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**DN**  
REAL ESTATE

**DOWLING  
NEYLAN**

inside  
NOOSA PROPERTY





## SPRING HAS ARRIVED AND THE NOOSA PROPERTY MARKET HAS RARELY BEEN BETTER, IT SEEMS NORTHERN MIGRATION IS WELL AND TRULY UNDERWAY.

Investors are targeting our value for money property prices.

Low interest rates continue to fuel the residential market and our perfect weather has visitors loving their time here; converting some to start thinking more permanently.

There have been large volumes of sales throughout the Noosa area this year and many of the premium properties have changed hands. Now is an opportune time to act before a shortage of supply pushes prices further.

South East Queensland is tipped to experience very significant growth over the coming years and Noosa, with its restricted development plan, will be in the front line of investment growth.

We hope you enjoy this selection of premium Noosa properties.

Kind regards,

Dan Neylan  
Principal  
0412 764 370



## Issue 21 Spring 2014

- Dowling Neylan Real Estate
- 20 Hastings Street, Noosa Heads
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**Sam Walker**  
Sales Assistant



**Sophie Brownlie**  
PA to Sam & Karen



**Lauren Chen**  
Sales Assistant



**Roxy Cowley**  
PA to Scott Cowley



**Desley Jones**  
Sales Administrator



**Morgan Jones**  
Sales Administrator





## LITTLE COVE 8 'Panorama 200' 70 Upper Hastings Street

### COMMANDING VIEWS OVER HASTINGS ST & BAY

Sweeping panoramic views from Laguna Bay & Main Beach, across iconic Hastings Street, along the beautiful Noosa River & out to the hinterland.

- Exceptional position perched above Hastings Street
- Stylish interior design with travertine floors
- Very rare double car space
- Restaurants, shopping & Noosa Main Beach - 3 minute walk
- Huge entertaining deck - perfect for sunset dining
- Separate owners store room

Sparkling night views with Hastings Street at your feet.

3 BED 2 BATH 2 CAR

Price

■ Auction

Contact

■ Luke Chen 0417 600 840





## SUNRISE BEACH 15 Captains Court

### LUXURY FAMILY BEACH HOME

Anyone looking to purchase an amazing home with ocean views must inspect this outstanding residence. From the moment you enter through a large timber door, you instantly realise you are surrounded by quality & style.

- 4 bedrooms or 3 bedrooms & study
- Outdoor & undercover entertaining area
- Rooftop terrace with amazing ocean views
- Living space all on one level
- In-ground swimming pool
- Walk to Sunrise Beach via pathway

Inspection is a must as homes of this quality are not readily available.

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

#### Price

■ \$1.25 Million

#### Contact

■ Damien Styring 0409 685 211



## SUNSHINE BEACH 7 'La Mer' 5 Belmore Terrace

### STUNNING LOCATION IN AN UNBEATABLE POSITION

Just 50 meters from the beach in one direction, & 50 meters from the shops & restaurants in the other. It's the perfect location to sit back, relax & enjoy life.

- Unbeatable views of Sunshine Beach
- Spacious open plan living
- Pool & BBQ area
- Master bedroom with private balcony & water views
- Private lock up storage & car space
- 50m walk to Duke Street Village & Sunshine Beach

The complex is surrounded by a tropical landscaped garden which makes you feel like you are in your own private resort. With its jaw dropping ocean views & location, it's a must have property.

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

#### Price

■ Offers Over \$740,000

#### Contact

■ Damien Styring 0409 685 211  
■ Dan Neylan 0412 764 370





PART OF THE DOWLING & NEYLAN  
BOUTIQUE AUCTION SERIES



## NOOSAVILLE 12 'Sonoma' 161 Gympie Terrace

### FANTASTIC HOUSE ALTERNATIVE

This exclusive & spacious Noosa River villa is a perfect house alternative in a desirable location.

- Master bedroom with verandah & jacuzzi
- Shared swimming pool & BBQ area
- Footsteps from the glistening Noosa River & restaurants
- One of 14 apartments in an unmanaged complex
- Reverse cycle ducted air-conditioning throughout
- 2.7m ceiling height & travertine floors in downstairs living

This freestanding apartment is an attractive purchase, like living in a small house. It is sure to impress with its high quality features, space & privacy.

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

#### Price

- Auction Event at  
Zachary's, Gympie Tce  
Friday 26th Sept, 4pm

#### Contact

- Dan Neylan 0412 764 370





## NOOSA WATERS 194 Shorehaven Drive

### SPACIOUS 5 BEDROOM HOME

Situated within walking distance to the Noosa Village shopping precinct, the Noosa River, restaurants & schools; this homes location couldn't be any more appealing.

