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inside

NOOSA PROPERTY

DOWLING & NEYLAN
SINCE 1976
REAL ESTATE



A very warm welcome to our Spring edition of “Inside Noosa”.

What a time for Noosa real estate! Fantastic weather and a lower Australian dollar have created a dramatic increase of visitors in the past few months. As more people experience the unequalled natural beauty of our area and relaxed beachside lifestyle, property sales have received a boost.

Sales levels are increasing across all price ranges as the real estate market heats up, buoyed by a further drop in interest rates. There is little doubt Noosa now offers exceptional value and buyers are responding with action.

A change of government and improving share market will contribute further to confidence across the nation, and this will only convert to more action in our property market.

Noosa prices have completed their recovery phase, which started 5 years ago. Property markets in the capital cities have already started their next phase, so the timing is perfect for a Noosa acquisition.

Remember reading this magazine. We believe you are doing so right before the beginning of a solid upswing.

Kind regards,

Dan Neylan
Principal
0412 764 370



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

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Noosa Sound | 9 Dolphin Crescent

PREMIUM WATERFRONT LOCATION

Wake up to stunning sunrises across the river from this original, enchanting waterfront home

- | Single level home with Eastern aspect over the water
- | Boat house & registered mooring
- | Spacious living areas plus generous home office
- | Dual street frontage – access for caravan or boat
- | Approx. 23 years old, brick construction with colourbond roof
- | 960m² block with sandy beach waterfrontage

Providing plenty of space for the kids to play as well as a covered gazebo overlooking the calm waters of the Noosa River, the superb location is a flat walk to both Gympie Terrace and Hastings Street.

3 3 3

Price

| Auction

Contact

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



Noosa Sound | 2 'Aqua Linea' 82 Noosa Parade

SUNNY NORTHERLY ASPECT

Sweeping 180° views over a wide reach of the river

| One of only 8 units in this complex

| 1 minute walk to "Ricky's"

| 1 minute walk for groceries & wine shop

Quiet little complex in a very central position

| Very rare lock-up car space + storage room

| No resident management

| 10 minute flat walk to Hastings Street

2 1 1

Price

| \$795,000

Contact

| Luke Chen 0417 600 840



Noosaville | Unit 7 On The Terrace, 21 Elizabeth Street

RELAXED & MODERN NORTH FACING APARTMENT

Located in central Noosaville's much loved riverside precinct, this superb apartment is sure to tick all the boxes

- | Direct lift access to single level living
- | Generous ceiling heights, quality fixtures & fittings
- | North facing private courtyard, retractable shade sail
- | Walkway to Gympie Terrace via central pool
- | Stroll to cafes, restaurants & the Noosa River
- | Master with walk-in robe, ensuite & private courtyard

Beautifully presented & ideal for downsizing, this luxurious apartment has it all. Arrange an inspection today

3 2 2

Price

| \$925,000

Contact

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



Noosaville | 4 Da'Vos, 201 Gympie Tce

REFINED RIVERSIDE LUXURY

This high quality top floor apartment is situated in the heart of Noosaville's riverside precinct. The ideal residence for permanent living, 4 Da'Vos features over 200m² of living including a private rooftop terrace

- | River views from covered balcony & private roof deck
- | Large open plan living with abundance of natural light
- | Kitchen has Miele appliances, stone benchtops & 2-pac finishes
- | C-Bus lighting, alarm system & video intercom
- | Sound rating includes thickened glass doors & insulation
- | Riverside shops, cafes & restaurants all at your feet

This luxury apartment is just a stroll from award winning restaurants & boutiques. Inspect today!

3 2 2

Price

| \$1.1 Million

Contact

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



Noosa Heads | 14 Angler Street

STYLISH RESIDENCE WITH OCEAN VIEWS

Absolute luxury, every detail has been meticulously planned in this superb home high on Noosa Hill

- | Pool with sapphire quartz bead, limestone coping
- | Master bedroom with ocean views, walk in robe & ensuite
- | Marble kitchen, pyrolitic oven, soft close drawers
- | Landscaped gardens with irrigation & lighting
- | Spotted gum timber & travertine floors
- | Massive allotment of 1,113m² with large yard

This refined property is one of a kind & is bound to stir emotions with those looking for something special. Come & see why

4 2.5 2

Price

| Auction

Contact

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



Noosa Waters | 61 The Peninsula

CAPTIVATING VIEWS FROM THIS UNBEATABLE POSITION!

