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**DN**  
REAL ESTATE

**DOWLING  
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inside  
NOOSA PROPERTY



## THIS SUMMER EDITION OF INSIDE NOOSA PROPERTY BRINGS US TO THE CLOSE OF A VERY SUCCESSFUL YEAR FOR NOOSA PROPERTY OWNERS.

We experienced solid growth and demand all year, the market remains quite tight.

Our sales team expanded, securing some very experienced agents and some young energy.

We opened our second office in Sunshine Beach in March, if you haven't seen it yet be sure to drop by while visiting the excellent restaurants there in Duke Street. This office really is something different, we will have a collection from Summer and Salt from Peregrine Beach, on display over the Season and of course some stunning properties.

Enjoy this selection of beautiful Noosa properties, we have agents active across all areas of Noosa just waiting to be of assistance to you.

Kind regards,

Dan Neylan  
Principal  
0412 764 370



To receive regular copies of Inside Noosa Property please email [info@dowlingneylan.com.au](mailto:info@dowlingneylan.com.au) to subscribe

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## ASK US ABOUT OUR BOUTIQUE AUCTION SERIES

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Many agents promote how great they are, but few put themselves up to be judged by our industry authority.

From small beginnings our organisation has grown encompassing:

- 30 Staff
- Two prime locations – Hastings St & Sunshine Beach
- Specialist agents in all areas from Peregrine to Noosa
- Premium service across Real Estate sales and letting to Holiday accommodation

To win we need to out perform major agencies in Brisbane and the Gold Coast, the best in the Nation.

We are proud to be nominated in the Large Residential Agency category for 2015.

Thank you for your support.



If you're thinking of buying, selling or renting, approach us, you know you will be engaging with one of Queensland's best.





## NOOSA SOUND 42 Cooran Court

### PERMANENT RESIDENCE OR HOLIDAY LET

Noosa Sound is one of Noosa's most desirable locations. Only minutes from Hastings Street & main beach, this solid home will make an ideal holiday retreat.

- 21m waterfrontage & 632sqm land size
- Ample accommodation for the whole family
- Fully fenced swimming pool
- Sunny Eastern aspect- sheltered from winds
- Private & well-established jetty + boatshed
- Master suite with double basin & spa

If you have been waiting to secure your dream Noosa escape, this residence is in a prime location for investment.

4 BED 3 BATH 2 CAR

#### Price

■ Auction

#### Contact

■ Dan Neylan 0412 764 370





## NOOSA HEADS 14 Mainsails Square

### PANORAMIC VIEWS – NATIONAL PARK BACKDROP

This exceptional home has been designed with entertaining in mind & has a seamless flow from living to outdoors. Cool breezes & sunlight flow throughout open spaces & a neutral colour scheme provides the perfect canvas for any decor.

- Impressive master bedroom has retreat area
- Beautiful views from the ocean to the hinterland
- Large modern kitchen ideally located for entertaining
- Separate guest house linked to home via walk bridge
- Spa & lap pool adjoin outdoor entertaining area
- DLUG, home office & national park backdrop

Located in a quiet cul-de-sac & backing onto the National park, yet within an easy walk to Noosa Heads retail stores, cafes & entertainment venues. Come & discover this very appealing hidden gem.

4 BED 4 BATH 2 CAR

#### Price

■ \$1.795 Million

#### Contact

■ Scott Cowley 0414 544 420





## NOOSAVILLE Unit 8 'Regatta' 225 Gympie Terrace

### PRIME RIVERFRONT POSITION

Positioned in the front row of Gympie Terrace, feel like you are on holidays all year round

- Spacious North facing balcony
- Large resort pool & BBQ facilities
- Professional onsite managers in place
- Views of Noosa River
- Perfect family holiday complex
- Secure car parking

The choice of shops, cafes & restaurants are endless & all within minutes from your front door.

**2 BED** **2 BATH** **1 CAR**

#### Price

■ \$570,000

#### Contact

■ Damien Styring 0409 685 211  
■ Scott Cowley 0414 544 420



## SUNRISE BEACH 2/71 Southern Cross Parade

### UNDERSTATED ELEGANCE – OCEAN VIEWS

Stylish duplex offering a spacious house alternative without compromising on quality or size.

- Elevated position capturing hinterland & ocean views
- Stacker sliding doors open upon wrap around balcony
- Ducted air conditioning & ducted vacuum maid
- Spacious open plan design
- Rich timber flooring throughout
- Separate ground floor living space ideal for media room

Positioned within easy access to Sunrise Beach & Noosa Heads shopping strip.

