

SUNSHINE COAST

Property Investment Guide

March 2012

CENTRE STAGE

The Sunshine Coast -
a lifetime, lifestyle
investment.

Page 3

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Home-sized Beachfront Apartments

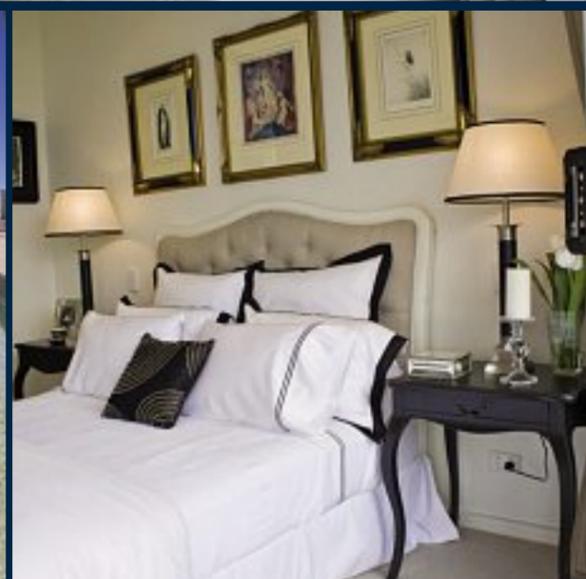
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FROM \$545,000*

Originally
~~3 Bed \$935,000~~
NOW \$695,000*



Fabulous home or outstanding investment

- Premium beachfront position
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*Prices subject to change based on availability.

**To approved purchasers. Conditions apply.



white shells



COVER STORY

at a glance

MAROOCHYDORE
3 Bed, 2 Bath, 2 Car

Features: High gloss tiles, plush carpet, stone bench tops, high ceilings, water views, north facing, five apartments remaining

Where: 299 Bradman Avenue

Price: From \$575,000

Agent: Damien Said, Century 21 on Duporth Maroochydoore

Contact: 0411 725 624



When a great plan comes together

agent's report

LA BELLA Vita is the culmination in design and planning of a small group of long-time industry professionals and architects who set out to design and construct quality liveable residences with floor plans conceived from years of market knowledge. Taking into account size, quality, function, form and most importantly affordability without compromise.

"La Bella Vita" is north facing and overlooks one of the widest expanses of the Maroochy River and offers just 12 superb residences. Designed to capture the true essence of coastal living.

You will love living at "La Bella Vita". Super-sized floor plans with quality fittings and fixtures, high gloss tiles, plush carpet, stone bench tops, two-pac cupboards, European appliances and ducted air-conditioning...no expense has been spared with the creation of these apartments.

After admiring the internal features you will naturally flow out to your spacious balcony where you can relax and unwind, taking in the perfect northern aspect of the delightful Maroochy River and across to the mountains.

These 12 riverfront residences are set across two buildings with one ground-floor three-bedroom apartment and one ground-floor two-bedroom apartment in each complex.

These ground-floor apartments lead into large private courtyards overlooking the river, whilst the ground-floor three-bedroom apartments have direct access from their garage into the apartment.

On level one there are two fantastic-sized three-bedroom apartments in each building. Offering three very large bedrooms including a massive master retreat to the rear and a huge purpose-built media room off the hallway to each apartment.

Units four and 10 offer an extra wrap-around balcony to the rear whilst both have a private rear courtyard accessed from the master bedroom. The kitchens and bathrooms are first class with wide open balconies, large enough to entertain all the family.

The top floor penthouses enjoy 13-foot ceilings to the living areas and the same spacious floor plans throughout as level one.

The views from every level are superb with wide water views north across the sparkling Maroochy River. Each of the units has two-car accommodation and private court yards to the rear; there is direct lift access to each floor and full security from the front door.

The complex is raised well above road level so even the ground floor apartments have total privacy and great river views.

Whether it is walking across the road to catch your dinner or a feed of mudcrabs, launching the boat at the boat ramp opposite, or simply enjoying the waterfront lifestyle in one of the most



popular destinations in Queensland, you will love living at "La Bella Vita".

For those looking to invest, there has already been great inquiry from prospective tenants looking for the opportunity to rent one of these fabulous apartments with string rental returns

available. Seven of the 12 apartments have already been sold with just five remaining.

With construction now underway these exceptional residences will be completed in October/November this year so you can move in by Christmas and enjoy this wonderful lifestyle.



