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NOOSA PROPERTY

DOWLING & NEYLAN

SINCE 1976

REAL ESTATE

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SPRING 2012
ISSUE 16





Welcome to our Spring edition of INSIDE NOOSA,

Welcome to our spring property magazine. In this edition we are pleased to offer you a broad selection of quality Noosa properties across all types and price ranges.

Luxury apartments feature strongly in this edition, we have a selection of some of Noosa's most attractive apartments from views over Laguna Bay offered at 'Riverlight' in Settler's Cove to a rare duplex apartment on the front row in Little Cove, right across from the beach.

Noosaville and Noosa river is not forgotten with two beautiful luxury apartments offered in the prominent 'De'Cherico' and 'Da'Vos' buildings. Noosaville is known as one of the most liveable locations on the coast, these apartments are bound to be popular with locals and visitors alike.

Also featured are the final few remaining allotments in the Noosa Northrise land development. Located in the heart of Noosaville and adjacent to Noosa Waters the release has been a huge success, testimony to the quality of the estate and the value that is currently being offered. Many locals have been snapping up these allotments to build their own quality home. We would urge anyone to drive out and take a look if they're in the market for a well positioned property offering at great value.

From waterfront homes & apartments to beachside retreats and large family homes; you will surely find something inside to fit the bill. We hope you enjoy the read, if you don't see quite what you're looking for please call our office & talk to one of our professional sales team. We have many quality properties for your consideration.

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 16

Spring 2012

| Dowling & Neylan Real Estate
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| 07 5447 3855
| dowlingneylan.com.au

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Noosa Heads | 14 Angler Street

ELEVATED VIEWS OF LAGUNA BAY & NATIONAL PARK

This magnificent home was masterfully redesigned by 'Bark Design Architects' & commands a blue chip position on Noosa Hill

| 4 large bedrooms, 3 bathrooms & home office

| Cavernous voids & glass atrium ceiling

| Huge level site of 1113m² in size!

| Living areas on 2 levels with decks & views

| Resort style pool & covered entertaining areas

| Elevation with north aspect, level access & privacy

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

4 3 2

Price

| Auction

Contact

| Scott Cowley

0414 544 420

| Dan Neylan

0412 764 370



Noosa Waters | 73 Shorehaven Drive

NORTH-FACING WATERFRONT LIVING

Entertain by the water's edge from this spacious north-facing home perfect for the whole family

- | Spacious formal & informal living plus dining area
- | Large kitchen with gas cooktop and dishwasher
- | Covered entertaining deck overlooks canal
- | Light & bright, freshly painted inside and out
- | Generous vaulted ceilings with air-conditioning in living
- | Large 710m², north-facing block

Offering easy access to the Noosa River, restaurants and shopping centres, this property provides convenience & lifestyle

4 2 2

Price

| \$1.35 Million

Contact

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



Noosaville | 2/11 Hilton Esplanade

LUXURY RIVERSIDE LIVING

Enjoy the peaceful surrounds from this central, north-facing duplex apartment by the river

- | North facing views over the Noosa River
- | Large kitchen with quality Smeg and Miele appliances
- | Generous floorplan, approx. 313m² internally
- | Ducted air conditioning and vacuum system
- | Indoor pool with vergola roof
- | Short walk to surrounding shops and restaurants

A location like this must not be overlooked. Call today to arrange an inspection

3 2 2

Price

| \$1.595 Million

Contact

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



Noosaville | Unit 6 'Sonoma' 161 Gympie Terrace

WHERE THE LIVING IS EASY...

The ideal 'downsizer', Sonoma is located opposite the Noosa River in a superb gated complex

- | Two storey, detached townhouse villa, over 200m²
- | Master with en-suite, private balcony and outdoor spa
- | Open plan living and dining areas with travertine floors
- | Modern kitchen with stone bench tops & gas cooktop
- | Reverse cycle, ducted air-conditioning throughout
- | Security gated access, double lock-up garage

With its close proximity to all that Noosa River has to offer, this spacious villa offers great value & won't last, act now!

3 2.5 2

Price

| \$859,000

Contact

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



Sunshine Beach | 2/44 Elanda Street

QUALITY DUPLEX - STROLL TO THE BEACH

Located in the heart of Sunshine Beach, this gorgeous duplex takes in mesmerizing ocean views from the rooftop terrace

- | Attractive duplex designed by Stephen Kidd
- | Panoramic ocean views from private rooftop terrace
- | Solar heated plunge pool with wet edge water feature
- | Warm Tasmanian oak timber floors throughout
- | Ducted air-conditioning, separate TV room
- | Walk to Duke Street village shops and cafes

Modern duplex villas like this are rarely available at such a great price, take advantage of this quality offering today

2 2.5 2

Price

| \$885,000

Contact

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



Castaways Beach | Lot 35 'Noosa Dunes' 512 David Low Way

EXCLUSIVE BEACHFRONT ENCLAVE

This is one of the most private beachfront enclaves on the Eastern Seaboard and now you can purchase a prime allotment at an amazing price

