



inside
NOOSA PROPERTY



Welcome to our Autumn edition of Inside Noosa

Sales during the early months of 2008 have been strong in Noosa. Most segments of the marketplace performed well, with several record prices achieved – particularly on the beachfront and waterfront.

Our office secured the sale of six waterfront properties during the January and February period, despite the rain dampening many visitors' spirits.

Interesting feedback from many purchasers over the recent months has been a greater importance placed on a residence that is gentler on the environment. Relaxed living spaces and correctly orientated to capture desirable aspects, is on the top of buyers' minds. Better flow or connection between indoors and the outdoors is of major importance. Whilst a location that fulfils their lifestyle requirements is always a driving factor, residences where the outdoor spaces are designed with the same level of care as the internal spaces are far better received and sought by a now very astute marketplace.

You may notice a few small re-design features in this edition of our magazine, which has grown to be Noosa's leading property publication for prestige Noosa real estate.

If you would like your property featured in our next edition, please contact the office or your preferred Dowling & Neylan agent.

Issue 5

Autumn 08

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Professional Assistant
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Hastings Street | Penthouse 27 'On The Beach'

ROYALE PENTHOUSE - "ON THE BEACH" RESORT



There are only 2 "Royale" penthouses. One has been held since 1988, this one since 1996

- | Unparalleled views of the whole bay
- | Private spa tubs on both levels
- | Fully renovated with the very best finishes and furnishings
- | Unique beachfront apartment spread over 147m
- | Small exclusive boutique resort
- | Security car accommodation & owners storage

These Royale apartments are the closest units to the sand on main beach

Price

| \$1.89 M

Contact

| Scott Cowley 0414 544 420



Noosa Waters | 14 The Peninsula

LUXURIOUS WATERFRONT RESIDENCE

4-5 | 2 | 4

This innovative and inspirational home is designed to maximize light, space and privacy and enjoys magnificent long water views

- | Luxurious master bedroom, ensuite and balcony with water views
- | Covered deck overlooks the water and landscaped gardens
- | Sundrenched 12m lap pool with additional covered outdoor area

- | Living areas flow into outdoor entertaining
- | Granite kitchen bench tops and servery
- | Home office or additional fifth bedroom

Positioned amongst some of Noosa Waters most exclusive residences this outstanding home is located moments to cafes, restaurants, boutiques and the glorious Noosa River. A truly enviable lifestyle awaits

Price

| \$2.85 M

Contact

| Scott Cowley 0414 544 420



Noosa Waters | 35 Shorehaven Drive

SUNFILLED WATERFRONT HAVEN

4 2 2

Enjoying the ambience of a desirable northern perspective, this spacious waterfront home on an 868 sqm block with impressive 25m frontage, requires a cosmetic update to unlock its full potential.

- | Glorious water views from two large living areas
- | Abundant indoor/outdoor space ideal for family living
- | Modern kitchen has granite bench tops & water view
- | Filled with natural light and perfectly proportioned
- | Four spacious bedrooms plus home office
- | High Ceilings, fresh interiors, tiled throughout

Set in a magnificent tranquil setting, this is a wonderful opportunity to secure a substantial family home in a blue ribbon location.

Price

| \$1.89 M

Contact

| Scott Cowley 0414 544 420



Noosa Waters | 111 Shorehaven Drive

CATHEDRAL CEILINGS AND NORTHERN ASPECT

4 2 2

Large open living spaces lead onto covered outdoor entertaining areas by the water and take full advantage of the impressive waterfront vista

- | Situated on a large block with 20m water frontage
- | Spacious open plan living areas dressed in neutral tones
- | Huge eat in kitchen with granite bench tops

- | Perfect northern aspect maintains ideal light all day
- | Room for the whole family to relax or entertain
- | Approved for extensions if you're looking to value add

A short walk to Noosaville's vibrant riverside boardwalk lined with cafes, restaurants & classy boutiques

Price | \$2.185 M

Contact | Scott Cowley 0414 544 420



Noosa Waters | 33 Seamount Quay

SPACE, PRIVACY, CONVENIENCE

4 3 3

Exceptionally private 37m water frontage and stunning North Easterly water aspect

- | Set on a generous 975m² allotment
- | Huge growth potential at the end of a quiet cul-de-sac
- | Fabulous undercover entertaining area

Offering secure, exclusive use to the canals via a lock and weir system

- | Large open plan living areas with high ceilings
- | Luxurious master suite with spa overlooking water
- | Short stroll to Noosa River, shops and restaurants

Price | \$2.3 M

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



Doonan | 5 Senegal Rise

GRACEFUL, RELAXED LIVING WITH NOOSA VIEWS

4 3+ 3

Often sought, rarely found – you won't find acreage living any closer to Noosa with these views!