- Family friendly & practical floor plan
- Multiple indoor/outdoor living spaces, high ceilings
- Air-con, loads of storage, double lock up garage
- 5 bedrooms, 3 bathrooms, office
- North facing outdoor entertaining area - good garden area
- Level walk to the Noosa River

An idyllic & sought after location is hard to find in today's current market. Don't let this one slip away from you & your family's fingers.

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

Price

■ \$820,000

Contact

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



## SUNRISE BEACH 2/62 Southern Cross Parade

### UNDERSTATED ELEGANCE – OCEAN VIEWS

This gorgeous townhouse located only a 10min walk from Sunrise Beach will make the perfect home for couples & small families or a lock up & leave holiday retreat.

- Stunning ocean views from sunrise to sunset
- Light filled open plan living – high ceilings
- 10 minute walk to dog friendly Sunrise Beach
- 3 bedrooms, 2 bathrooms, air conditioning
- Polished timber floors throughout
- Low body corporate, low maintenance living

Enjoy an easy stroll to Sunrise Beach for coffee or a leisurely Sunday morning breakfast at the Beach Chalet. Take your morning swim in the safety of a patrolled beach which is also dog friendly.

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

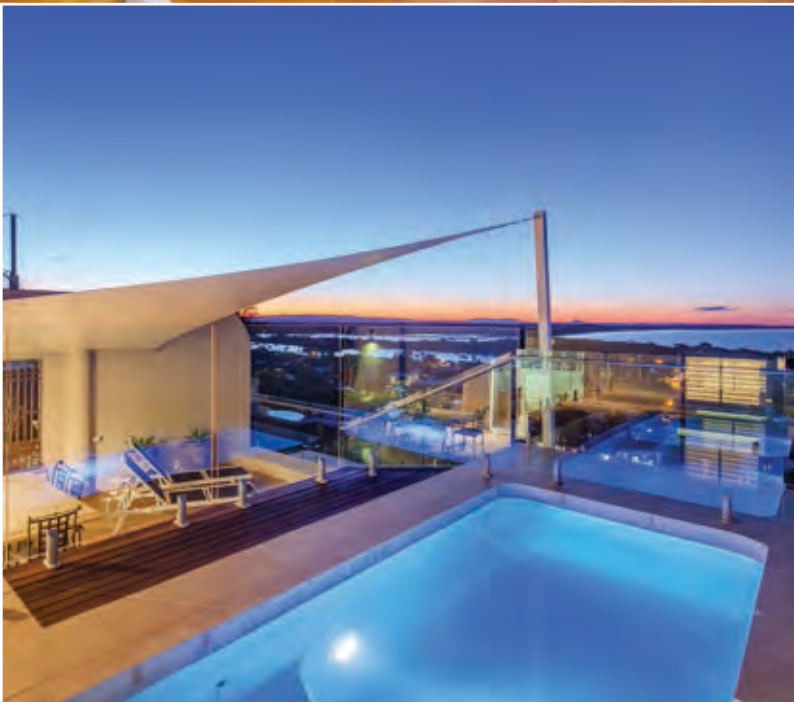
Price

■ \$765,000

Contact

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





## NOOSA HEADS 34 'Noosa Crest' 2 Noosa Drive

### TOTALLY RENOVATED WITH UNSURPASSED VIEWS

Penthouse 34 will prove itself to be one of Noosa's most luxuriously appointed apartments. Come & see for yourself.

- Totally refurbished by "Salt Interiors"
- Private pool on your terrace
- Tennis court & 2 heated pools on site

- 2 separate lounge/living spaces
- Private resort boardwalk to Hastings St
- Building renovated 2014

With 180° views over National Park Hill, Hastings St & along the Noosa River, enjoy breakfast, lunch & dinner with breathtaking views.

4 BED 3 BATH 2 CAR

#### Price

- Auction

#### Contact

■ Luke Chen 0417 600 840





## NOOSA HEADS 38 Weyba Park Drive

### RAINFORST RETREAT ON 800SQM – CENTRAL NOOSA HEADS

With a tree top pathway meandering down to the river, this contemporary tree house is at one with nature.

- Nature reserve on 3 sides – ultimate privacy
- Polished timber floors throughout
- Balconies on 2 levels overlooking trees
- 3 bedrooms plus office, 2 bathrooms
- Hop, skip & a jump to Noosa River
- Central position, cul-de-sac location

Offering exceptional privacy, spend your weekends fishing & kayaking or grab your shopping bag & head to the farmers markets.

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

#### Price

■ Auction

#### Contact

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



## NOOSA HEADS 29 Toulambi Street

### SPACE, PRIVACY & SUNLIGHT

Privately positioned, this beautiful home is a stylish paradise where space, quality & comfort work harmoniously together.