- | Private gated estate with beach access
- | 2 minute stroll to a stunning beach location
- | Approximately 643m² allotment
- | Surrounded by quality beach houses
- | 10 minutes to Noosa, 5 minutes to Peregian Beach
- | Elevated to capture ocean views

Dreams of living on the beach do come true and now at a lower price than you would expect. Act now to secure this unique opportunity and build your beach house to live the dream

Price

| \$775,000

Contact

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



Noosaville | Unit 18 'Montpellier' 7 James Street

SPACIOUS, MODERN & FULLY FURNISHED

This beautifully appointed holiday unit is perfectly located just moments from the Noosa River

- | Private balcony overlooks attractive resort pool
- | High vaulted ceilings allow an abundance of natural light
- | Small boutique complex of just 20 apartments
- | Light & bright kitchen with Northerly sun
- | Secure, gated car parking and on site management
- | A stroll from the river, cafes & restaurants

So close to the river & its array of cafes, restaurants & shops, this attractive apartment is the perfect lifestyle investment & must be inspected

2 2 1

Price

| \$498,000

Contact

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

Unbeatable Noosa lifestyle and value with home sites from just \$275,000.*

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

Naturally, you'll have the time of your life at Noosa Northrise. But with competition for Noosa's best value home sites hotting up, what you don't have is a lot of time to wait. Located adjacent to Noosa Waters, you'll be:

- close to Noosa Civic, its surrounding business and services hub
- just minutes from healthcare facilities and a choice of schools

- within easy walking distance of Noosa River, restaurants and shopping
 - approximately 1.5 hours from Brisbane Airport
- You'll be surrounded by an inspired natural setting with bushwalking tracks, picnic and play areas with a sub-tropical rainforest backdrop and a lagoon teeming with wildlife and birdsong.

Turn-key home and land packages now available.

Four exclusive homes custom designed by some of the most awarded builders on the Sunshine Coast.



Lot 18 \$694,000

L18

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



Lot 87 \$604,000

L87

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



Lot 89 \$564,500

L89

Ausmar Homes
'The Alexandria'
4 Bed, 2 Bath, DLUG,
Media. Bldg: 255m²



Lot 93 \$598,500

L93

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

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

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 Noosa Northrise Sales & Information Centre. 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.

SEY0066

HOME & LAND
PACKAGES
NOW AVAILABLE!



Hurry! Re-Release is selling out!

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**23 Shipwright Avenue
Noosaville.**

Average Land Price is \$291,300 (correct at time of printing)



**NOOSA
NORTHRISE**



Noosaville | Unit 4 'Da'Vos' 201 Gympie Tce

ULTIMATE APARTMENT LIVING

Privacy, sophistication and supreme quality reign in this superb top floor apartment in the heart of Noosaville's riverside precinct

- | 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

With only 6 units in the complex and over 200m² in size it is ideal for permanent living and is well worth your inspection

3 2 2

Price

| Auction

Contact

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



Settler's Cove | 16 'Riverlight' 8 Serenity Close

LUXURY APARTMENT LIVING

Enjoy the lifestyle you deserve in this luxurious, large scale Noosa apartment

- | Private, filtered views with ideal Northern aspect
- | Ducted air conditioning throughout
- | Separate media room and generous office
- | Back to base alarm & C-Bus system installed
- | Enormous master suite with outdoor spa
- | Heated lap pool, fully equipped gym & barbecue facilities on site

'Riverlight' exudes a style and elegance above all others. Act now to secure this prime apartment at a fantastic price

3 3.5 2

Price

| \$1.595 Million

Contact

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



Noosa Heads | 20 Grosvenor Terrace

BACKING ONTO NATURE RESERVE - MINUTES TO HASTINGS ST

Specifically designed for privacy and surrounded by native trees & wildlife, this stunning property is right in the heart of central Noosa Heads

- | 1123m² block, house size 371m²
- | Contemporary finish – quality fixtures
- | Large outdoor entertaining – privacy assured
- | 5 bedrooms, study, 2 1/2 bathrooms
- | Modern kitchen plus scullery room
- | Triple lock-up garage

Located in a quiet enclave and surrounded by quality homes, location is its final asset - walking distance to shops & Restaurants, Hastings Street & Main Beach is 2 minutes away

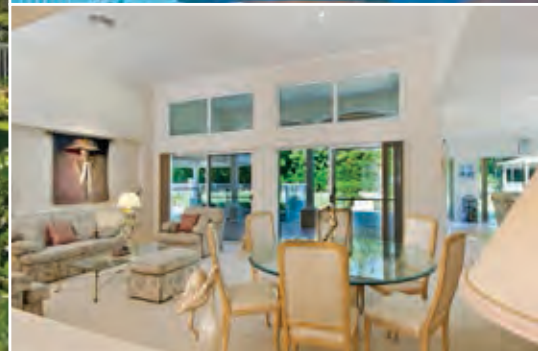
5 2.5 3

Price

| Auction

Contact

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



Noosa Heads | 7 Habitat Place

YOUR OWN PIECE OF TUSCANY

Located in a prestigious enclave of quality homes on a rare 1/2 acre block just 3 minutes to cosmopolitan Hastings Street and Main Beach

