COVE 19 Allambi Rise

UNREPEATABLE PRIME POSITION

Sweeping views of Hastings Street, Main beach & river mouth

- One of the finest sites on Australia's eastern seaboard
- Positioned just above First Point & Main Beach
- Substantial existing residence covering 470m²
- 759m² site - zoned for house or duplex development
- Views include Hastings St lights, Main Beach & Laguna Bay
- Fabulous 1970's beach house with 12m swimming pool

Deceased Estate. For sale by Public Tender closing 28th January 2014 - 4pm.



Noosa Heads is widely regarded as the premium beachside resort on Australia's eastern seaboard. Ideal climate, crystal clear waters & perfect beaches, combine with fabulous restaurants & shopping.

Allambi Rise is one of Noosa's best streets. Running north-south along the ridge overlooking Main Beach, this exclusive enclave has only 10 houses with bay views. Of these, many have been held for 30 years or more & only 3 have come up for sale in the past 20 years. "Tovarur" at #19, occupied the very best position, closest to First Point, way back in 1970.

Literally a stone's throw from Noosa's famous point break, the home has views sweeping from Hastings Street & Main Beach, across Laguna Bay to the sands of the North Shore.

Price

■ Public Tender

Contact

■ Luke Chen

0417 600 840



NOOSA HEADS 103 'Maison Noosa' 5 Hastings Street

ABSOLUTE BEACHFRONT HASTINGS STREET

Step off your patio onto the beach.

- Ground floor beachside position
- Newly renovated complex
- Lift & full security building access
- Smartly renovated apartment
- Surrounded by great restaurants & shopping
- 3.3% net yield, capital growth to come

Imagine; a morning swim, a walk on the beach & a coffee with the paper on your patio.

2 1 1

Price

■ \$839,000

Contact

■ Luke Chen

0417 600 840



NOOSA SOUND 28 'Noosa Harbour' 6 Quamby Place

HYPNOTIC VIEWS OVER THE BEACH

Ideal northerly aspect over the river.

- Relaxing riverside deck
- Flat 15 minute walk to Hastings Street
- Secure under cover car parking
- 1 minute walk to the best restaurants
- Private beach & heated pool on site
- Professional resident management

Premium position in prestigious building.

2 1 1

Price

■ \$910,000

Contact

■ Luke Chen

0417 600 840



MARCUS BEACH 44 Mahogany Drive

PRIVATE ARCHITECTURAL HOME ON 888M²

On a fully fenced 888m² lush tropical framed block, extremely private in an established street is this perfect lifestyle home... designed for easy care living & entertaining.

- 4 bedrooms, 2 bathrooms, 2 living
- Tiled lounge room + family room
- Alfresco entertaining + pool
- Light and airy, gardens showcased
- A/con, ceiling fans, tasteful decor
- Separate summerhouse, DLUG

This lovely family home enjoys seamless indoor/outdoor living opening out to the north-east facing alfresco entertaining terrace & swimming pool. Highly sought after, tightly held street, act now!

4 2 2

Price

■ \$730,000

Contact

■ Robbie Neller 0417 381 462



NOOSA HEADS 312 'Netanya' 71 Hastings Street

ABSOLUTE BEACHFRONT UNIT

Perfect north aspect to Laguna Bay.

- Prestigious development on exclusive resort strip
- Beautiful contemporary finishes
- Mid floor position with sweeping bay views
- Walk straight out onto the beach
- 5 star apartment in 5 star resort
- Ducted air conditioning & lift access

Market conditions favour buyers – time to secure a beachfront position.



Price

■ \$1.75 Million

Contact

■ Luke Chen 0417 600 840



SUNRISE BEACH 23 Ridgeway Street

IDEAL POSITION, COMFORT & STYLE

Stylish modern family home that combines the ideal open plan design with superb indoor/outdoor living.

- Quiet location within walking distance to beach
- Ideal open plan design
- Bi-fold doors open upon pool area
- Within minutes to local schools & shopping centre
- High ceilings throughout
- Fully fenced landscaped gardens

If you are looking for a home that offers spacious living areas, a superb kitchen & the ability to entertain in style, then 23 Ridgeway Street is a must see home.



Price

■ \$725,000

Contact

■ Damien Styring 0409 685 211



SUNSHINE BEACH 204 Edwards Street

FAMILY HOME OFFERING BEACHSIDE LIFESTYLE

Capitalise on this secure investment in one of Noosa's leading capital growth suburbs.

- Upstairs features 3 generous bedrooms
- Sunny front deck with external staircase
- 2 car accommodation with gated access
- Renovated kitchen with quality appliances
- 2 bedrooms downstairs with bathroom & living
- Tenants in place, happy to stay on

The perfect entry point into the Sunshine Beach property market, snap it up before its gone!!

5 2 2

Price

■ Auction

Contact

■ Clint Smith 0407 028 001

DN
REAL ESTATE

**DOWLING
NEYLAN**

YOUR **EASTERN BEACHES** SPECIALIST



CLINT SMITH

0407 028 001

clint@dowlingneylan.com.au

- Over 10 years in real estate sales
- 700 property transactions
- Long time beaches local
- Extensive market knowledge
- Tailor made marketing packages
- Tried & proven sale strategy
- Leader in online video marketing
- Quality communication & reporting
- Expert negotiator - less stress and more money for you