- | Immaculate, tasteful & extensive family retreat
- | Gorgeous kitchen with Kleenmaid appliances
- | Fireplace, reverse cycle air con & 6 person spa

- | 4 Kingsize bedrooms with built ins & ceiling fans
- | Open plan living, raked ceilings, polished floors
- | Sweeping lawns, fish filled dam & bore on 2.5 acres

Perfect for those seeking a graceful, relaxed lifestyle only minutes to the heart of Noosa

Price | \$1.395 M

Contact | Lee Croucher 0418 737 646 | Karyn Duel 0419 028 891



Tinbeerwah | 191 Sunrise Road

ABSOLUTELY THE BEST ACREAGE VIEW PROPERTY IN THE HINTERLAND

4 5 3

Enjoy complete privacy whilst maximizing the breathtaking panoramic views

- | Unsurpassed ocean vista from Laguna Bay to Coolumb
- | Generous kitchen & extensive open plan living
- | DLUG plus 3 bay shed for the handyman

- | Ocean views from all bedrooms and living areas
- | Private & elevated 3.5 acres of useable land
- | Only minutes to Noosa Beaches & shopping

A unique property boasting stunning views, absolute quiet and useable land

Price | \$1.85 M

Contact | Lee Croucher 0418 737 646 | Karyn Duel 0419 028 891



Hastings Street | Unit 24, 'Fairshore'

VERY RARE TWO BEDROOM BEACHFRONT POSITION



There are only 39 Two bedroom units facing over Main beach

| Panning views from 1st Point to the North Shore

| Newly renovated apartment

| Surrounded by the best restaurants and shopping

Unrivalled position in the very finite Noosa market place

| Step straight on to Main Beach for your morning swim

| National Park walks 10 minutes away

| No car needed here - but security car parking is provided

Price

| \$3 M

Contact

| Luke Chen 0417 600 840



Noosa Sound | Unit 24, 'Noosa Shores'

VIEWS OVER THE NOOSA RIVER



Great elevated position looking across the pool to the river

| Wide sunny East facing deck

| Unit backs on to quiet Park

| 1 minute walk to some of Noosa's best restaurants

Shopping and dining right next door

| Air conditioned and very well presented

| Strong, proven capital growth history

| 10 minute flat walk to Hastings Street

Price

| \$1.1 M

Contact

| Luke Chen 0417 600 840



Hastings Street | Penthouse 408, 'Netanya'

GAZE AT THIS FAMOUS VIEW FROM YOUR OWN APARTMENT



Absolute beach front – North facing

| Exceptional capital growth history

| Positioned in iconic beachfront resort

| Security car parking and swimming pool

Professionally managed iconic beachfront resort

| Tastefully appointed

| Take the lift Two floors and step on to the beach

| Private roof deck with spa and barbeque

Price

| \$2.495 M

Contact

| Luke Chen 0417 600 840



Noosa Sound | Unit 54, 'Noosa Harbour'

WIDE VIEWS OVER THE RIVER



Closest position to river in the complex with 180 degree river views

| Fantastic riverside patio

| One minute flat walk to dining and shopping

| Private beach and jetty on site

Exceptional proven capital growth history

| Private top floor location

| Security car park and swimming pool on site

| Complex recently renovated to "new" building

Price

| \$1.275 M

Contact

| Luke Chen 0417 600 840



Noosa Waters | Unit 10, 'The Entrance'

PERFECT WATERFRONT WEEKENDER

3 1 2.5

Located for lifestyle, this townhouse has expansive living areas leading onto timber decks by the water

- | 3 generous bedrooms, 2 ½ bathrooms
- | Separate living and dining areas
- | New contemporary kitchen
- | Attractive holiday furniture package
- | Exceptional long water views
- | Common pools, entertaining areas & jetties