- Split level, high ceilings - open & airy
- 3 bedrooms, 2 bathrooms
- Multiple living zones, polished timber floors
- Quality fittings & fixtures throughout
- Glass atrium with water feature, swimming pool
- Short walk to Noosa Junction shops, cafes & cinema

Location is the final asset, set in a quiet tree lined street with a park directly across the road, you don't even need a car.

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

#### Price

■ \$950,000

#### Contact

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





PART OF THE DOWLING & NEYLAN  
BOUTIQUE AUCTION SERIES



## NOOSAVILLE 1 'Liberta' 15 Albert Street POLISHED APARTMENT IN A SOUGHT-AFTER LOCATION

A short stroll from scenic Noosa River, restaurants, cafes & shops of Mary Street, Thomas Street & Gympie Terrace. This spacious apartment is one of 2 in a quality building.

- Elevator to 176sqm of single level living
- 2 bedrooms plus study
- Double garage plus storage with wine cellar

- Large, flowing indoor & outdoor living
- Reverse-cycle air conditioning throughout
- Shared swimming pool

This apartment boasts exclusive location & luxury fixtures. These qualities make this a popular & enviable residence.

**2+ BED** **2 BATH** **2 CAR**

### Price

- Auction Event at Zachary's, Gympie Tce  
Friday 26th Sept, 4pm

### Contact

- Dan Neylan 0412 764 370





## TEWANTIN 19 Cooroibah Crescent

### BETTER HOME, BETTER GARDENS!

Enjoy gardening, relax by your private pool, entertain family & friends or simply enjoy your surroundings in your spacious & well-presented home

- 2,453sqm block backing onto reserve
- Multiple indoor/outdoor living options
- Established landscaped gardens & ponds
- 4 bedrooms, 3 bathrooms, office/media room
- Zoned ducted air conditioning, loads of storage
- 5 minute drive to Tewantin's shopping district

The craftsmanship of this dwelling sets it apart but it's the ambience, style & relaxed atmosphere that will ensure you want to make this home your own.

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

#### Price

■ \$995,000

#### Contact

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



## NOOSA HEADS 12 'Kiata' 28 Viewland Drive

### SPACIOUS 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.

- Tiled 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

An ideal investment option or perfect holiday weekender.

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

#### Price

■ \$465,000

#### Contact

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





## NOOSA SPRINGS 523 'The Ridge' 61 Noosa Springs Drive

### LIVING ON ONE LEVEL – GOLF COURSE VIEWS

Set in a magnificent tranquil setting on an impressive 1,082sqm allotment, this wonderfully spacious home is all on one level facing East over the golf course.

- 3 generous bedrooms, office & studio
- Outdoor areas overlook pool, pond & lakes
- Ducted air-con & vacuumaid
- 2 large separate living areas
- Large kitchen with Miele appliances
- Lock-up garage for 2 cars + gold buggy

Enjoying one of the most attractive & uninterrupted views in Noosa Springs, this beautifully designed home is sure to fill your senses. We invite you to inspect & discover the view.

**3/4 BED** **2.5 BATH** **2 CAR**

#### Price

■ \$1.595 Million

#### Contact

■ Scott Cowley 0414 544 420





## NOOSA SOUND 39 'Culgoa Point' 5 Quamby Place

### CAPTIVATING WATER VIEWS OVER PRIVATE BEACH

Absolute riverfront position.

- Secure mid level position
- Heated pool & private marina on site
- Single undercover car space
- Smartly presented + air conditioned
- Half court tennis court onsite + full court in neighbouring park
- 1 minute walk to restaurants & shopping

Very popular apartment in the resort, just a 15 minute flat walk to Hastings Street.

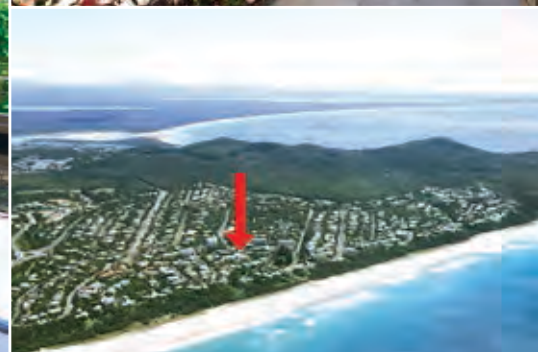
**2 BED** **2 BATH** **1 CAR**

Price

■ \$595,000

Contact

■ Luke Chen 0417 600 840



## SUNSHINE BEACH 2/2 Crank Street

### PERFECT WEEKENDER IN THE HEART OF SUNSHINE

This superb townhouse is located in a small, boutique complex opposite Duke Street & just 150m from the surf club, shops, dining precinct & beach.

- Seven apartments in complex
- Gorgeous central kitchen on upper level
- Courtyard accessible from both bedrooms
- Light filled living & dining areas
- Balconies with both North & East aspects
- Single car accommodation + large pool

Time is running out to secure a property in this blue chip location before prices increase. This property won't last, act now.