Coast property market

By FELICITY RICHARDSON

WHILE experts are predicting a recovery in the property market for 2012, sales are showing a corner has already been turned on the Sunshine Coast.

Boasting over 200km of golden coastline, picturesque hinterland towns rich in history and striking mountains dominating the skyline, there is much to see and do on the Sunshine Coast.

With a mixture of housing options from the family-friendly suburbs close to a number of excellent educational facilities, executive properties for the business professional, rural retreats in need of restoration, or not, and

lock-up and leave options for those on the road, there are also fantastic investment opportunities. The beginning of the year brought with it noticeably more investors taking advantage of the belief that real estate is starting to represent good value combined with lower and decreasing interest rates.

In comparison to the very wet 2010 and 2011 summers, the beginning of 2012 has not just seen more sunny days, but it is shaping up to be a recuperative time for the market.

Holidaying and buying property on the Sunshine Coast has forever been a highlight with the southern states and overseas visitors and the confidence has been reinforced with the beautiful weather and interest rate hold.

It is safe to say the property market continues on its journey of dips and rises with industry

professionals suggesting it is on the up.

Supporting this is the Real Estate Institute of Queensland's (REIQ) latest figures indicating a slight decrease of 0.6% to \$427,000 in median house prices in the three months to December 2011, in comparison to -5.3% for the year. The Sunshine Coast is outgrowing its borders with a catchment currently spanning from Morton Bay and Caboolture in the south to Gympie and Rainbow Beach in the north, with the Somerset region in the south-west.

The median house price in the 12 months to December 2011 was \$445,000, down from \$470,000 in the 12 months prior.

The December quarter saw Doonan, rich in acreage properties yet 10-15 minutes from the beaches of Noosa, be the best performing suburb according to the REIQ.

A median house price of \$760,000, an increase of 26.1% over that quarter, this tight-knit locality has a lot to offer, and it shows. Mooloolaba came in second with a rise of 24.0% to \$632,500 followed by Moffat Beach with \$575,000 and a 19.8% change.

For the year that was 2011, it was the coast-side community of Sunshine Beach, with its pristine landscape and café scene encouraging an overall yearly median house price of \$1.093 million, an increase of 18.5% followed by Minyama at 15.7% to \$844,500 and Noosaville with a 12.5% difference to \$790,000.

Through rain, hail and cyclones, the Queensland residential property market has come into the light and is showing signs of stability with now being a good time to buy.

REIQ Sunshine Coast zone chair Lloyd Ed-

Grand portions of healthy enquiry

JUST like the housing market, the Queensland unit and townhouse market is also showing healthy signs of recovery with many areas across the state posting median price increases over the December quarter.

The REIQ quarterly Queensland Market Monitor, which tracks median property prices and rents across the State, found that prices in the fourth quarter of last year rebounded in most areas of South East Queensland. Similar to the housing market, it appears that the last quarter of 2011 possibly marked the turning point in Queensland's property market.

"What we are starting to see is that as 2011 progressed, so did confidence levels in our property market with prices beginning to strengthen," REIQ CEO Anton Kardash said.

"As we move further into 2012, REIQ accredited agencies are reporting healthier levels of enquiry with first home buyers and investors especially taking a keen interest in the more affordable unit and townhouse"

market. The numbers of first home buyers continues to improve in Queensland with the latest ABS figures showing they now represent about 20% of the market – the highest proportion for more than two years.

The softening of property prices over the past two years, as well as the relatively low interest rate environment, is partially behind this increase in demand from first-timers.

Noosa Heads recorded the highest rise in the median price of units and townhouses in the quarter to December 2011 with a massive 36.3% jump to \$572,500, with Caloundra coming in second at \$361,250, an increase of 9.5%. The median unit and townhouse across the Sunshine Coast region in the same quarter was \$325,000, a drop of 4.4% in comparison to the previous quarter.

For 2011, Sippy Downs recorded a rise of 34.6% to \$309,500 with the University of the Sunshine Coast being a major drawcard to the area for investors.

Opportunity knocks on the property clock

THE Sunshine Coast property market is approaching six o'clock on the 'property clock', where 12 o'clock is the top of the market and six o'clock is the bottom says leading property researcher Michael Matusik, director of Matusik Property Insights.

"Over-valued markets can be very seductive and that is why most people buy too late, while the opposite sentiment holds true at the bottom of the cycle – property loses its shine but, ironically, it is most often the best time to buy," Mr Matusik said.