**3 BED** **3 BATH** **2 CAR**

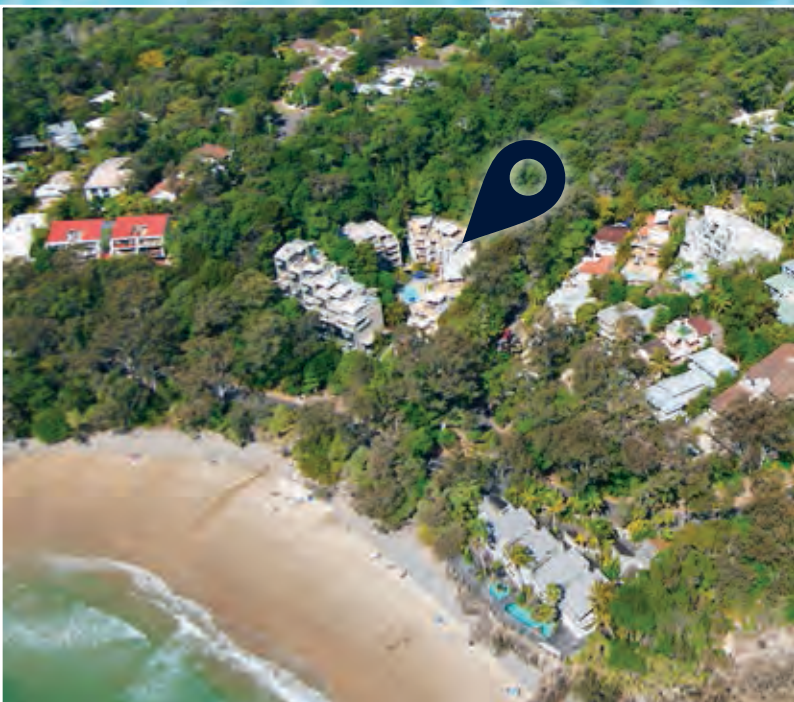
#### Price

■ \$849,000

#### Contact

■ Damien Styring 0409 685 211





## LITTLE COVE 5 “The Cove Noosa” 24 Little Cove Road

### POSITION PERFECT – LITERALLY OPPOSITE LITTLE COVE BEACH

Sitting in its own pod of 9 units, Unit 5 is one of 23 units that make up “The Cove Noosa”, a complex that boasts one of the best positions in Little Cove.

- 6 minute walk to Hastings Street
- Outdoor entertaining balcony overlooking pool area
- Central in ground swimming pool & BBQ are in complex
- Single level, North facing unit
- Large patio area off bedrooms with lush forest backdrop
- Open plan living & dining area, renovated kitchen

Take a stroll through the complex's private gates, across Park Road & arrive on the sand – it's that close.

**2 BED** **2 BATH** **1 CAR**

#### Price

■ \$860,000

#### Contact

■ Luke Chen 0417 600 840





## TEWANTIN 35 Beckmans Road

### RARE ACREAGE LIVING IN TOWN WITH GRANNY FLAT

This special family home offers a picturesque lifestyle so close to major shops, a variety of schools & a short drive to Noosa's Main Beach.

- Massive allotment of 1.95 acres on town water
- 5 bedroom, 3 bathroom family home
- Large pool surrounded by timber deck
- Attached, self contained 2 bed granny flat
- Covered outdoor entertaining deck with fireplace
- Wide range of schools nearby plus shopping centre

With so much space for the family to play safely & the added value of a granny flat, this property must be seen to be truly appreciated.

**7 BED** **5 BATH** **2 CAR**

#### Price

■ \$1 Million

#### Contact

■ Nicole Cooper 0407 034 549



## NOOSAVILLE 8a Ann Street

### FREE STANDING DUPLEX – STROLL TO RIVER

This stylish freestanding riverside villa is surrounded by established tropical gardens giving it a delightful ambience & great privacy.

- Superb master suite with private North deck
- Modern kitchen with stone bench tops
- Double lock-up garage has internal access
- Bright & spacious living areas overlook private pool
- Bi-fold cedar doors spill onto covered entertaining
- Security gates on drive with remote locking

Just a 2min stroll to the river, shopping centre, bars & restaurants; this is a great house alternative or lifestyle investment.