A rare find, this well built family home captures some of the most superb waterfront views across the canal

| North facing home on two levels

| Covered entertaining terrace overlooks canal views

| Low maintenance gardens, established jetty with boat dock

| 5 bedrooms with parents retreat upstairs

| Attractive heated, saltwater pool with water features

| Triple lock-up garage plus additional off street parking

This home is ready for renovations to capitalise on one of Noosa Waters' best positions. Inspect today to appreciate this superb location



Price

| \$1.89 Million

Contact

| Scott Cowley

0414 544 420

| Dan Neylan

0412 764 370



Noosa Waters | 11 The Anchorage

LONG WATER VIEWS FOR THE PERFECT LIFESTYLE

This well presented single level home is situated in one of Noosa's best streets with attractive views over the large body of water

- | Multiple living areas - large media room
 - | Generous ceiling heights & fans
 - | Attractive pool in central courtyard
 - | Large entertaining deck overlooks canal
 - | Single level home, 3 bedrooms plus office
 - | Double lock-up garage with storage
- Ideal for permanent living or lifestyle investment, this easy living home also provides excellent boating access with an established jetty

3 3 2

Price

| \$1.395 Million

Contact

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



Noosa Waters | 49 The Peninsula

SUPERBLY BUILT, NORTH FACING HOME

Exquisitely designed, this single level home captures the very best of its 39 meter waterfrontage with wide canal views & established jetty

- | Quality built home designed by Tim Ditchfield
- | Generous ceiling heights, timber floors
- | Attractive north facing, tiled saltwater pool
- | Located so close to shops, cafes & restaurants; the charm of waterfront living can be yours, inspect today
- | 4 large bedrooms plus office; or 5th bedroom
- | Covered entertaining deck - canal views
- | Massive allotment of 1,101m² with 39m waterfrontage

4 3.5 2

Price

| \$2.495 Million

Contact

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



Little Cove | 3/76 Upper Hastings Street

VIEWS ACROSS THE NOOSA WATERWAYS

5 minute walk down to Main Beach & Hastings Street

- | Beautifully presented contemporary apartment
- | Fully air conditioned
- | Only 6 apartments in the complex

It's very rare to find a Little Cove unit of this size below \$1Million

- | Excellent natural light
- | Quiet, leafy street – no through road
- | Recent upgrades to pool & landscaping

3 2 1

Price

| \$890,000

Contact

| Luke Chen 0417 600 840



Noosa Springs | 523 'The Ridge' 61 Noosa Springs Drive

A TOUCH OF CLASS OVERLOOKING THE GOLF COURSE

Situated on a large & slightly elevated 1,080m² allotment this very spacious & modern home is all on one level facing east over the golf course

- | Designed & built by Artisan homes
- | Contemporary bathrooms - natural stone vanities
- | 3 generous bedrooms + office, 2 living areas + studio space
- | Attractive neutral interiors & feature Cedar timber
- | Kitchen enjoys high quality Miele appliances, granite benches
- | High ceilings throughout invite natural light

Whether a keen golfer or simply to appreciate the security of Noosa Springs, this is one property not to be missed. Arrange an inspection today

4 2.5 2

Price

| Auction

Contact

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



Noosa Sound | 3 'Peza Gardens' 1 Peza Court

BRIGHT & AIRY RENOVATED APARTMENT

Trendy little complex of only 8 units

| Cross the road to waterfront park

| Sunny north-east pool area

| 1 minute walk for food & wine shopping

Very affordable entry to prestigious Noosa Sound

| Waterfront position with sandy beach area

| 1 minute walk to restaurants

| 15 minute flat walk to Hastings Street

2 1 1

Price

| \$375,000

Contact

| Luke Chen 0417 600 840



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

Market conditions favour buyers – time to secure a beachfront position

| Walk straight out onto the beach

| 5 star apartment in 5 star resort

| Ducted air conditioning & lift access

1 1 1

Price

| \$1.75 Million

Contact

| Luke Chen 0417 600 840



Little Cove | 22 Little Cove Road

CLOSEST VACANT SITE TO THE BEACH

Faces directly into National Park

| 186m from your driveway to Little Cove beach

| Surrounded by prestige homes

| 5 minute walk to Hastings Streets restaurants

Very motivated overseas owner requires short turnaround

| Perfect east facing site

| Only 1 neighbour

| Exclusive residential pocket beside the sea

Price

| Auction

Contact

| Luke Chen 0417 600 840



Sunrise Beach | 3/82 Southern Cross Parade

PERFECT FIRST HOME OR INVESTMENT PROPERTY

Investors, downsizers & first home buyers must take a look at this townhouse in a small complex of 8, complete with communal inground pool; offering an affordable, relaxed lifestyle

| Two bedrooms, two bathrooms

| Light & airy ambience throughout

| Lush, leafy landscaped & paved gardens

| Tiled open plan living/dining

| Private balcony with hinterland views

| Well run, low cost body corporate

This is the type of property that is being snapped up within days of hitting the market, don't delay; enquire today or you will miss out!

2 2 1

Price

| \$360,000

Contact

| Robbie Neller

0417 381 462

SIGNAGE

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E: info@blinkliving.com.au





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