"Along with 'where' and 'what', 'when' is a key ingredient to buying real estate and we believe if you buy now, you are buying on the right side of the market swing."

In layman's terms, the property clock helps to explain where each major market is at in the cycle says Blue Wealth Property CEO Dr Tony Hayek.

"Many parts of Queensland currently represent great opportunities in what is a market clearly at the bottom of its cycle...the clock is just one part of an overall empirical approach to property investment," he said.

Given the chance to hold for the long term, you will see pretty good returns.

The Sunshine Coast lifestyle remains a key driver of the property market as people see it as a good place to live.

"It can supply a lot of things other areas

cannot such as infrastructure and sense of community," said Mr Matusik.

"Seachangers like the human scale and the value for money offered here."

Population growth is very strong on the Coast, Mr Matusik said, and expected to grow by 200,000 in the next 20 years. The outlook for the Sunshine Coast is rental growth will drive the market forward and expect to see a 5% rise in rentals for the next few years.

Last year Mr Matusik was reported saying the \$135billion spending boom expected on Queensland projects will kickstart the Sunshine Coast property market, providing growth over the next five years.

When addressing a meeting of over 100 people recently, Mr Matusik warned cashed up purchasers waiting for the market to bottom-out could leave their run too late.

"We may see a slow period of growth in the next five years.

"However the (property) market offerings we see at the moment will quickly vanish," Mr Matusik said, as will the Queensland Government's Building Boost Grant which is due to end on April 30 this year.

Meanwhile the Westpac-Melbourne Institute study says it's a good time to buy in Queensland based on what's happened in the past six to nine months in regards to sales, rents, building starts and prices.





recuperates

wards said over recent years, a number of factors have influenced the property market conditions.

"We have had a number of adverse weather and financial factors that have held property prices down," he said. "But the good news from a potential investor's position is there is no better time to be a buyer than in the current market."

"With interest rates on hold and sales data indicating a change in the market, there is no better time to buy."

Mr Edwards said the December quarter is typically a quieter time for property sales activity, however buyers are quite cautious, with nervousness still surrounding the mixed messages about overseas volatility.

"There has however been a slight increase in

enquiry levels and there is some positive outlook with the new hospital at Kawana in the pipeline which should contribute positively to local employment opportunities both during the construction phase and even more so once in operation," he said. "Investors are beginning to return to the market with many buying properties that fit the commonly-used formula of buying something at \$400,000 that will rent for \$400 per week, for example."

Prices had continued to ease in a number of areas on the Sunshine Coast, Mr Edwards said, which has boded well for some buyers, particularly for Noosaville and Noosa Heads, where this has encouraged increased sales activity in these prestigious locations over the quarter.

Tewantin and Maroocha also recorded strong sales activity over the quarter.

Property is back in vogue

A NUMBER of Sunshine Coast agents have said sellers who are listening to the market are getting good results, moving on and getting a good buy.

Through this level of interest, when a well priced property hits the market, it is almost certain to sell within a reasonable time frame. This was not necessarily the case in 2010 and 2011 giving greater confidence that it will be another strong year for Sunshine Coast property in 2012.

Looking at market trends, the next growth period suggested by the experts, is towards the end of the year and through next year. Many feel the market has bottomed out and it's a great time for investors because although the buy price is down, rent return is still good.

For numerous reasons people always need to buy and sell property. In fact, the volatile share market has given many investors renewed confidence in investing in bricks and mortar, so property has continued to move. are more affordable and are providing some great value for investors, first home buyers and people upsizing.

The Sunshine Coast market has, in the past, shown resistance to selling through the auction process but more recently has em-

braced an acceptance of these campaigns when price has been so important.

"2012 will be the year of continued recovery for the Coast and once the realisation comes about of the major financial input of the Kawana Hospital and associated works will have on the Coast we predict a much stronger market for 2013 and 2014," Mr Edwards said.

"We have a year of stability and opportunity where the market has found its own natural level before the next movement up.

"Australia is well positioned in the economic climate as far as the GFC goes," and we are already starting to see less on the market.

"There are massive opportunities for cash buyers and the miner is in a strong position if they have their finances accordingly," he said.

The advantages of being a cash buyer now is the ability to move up in the market place where there is still a lag.

"Last year there was more \$400,00-\$500,000 properties that were highly sought after, this year we are seeing a move into the \$600,000-\$700,000s.