**3 BED** **2 BATH** **2 CAR**

#### Price

■ \$895,000

#### Contact

■ Scott Cowley 0414 544 420





## NOOSA HEADS 5 "The Outlook" 26 Edgar Bennett Avenue

### ADMIRE THE OUTLOOK – MINUTES TO HASTINGS STREET

Occupying half of the top floor, unit 5 is one of six quiet, well kept units in the "The Outlook" complex.

- Sweeping views from Noosaville across to Laguna Bay
- Renovated kitchen
- Large roof top entertaining area with spa, BBQ & sink station
- Spacious open plan living, kitchen & dining area
- Outdoor entertaining balcony area off living area
- In ground swimming pool, single secure undercover parking

Perched high on Noosa Hill, take a short stroll to Hastings Street & enjoy a variety of boutique retail shops and fantastic restaurants.

2 BED 2 BATH 1 CAR

#### Price

■ \$760,000

#### Contact

■ Luke Chen 0417 600 840



# STAGE 4 SELLING NOW

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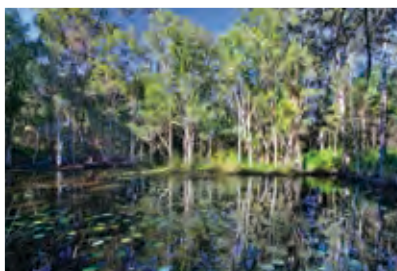
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Sales Office located at the Cnr of Jailee Circuit and Rani Court, Noosaville (entry via Shipwright Avenue).

\*Every reasonable effort has been taken in the preparation of this information to ensure the accuracy of its contents, however no warranty is given.  
Prospective purchasers are advised to carry out their own investigations to satisfy themselves as to all aspects of the development.

**DN** **DOWLING**  
REAL ESTATE **NEYLAN**





## NOOSA WATERS 51 Shorehaven Drive

### WATERFRONT LIVING AT AN ATTRACTIVE PRICE

Capturing Northern sun & long water views, this spacious home is ready to live in now or easily refreshed with an update.

- Multiple indoor & outdoor living areas
- 19 metre waterfrontage
- Northern sun over solar heated pool
- Separate master suite with views
- Private jetty
- High ceilings & easy care gardens

If you are looking for a great canvas to customize to your lifestyle, consider this classic Noosa Waters residence.

4 BED 3 BATH 2 CAR

#### Price

■ \$1.675 Million

#### Contact

■ Dan Neylan 0412 764 370





## SUNRISE BEACH 65a Orient Drive

### BEACHSIDE INDULGENCE

Architecturally designed to capture spectacular beach & ocean views, this idyllic beachside home is an entertainer's dream & just 2 minutes walk to Sunrise Beach.

- Stunning master bedroom enjoys beach & ocean views
- Bright & spacious open plan living flows to outdoor entertaining
- Beautiful Spanish limestone tiles & glass louver windows

- Lavish ensuite features spa bath & WIR
- Generous media room has huge screen & Panasonic projector
- Large entertaining terrace overlooking infinity pool

Presenting all elements of refined living, this home is bound to complement your desired beachside lifestyle. Immerse yourself in luxury & inspect today.

4 BED 3 BATH 2 CAR

#### Price

■ \$1.95 Million

#### Contact

■ Scott Cowley 0414 544 420  
■ Damien Styring 0409 685 211





## PEREGIAN BEACH 5 ' Spoonbill House' Spoonbill Street

### MULTI AWARD WINNING ECO HOME

This amazing designer home is impressive from the street & even more so when you enter through the front gate.

- Master bedroom with verandah & true North aspect
- Caesar-stone bench tops, polished concrete floors, porcelain tiles
- Clad in western red cedar & custom orb with spotted gum flooring
- 18,000 L water tank, Solar panels, LED & CFL lighting
- Free standing villa perfect for home office or guest retreat
- Positioned close to beautiful reserve with tranquil setting

Impressive minimalistic interiors, striking exterior detail & complete integration with its surrounds make 'Spoonbill house' the perfect modern family home, inspect today you won't be disappointed.

**4 BED** **3 BATH** **2 CAR**

#### Price

■ Auction

#### Contact

■ Sam Walker 0400 730 457  
■ Dan Neylan 0412 764 370





## SUNRISE BEACH 5 Paluma Street

### THE PERFECT PACKAGE

Refreshingly spacious & split over 2 levels, this home presents a unique lifestyle option for the larger family.