An idyllic waterside retreat just a stroll to Noosaville's riverside café strip

Price

| \$739,000

Contact

| Scott Cowley 0414 544 420



Noosaville | Unit 2, 'Como Noosa'

HUGE GROUND FLOOR RIVERSIDE APARTMENT

3 1 2

Fabulous 3 bedroom, ground floor apartment just a stones throw from the river's edge

- | Views across picturesque parkland to the Noosa River
- | Fully furnished, modern style and spacious throughout
- | Sunfilled courtyard by landscaped pool and bbq area
- | Open plan living/dining areas has views of the river
- | Impeccably maintained resort with only 12 units in total
- | Easy access and wheelchair friendly

Ideally located on the popular Gympie Terrace café strip, you will fall in love with the lifestyle on offer in this highly sought after area

Price

| \$950,000

Contact

| Scott Cowley 0414 544 420



Noosa Sound | Unit 1, 'Noosa Harbour'

YOUR TABLE BY THE RIVER



Absolutely unique riverfront position

| Private beach by your lounge room

| 1 minute walk to food & wine shopping

| Swimming pool & security car parking on site

End unit position provides peace and quiet

| 1 minute walk to world famous restaurants

| Pull your boat up on the beach beside you

| Very strong capital growth and rental history

Price

| \$1.825 M

Contact

| Luke Chen 0417 600 840



Noosa Waters | Unit 2, 'La Maison'

EXTREMELY RARE WATERFRONT DUPLEX



Absolute waterfront - Three minute walk restaurants and Gympie Terrace

| Stacking doors and windows open the living space to the water

| Completely renovated using the very best quality finishes

| Ground floor bedroom can also be used as consulting room

There are only Nine absolute waterfront duplexes in Noosa

| Ideal property to lock-up and leave

| Waterside patio doubles the living/dining space

| Private North facing courtyard with spa

Price

| \$1.85 M

Contact

| Luke Chen 0417 600 840



Noosaville | Unit 10, 'On Weyba'

SHORT WALK TO NOOSAVILLE'S RIVERFRONT – CAFES AND RESTAURANTS



Centrally located – spacious and private villa with North facing water views of the tranquil Weyba Creek

- | Exclusive pool and spa
- | Ideal home – “weekend retreat” or holiday home
- | Ducted air, double garage, storage plus
- | Contemporary kitchen with Italian designed appliances
- | Expansive villa – 211.7 m² - 2.7m ceilings
- | Small pets welcome

Enjoy the spaciousness of a house with the benefits of low maintenance living

Price

| \$795,000

Contact

| Heather Marshall 0439 969 800
Dan Neylan 0412 764 370



Noosa Heads | 175 Elysium Noosa

'ELYSIUM NOOSA' – BARK DESIGN



The best architects have collaborated with the best landscape designers and community planners to create the ultimate Noosa address – an uncompromised quality home

- | Backing onto lush environmental reserve
- | Landscaped spa courtyard and reflection pools
- | Cutting edge, unique design
- | Covered sunny northern terrace flowing into a private courtyard
- | Modern finish over 2 levels, combining leisure with total privacy
- | High ceilings and bi fold doors for natural light and cooling

Boasts a village heart overflowing with world-class facilities, stroll to Noosa Springs golf course and just 4 minutes to Hastings Street

Price

| \$2.1 M

Contact

| Sam Plummer 0412 585 494
Karen Bester 0411 166 680



Noosa Heads | 22 Weyba Park Drive

VILLA GRANDE!

3 2 2

Exceptionally private Mediterranean style retreat just a short stroll to picturesque Weyba Creek

- | U-shaped around a lagoon style pool and entertaining area
- | Air conditioned with high timber lined ceilings
- | Sunken lounge with cosy fireplace
- | Oozing style, character and charm
- | Just 3 minutes to cosmopolitan Hastings Street & Main Beach
- | Fabulous spaces – the ultimate in family living
- | Bi fold doors opening out from the living/kitchen allow fabulous light cool breezes

Price

| \$775,000

Contact

| Sam Plummer 0412 585 494
Karen Bester 0411 166 680



Sunrise Beach | 2 Freedom Place

RELAXED CONTEMPORARY BEACHSIDE LIVING

4 2 3

Just minutes stroll to the sandy shores of beautiful Sunrise and Sunshine beaches