GRAPHIC DESIGN / ILLUSTRATION / PRINT

Industry X

DESIGN, ILLUSTRATION, LOGOS, DIGITAL

PEREGIAN SPRINGS QLD 4573

P: (07) 5471 3119

M: 0408 789 207

E: hello@industryx.com.au

www.industryx.com.au



INDUSTRYX



BUILDING & PEST

Sunshine Coast Building & Pest Reports

4/ 96 Aerodrome Road
MAROOCHYDORE QLD 4558

P: 07) 5451 0085

www.scbpr.com.au



ACCOUNTING

KPMG

Level 3, 2 Emporio Place
2 Maroochy Blvd
MAROOCHYDORE QLD 4558

P: 07 5456 7999

F: 07 5456 7904



PHOTOGRAPHY / VIDEO

David Mines Promotional Film

Specialising in real estate videos

PO Box 1843,
SUNSHINE PLAZA 4558

P: 0438 190 979

E: david@dmfilm.com.au



MAINTENANCE

Sunshine Building Inspections

PO BOX 2181
NOOSA HEADS QLD 4567

M: 0409 166 607

E: mike@sunshinebuildinginspections.com.au

www.sunshinebuildinginspections.com.au



Lic No. 1043156

INTERIOR DESIGN / PROPERTY STYLING

Blink Living

12 Action Street
NOOSAVILLE QLD 4566

P: 07 5455 5015

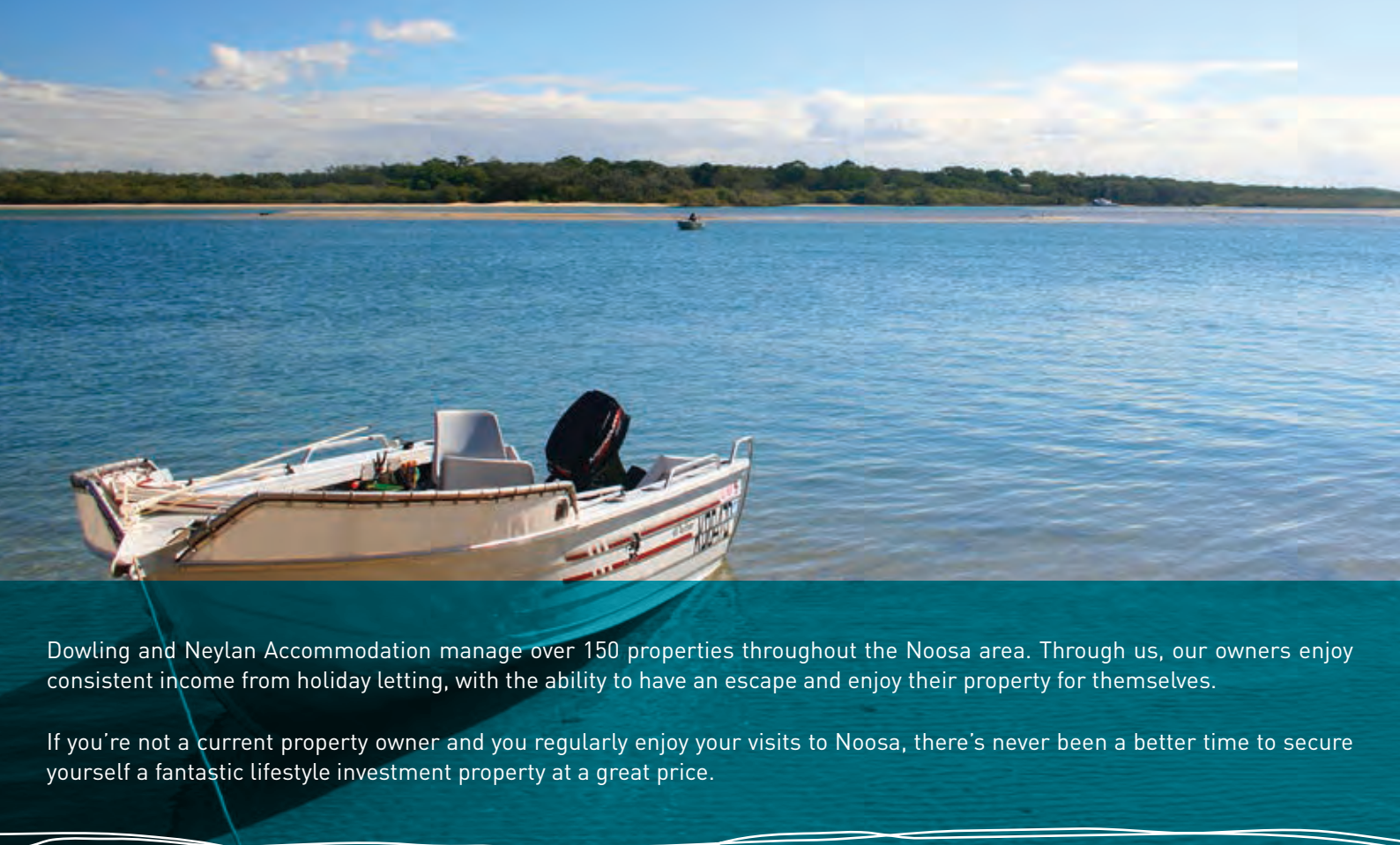
M: 0413 561 247

www.blinkliving.com.au





YOU CAN HAVE THE BEST OF BOTH WORLDS!



Dowling and Neylan Accommodation manage over 150 properties throughout the Noosa area. Through us, our owners enjoy consistent income from holiday letting, with the ability to have an escape and enjoy their property for themselves.

If you're not a current property owner and you regularly enjoy your visits to Noosa, there's never been a better time to secure yourself a fantastic lifestyle investment property at a great price.



OUR EXPERIENCED SALES AGENTS WILL GUIDE YOU THROUGH THE BEST OPTIONS AVAILABLE TODAY, OUR HOLIDAY MANAGERS CAN ADVISE YOU ON HOW TO GET THE MOST OUT OF HOLIDAY LETTING.

Visit us at 20 Hastings Street, just down from the Sheraton, phone us on **07 5447 3566** or discover us online at www.noosaholidayrentals.com.au