- | 2100m² north facing block
- | Highest quality fixtures - granite benchtops
- | Manicured lawns – alfresco terrace
- | Grand styling - formal & informal living
- | 9ft ceilings - Reverse ducted air conditioning
- | Side access for several boats, cars & caravan

Nested in a peaceful cul de Sac, this superior family home will impress buyers looking for space, privacy and position

5 3 2

Price

| \$1.175 Million

Contact

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



Noosa Heads | U8 'Noosa Crest' 2 Noosa Drive

UNINTERRUPTED VIEWS - AFFORDABLE VALUE

This rare end unit offers double balconies, and has natural bush as its neighbour. Easy access from the car park, peaceful and exceptionally private

- | Uninterrupted views of Noosa
- | End unit - front row position
- | Large, sunny and private balconies
- | North facing & fully furnished
- | Easy access from car park
- | Swimming pool & tennis court in complex

Short stroll to Hastings Street and Beach, this managed apartment is your perfect holiday investment – your family will love

3 2 1

Price

| \$740,000

Contact

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



Noosaville | 1 'De Chirico' 277 Gympie Terrace

FRONT ROW IN NOOSA'S FINEST LOCATION

It doesn't get much better than this. At just over 200m², this large & luxurious ground floor apartment features spacious indoor & outdoor living areas, high end fittings & what is surely one of the best positions that Noosa has to offer

- | Built high for river views, privacy & beautiful breezes
- | High ceilings, stacking doors & strut windows
- | Ducted air, security system & outdoor shower
- | Private plunge pool & spacious outdoor entertaining areas
- | Designer kitchen & climate controlled wine cellar
- | Exclusive access to complex pool & BBQ area

This premium residence is part of a secure complex of just three. Whether you want to live in, holiday let or use as your Noosa weekender, properties of this type and at this price are rarely available on exclusive Gympie Terrace

3 2 2

Price

| \$1.6 Million

Contact

| David Powell 0437 645 038



Peregian Springs | 10 Parkwood Place

DESIGNER HOME IN QUIET CUL-DE-SAC

Situated in a quiet parkside location, this home has been specifically designed to suit the area; it really is a cut above the rest with its ultra-modern finishes & spacious indoor/outdoor living areas

- | 736m² block bordering large park
- | Only top quality materials used
- | Solar Heated pavilion style pool

- | Total privacy throughout home
- | Open plan kitchen & living areas
- | Outdoor living enclosed with florida screen

This home is being sold below replacement cost and represents excellent value in the market today. We have been instructed by the vendor to have the property sold on or before auction day

4 3 2

Price

| Auction

Contact

| Robbie Neller 0417 381 462



Little Cove | 1/40 Alderly Terrace

FRONT ROW POSITION – TWO MINUTES TO NATIONAL PARK

Step across the road to the beach

- | Large duplex - genuine house alternative
- | Private garden with sheltered patio
- | 6 minute stroll to Hastings Streets restaurants

- | Perfect North aspect to the bay
- | Stylish interiors beautifully presented
- | Ducted air-conditioning and full security system

Little Cove – Noosa's most exclusive address

3 2 2

Price

| \$2.2 Million

Contact

| Luke Chen 0417 600 840



Noosa Sound | 2 Skippers Cove, 8 Munna Crescent

SMARTLY RENOVATED TOWNHOUSE

Absolute North aspect to the Noosa River

- | Fresh, contemporary interior design
- | Private beach literally at your feet
- | 2 sunny decks by the river
- | Easy flat walk to Hastings St or Noosaville
- | All bedrooms have ensuite bathroom
- | Pontoon jetty and sparkling pool on site

Do you think we'll be enjoying the same buying conditions next year?

3 3 1

Price

| \$1.395 Million

Contact

| Luke Chen 0417 600 840



Noosa Sound | Unit 61 'Noosa Harbour'

LONG, WIDE WATER VIEWS

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

- | Absolute riverfront
- | North aspect across widest part of river
- | Sandy beach at your feet
- | Flat walk to restaurants—1 minute
- | Long history of proven capital growth
- | Heated pool and private jetty on site

"Be fearful when others are greedy - be greedy when others are fearful"... Warren Buffett

3 2 1

Price

| \$1.075 Million

Contact

| Luke Chen 0417 600 840

SIGNAGE

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E: paulmatt@westnet.com.au



INTERIOR

Blink Living

NOOSA HEADS QLD 4567
M: 0400 757 746
www.blinkliving.com.au





Noosa Heads | Unit 208 "Maison", 5 Hastings Street

BEACHFRONT UNIT - SUNNY NORTHERLY ASPECT

1 | 1 | 1

Idyllic views across the beach to the bay

| Beautifully renovated apartment

| Step straight over the boardwalk on to the beach

| Mid level elevated position

Perfect time to secure a premium position at the "quiet" end of Hastings Street

| Totally refurbished beachfront complex

| Fantastic dining and shopping at your feet

| Lift access and security car parking

Price

| Auction

Contact

| Luke Chen

0417 600 840