- | Exceptionally private two level family home
- | Two separate living areas and guest accommodation
- | Covered entertaining deck with cool ocean breezes
- | Peaceful cul-de-sac position
- | Surrounded by lush landscaped gardens
- | Modern fixtures and fittings

Offering sleek lines and modern flair, this home has a wonderful sense of space, warmth and vitality

Price

| \$795,000

Contact

| Sam Plummer 0412 585 494
Karen Bester 0411 166 680



Noosa Heads

| 8 Mizzen Court

SPACIOUS EASY CARE LIVING

Offering fantastic investment opportunity just 5 minutes to Noosa River

| Exceptionally well presented and very private in peaceful cul-de-sac location

| Spacious air conditioned living areas

Generous outdoor entertaining area – plenty of room for a pool.

Price | \$700,000

Contact

| Sam Plummer 0412 585 494

Karen Bester 0411 166 680



Sunrise Beach

| Unit 2/10, Ventura St

OCEAN VIEW DUPLEX A 200M STROLL TO THE BEACH

Spacious Three bedroom, low maintenance home. Walk to the beach and shops.

| Generous living and sunny balconies | High angled ceilings

| Oriented to capture fresh sea breezes | Swimming pool in the complex

Beachside living with low holding costs and a high quality lifestyle.

Price | \$795,000

Contact

| Paul Albano 0417 485 686



Noosa Waters | 14 Mizzen Court

SPACIOUS AND SUN DRENCHED

Sun drenched outdoor entertaining overlooking tropical pool and barbeque area

| Two generous living areas plus separate media room

| Exceptionally private master suite and courtyard

| High ceilings, ducted air conditioning, side access

A fabulous opportunity to purchase a beautiful home with a prestigious Noosa Waters address

| Just a short level stroll to Gympie Terrace & Noosa River

| Surrounded by beautiful manicured tropical gardens

| Quiet cul-de-sac position in a highly sought after location

Price

| \$995,000

Contact

| Sam Plummer 0412 585 494

Karen Bester 0411 166 680





Noosa Heads

| 25 Elanora Terrace

STYLISH LIVING - UNBEATABLE VALUE

Compact open plan – ideal for the busy family

| Large tropical pool and fabulous entertaining area | Side access for your boat

| Modern fixtures and finishes

Peaceful setting and just two minutes to Noosa Junction

Price | \$685,000

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



Noosa Heads

| 33 Leslie Drive

'BEST VALUE' HOUSE IN NOOSA HEADS

Excellent condition – Huge potential

| Spacious living, rumpus room plus study | Sunny courtyard with pool

Walking distance to 'The Heart of Noosa Junction' shopping only & 3 minutes drive to Main Beach & Hastings St

Price | \$795,000

Contact | Sam Plummer 0412 585 494
Heather Marshall 0439 969 800



Noosa Heads | 18 Warana Street

PRIVATE TREE TOP OASIS

Elevated with glorious water views to Noosa River, Mt Tinbeerwah and beyond

| Expansive covered outdoor entertaining area

| Lush tropical vistas and cool ocean breezes

| High ceilings, air conditioned

Walking distance to stylish restaurants, shops, Noosa Main Beach and cosmopolitan Hastings Street

| Casual, yet stylish home with cosy tree house feel

| Exceptionally private tropical pool

| Tranquil easy care living



Price
| \$835,000

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

'LIBERTA'

ON ALBERT STREET



Noosaville Riverside | Albert Street

LIBERTA ON ALBERT STREET



These luxury residences are designed to capture the ambience and character of Noosaville's river precinct.

- | Just two luxury apartments with low body corp fees
 - | Expansive north east entertaining decks
 - | Penthouse apartment has a mezzanine level
 - | Light filled, open plan living areas
 - | Lift access, security gated entrance & 2 car garage
 - | Perfect for permanent living or prestige holiday letting
- Liberta On Albert is smart, sophisticated and a special find offering the very best in stylish living

Price | \$1.79 Million
\$1.895 Million

Contact | Dan Neylan 0412 764 370
Lee Croucher 0418 737 646
Karyn Duel 0419 028 891