- Dual living – fully contained guest suite
- 2 fully equipped modern kitchens
- Double lock up garage + shed
- Expansive open plan indoor & outdoor living areas
- 4 bedrooms (2 master bedrooms), 4 bathrooms, study
- 5 minute walk to patrolled & dog friendly Sunrise Beach

Situated in a quiet street in Sunrise Beach & walking distance to public transport, local shops & beaches, this home offers the wow factor & must be inspected to appreciate its quality & uniqueness.

**4 BED** **4 BATH** **2 CAR**

#### Price

■ \$865,000

#### Contact

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



## NOOSA HEADS 23 Weyba Park Drive

### CONTEMPORARY PARKSIDE RETREAT

Set in a quiet enclave of homes in central Noosa Heads within walking distance of Noosa River, this modern & edgy home backs onto a park & is the perfect retreat for families.

- 717sqm block - direct park access
- Light & bright open plan living - high ceilings
- Air conditioning, excellent storage
- 4 bedrooms, 2.5 bathrooms, swimming pool
- Large rumpus room with kitchenette
- Great location - 2 minute walk to river

This property is sure to impress buyers & offers the ultimate in lifestyle & convenience.

**4 BED** **2 BATH** **2 CAR**

#### Price

■ \$895,000

#### Contact

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





## NOOSAVILLE 37 Regatta Circuit

### THE ULTIMATE FAMILY EXPERIENCE

Set atop one of the highest points in Noosa Waters, this modern masterpiece is sure to impress buyers looking for relaxed resort style living.

- Elevated & private position
- Two covered outdoor entertaining areas
- Quality fixtures & fittings throughout
- Open plan living – ducted air conditioning
- 4 bedrooms, 2 bathrooms
- Side access – room for a boat or trailer

Reap the benefits of low maintenance living while enjoying close proximity to Noosa River, schools, supermarkets & shopping.

**4 BED** **2 BATH** **2 CAR**

#### Price

■ \$998,000

#### Contact

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



## NOOSA HEADS 27 Tarina Street

### DEDICATED TO EASY LIVING

Set in a quiet neighbourhood moments from Noosa Junction, this stunning home conceals a private world within oozing with family comfort.

- 4 bedrooms, 2 bathrooms
- Modern kitchen, air conditioning
- Double carport, landscaped gardens
- Free flowing open plan living – light & bright
- Large entertainer's timber deck overlooking pool
- Great location – 5 minutes to Noosa Junction

Those who value low maintenance living will love this amazing property.

**4 BED** **2 BATH** **2 CAR**

#### Price

■ \$715,000

#### Contact

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





## NOOSAVILLE Unit 2 & Unit 7 'Bronte' 34 James Street

### RIVERSIDE WEEKENDER

Located in a quiet street in Noosaville & only 200m from Noosa River this townhouse is a great couples home or riverside weekender.

- Unit 2 & Unit 7 available For Sale
- Spacious open plan living with high ceilings
- No onsite management – low body corporate
- 2 bedrooms, 2 bathrooms, single lock up carport
- Level walk to Noosa River & Noosaville shopping precinct
- Great couples home or riverside weekender

Being situated only a short distance to Noosa River & Noosaville shopping centres makes this townhouse perfect for you to escape for the weekend or a lifetime.

**2 BED** **2 BATH** **1 CAR**

#### Price

- Unit 7 \$398,000
- Unit 2 \$410,000

#### Contact

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



## NOOSA HEADS 12 'Kiata' 28 Viewland Drive

### FANTASTIC LIFESTYLE UNIT IN CENTRAL LOCATION

This sensational top floor unit is perched on the top of Noosa Hill just minutes from Noosa Junction, Hastings Street & the Noosa National Park.

- Spacious open plan living – high cathedral ceilings
- North facing balcony with leafy outlook
- Self managed body corporate – low annual fees
- 3 good sized bedrooms, 2 bathrooms
- Swimming pool & games/pool room in complex
- 10 minute walk to Hastings Street

Don't miss out on making family memories in this beachy, light & spacious property. Inspect today & start living the true Noosa lifestyle.

**3 BED** **2 BATH** **1 CAR**

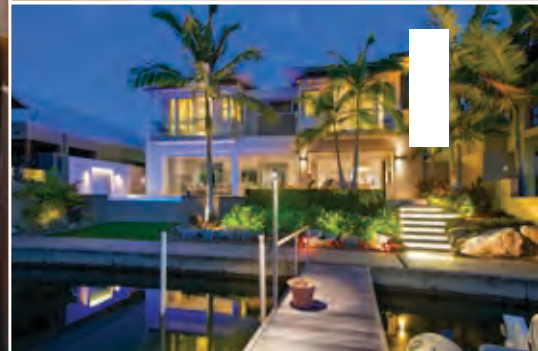
#### Price

- \$465,000

#### Contact

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





## NOOSA WATERS 153 Shorehaven Drive

### QUALITY, ELEGANCE & STYLE

The true enchantment of waterfront living is only known to a fortunate few & we now offer that opportunity to you...