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

Price

■ \$479,000

Contact

■ Nicole Cooper 0407 034 549





## SUNRISE BEACH 4 Voyagers Place

### WALK TO THE BEACH & ENJOY THE LIFESTYLE

Relaxed beachside living, easy care gardens & space for all the family.

- Exceptional peace & privacy
- Easy living spaces with seamless indoor/outdoor flow
- Superbly landscaped gardens
- 4 bedrooms, 2 bathrooms, study/ 5th bedroom
- Gourmet kitchen, air conditioning, loads of storage
- 10 minute walk to patrolled Sunrise Beach

Spread over one generous level, this immaculately presented home is perfect for large families looking for space, quality & convenience just minutes from the beach.

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

#### Price

■ \$825,000

#### Contact

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



## MARCUS BEACH 3/14 Tristania Drive

### NEVER TO BE BUILT OUT OCEAN VIEWS

A stunning beachfront position grants uninterrupted views of Marcus Beach from this stunning penthouse. This home is literally a breath of fresh air from one of two North facing balconies.

- 3 spacious bedrooms, 2 bathrooms
- Sunny balcony with breathtaking ocean views
- Large master bedroom with ensuite & private balcony
- Large open plan living areas, high ceilings
- Renovated throughout, polished timber floors
- Double lock up garage, 1 minute walk to the beach

The combination of space, style & position makes this home the epitome of Sunshine Coast living. Sold partly furnished this home will make the perfect weekend or holiday home.

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

#### Price

■ \$778,000

#### Contact

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





## PEREGIAN BEACH 352 David Low Way

### MILLION DOLLAR VIEWS FOR UNDER A MILLION

Located just 2 minutes stroll to Peregrine Beach & 10 minutes drive to Noosa, this great entertainer is perfect for the whole family.

- Upstairs open living gives the home plenty of natural light
- Downstairs has plenty of room for the children to play games
- Check the surf before work & maybe go for a paddle
- The sunroom's North-East aspect is perfect for reading & relaxing
- Dining with your family & friends enjoying the cooling ocean breezes
- Saltwater pool for cooling off in the balmy summer nights

Give this substantial home your personal touch & create a lifetime of fantastic memories. Great lifestyle & investment opportunity.

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

#### Price

■ \$995,000

#### Contact

■ Stephen Williams 0439 990 399



## HASTINGS STREET 111 'French Quarter Resort' 1 Halse Lane

### RECENTLY RENOVATED IN THE HEART OF HASTINGS STREET

Just minutes away from Noosa's famous beaches, this well presented unit is in a corner position attracting maximum natural light & privacy.

- Large sunny balcony with privacy shutters
- Master bedroom with oversized rain shower
- On site management, underground parking
- First floor position with lift access
- Tiled throughout with reverse cycle air-con
- Resort style pool perfect for the whole family

Just footsteps from everything Hastings Street has to offer, this is a perfect opportunity for your relaxing Noosa getaway.

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

#### Price

■ \$599,000

#### Contact

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





# THE BEST JUST GOT BETTER

## AGENT PROFILE

### DEB COLEMAN

I have lived and worked in Noosa for 17 years, over 13 years selling residential real estate with expertise in all areas from units, residential homes plus waterfront and beachside homes.

Over the years I have had the opportunity to establish strong relationships with many valued clients and would like to take this opportunity to say thank you and let you know I am working from our beautiful Dowling & Neylan office in Sunshine Beach.

If I can be of help or if you are just passing by please come in and say hello, I would love to see you.

[deb@dowlingneylan.com.au](mailto:deb@dowlingneylan.com.au)

**0417 715 048**



**Sunshine Beach Office**  
Sempre 28 Duke Street, Sunshine Beach

**Sunshine Beach**





## LITTLE COVE 6 'Little Cove Townhouses' 14 Pandanus Street

3 BED

2.5 BATH

1 CAR

### MEMORIES TO BE MADE IN LITTLE COVE

Unit #6 is located on the end of one row, with no neighbours on three sides, creating a free-standing cottage feel. Its private courtyard off the living area, & sunny easterly deck upstairs are perfect for outdoor dining or sun bathing.

- Only 12 townhouses sharing 1 acre of grounds
- Polished timber floors upstairs
- Large in-ground swimming pool in complex
- Spacious open plan living down stairs
- Internal access from private lock up garage
- Quiet, leafy street

#### Price

■ \$715,000

#### Contact

■ Luke Chen

0417 600 840

The Noosa National Park walking trails are across the street, & it's about a 3 minute stroll down to the secluded Little Cove Beach. Another 4 minute walk from there will deliver you to Hastings Street's fabulous restaurants & shopping.