- 763sqm, 19m waterfrontage
- 3 ensuited bedrooms, powder room, office, media room
- Ducted zoned reverse cycle air conditioning, Schindler lift
- Two level North facing home built by: John Gillies, Architect: Pete Thomsett
- Exceptional quality fittings & fixtures throughout
- Double lock up garage plus jetty, lush landscaped gardens

Noosa Waters, synonymous with prosperity & prestige. This is your opportunity to own your own private resort-style sanctuary of undeniable excellence.

**3 BED** **3.5 BATH** **1 CAR**

#### Price

■ \$3.395 Million

#### Contact

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



## SUNRISE BEACH 5/3 Lipton St

### INVESTOR ALERT – LOW BODY CORP FEES

This versatile townhouse is ideal for a permanent residence or an astute investor.

- Small complex of 7 townhouses
- 2nd bedroom & bathroom plus living downstairs
- Security screens, air-conditioning & ceiling fans
- Quiet & private position
- Main bedroom, ensuite, living/dining & kitchen upstairs
- Tenant paying \$320 p.w.

Close to schools, shops, sports facilities plus within walking distance to the beach this offers a great opportunity to live in or rent out.

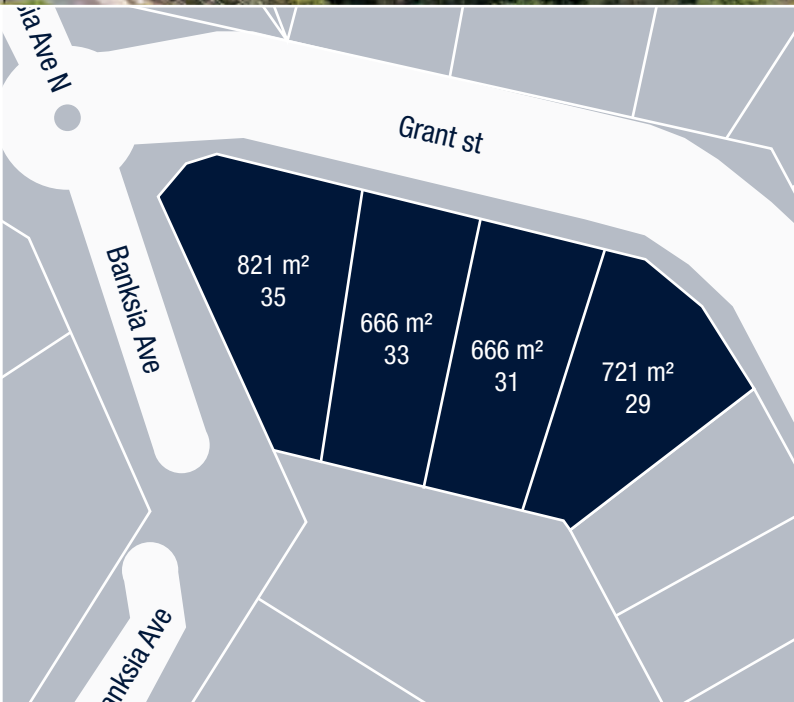
#### Price

■ \$345,000

#### Contact

■ Deb Coleman 0417 715 048





## NOOSA HEADS 29-35 Grant Street

### 4 VACANT SITES IN GEOGRAPHIC CENTRE OF NOOSA

4 sites in one line, zoned for house or duplex development.

- Nearby prestige house & unit sales in the \$1.5M-\$2M range
- Located within 850m radius of Hastings St
- 15 minute walk to beach, 2 minute walk to shopping
- Unique dual-access to all 4 sites from Grant St and northern easement
- Noosa market now entering fresh growth phase
- Sellers will consider sale of lots individually

Fabulous opportunity to build your haven in the geographic centre of Noosa.

#### Price

■ Priced from \$499,000

#### Contact

■ Luke Chen 0417 600 840



From luxury property to performing arts,  
Dowling & Neylan has passion for perfection.



Dowling Neylan – Passionate Sponsors of the Royal New Zealand Ballet.

Dancer - Mayu Tanigaito proudly sponsored by Dowling Neylan.

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