"The rental rates are good, vacancies are low and choice of good tenants is high.

"If you wanted to be positively geared, this is also the market you can do it in," he said.

Locality	Median Sale Dec11	Qtrly change	Median Sale 12mths Dec11	Median Sale 12mths Dec10	1yr change
SUNSHINE COAST (LGA) +	\$427,500	-0.6%	\$445,000	\$470,000	-5.3%
SUNSHINE COAST (LGA) *	\$510,000	-7.0%	\$553,000	\$580,000	-6.7%
ALEXANDRA HEADLAND	\$465,000	N/A	N/A	\$605,000	N/A
ARCONA ~ *	\$370,000	-13.6%	\$430,000	\$424,500	1.3%
BEERWAH	N/A	N/A	\$300,000	\$405,000	-6.2%
BEERWAH *	\$375,000	N/A	N/A	N/A	N/A
BLI BLI	\$360,000	-1.2%	\$360,000	\$405,250	-5.5%
BUDDINA ~ f	N/A	N/A	\$470,250	\$630,000	-24.4%
BUENIM ~	\$450,000	-5.3%	\$480,000	\$530,000	-9.4%
BURNSIDE	N/A	N/A	\$367,000	\$376,500	2.6%
CALOUNDRA WEST	N/A	N/A	\$397,500	\$431,250	-7.8%
COOLUM BEACH f	\$393,000	-19.7%	\$435,500	\$481,250	-9.5%
COOROIBAH *	N/A	N/A	\$498,800	N/A	N/A
CURRUMUNDI ~	\$390,000	12.4%	\$398,000	\$430,000	-7.4%
DOONAN * ~	\$780,000	28.1%	\$695,000	\$712,000	-2.4%
GLASS HOUSE MOUNTAINS * ~	N/A	N/A	\$450,000	N/A	N/A
GLASS HOUSE MOUNTAINS ~	N/A	N/A	\$402,500	\$430,000	-6.4%
GOLDEN BEACH	\$385,000	-7.6%	\$412,000	\$447,500	-7.9%
LITTLE MOUNTAIN ~	\$443,750	6.8%	\$435,000	\$470,000	-7.4%
MALENY *	\$558,500	N/A	\$614,000	\$629,000	-2.4%
MALENY ~	\$437,000	-1.8%	\$436,000	\$438,750	-0.6%
MAROOCHA	\$421,250	N/A	\$435,000	\$476,000	-8.6%
MAROOCHYDORE ~	\$438,250	1.9%	\$433,750	\$475,000	-9.3%
MINYAMA ~ f	N/A	N/A	\$844,500	\$730,000	15.7%
MOFFAT BEACH ~ f	\$575,000	19.8%	\$557,250	\$589,000	-5.4%
MOOLOOLABA ~ f	\$632,500	24.0%	\$510,000	\$590,000	-13.6%
MOOLOOLAH VALLEY * ~	N/A	N/A	\$555,000	\$530,000	4.7%
MOUNT COOLUM	N/A	N/A	\$475,000	\$475,000	0.0%
MOUNTAIN CREEK	\$445,000	-3.2%	\$460,000	\$497,450	-7.5%
NAMBOUR	\$308,150	0.4%	\$313,700	\$340,000	-7.7%
NOOSA HEADS + ~ * f	\$800,000	N/A	\$670,000	\$650,000	3.1%
NOOSAVILLE ~ f	\$658,750	-17.1%	\$790,000	\$702,000	12.0%
PALMWOODS ~	\$370,000	-7.5%	\$400,000	\$443,500	-9.8%
PARREARRA ~	\$510,000	-10.9%	\$572,500	\$545,000	5.0%
PELICAN WATERS ~ f	\$525,000	-1.0%	\$540,000	\$661,000	-18.3%
PEREGRINE BEACH ~ f	N/A	N/A	\$530,000	\$645,000	-17.8%
PEREGRINE SPRINGS + ~ *	\$465,000	-16.2%	\$520,000	\$525,000	-1.0%
PONDINA *	N/A	N/A	\$469,000	\$540,000	-9.4%
SIPPY DOWNS	\$412,250	6.4%	\$410,000	\$444,250	-7.7%
SUNRISE BEACH	\$630,000	N/A	\$612,500	\$553,750	10.6%
SUNSHINE BEACH ~ f	N/A	N/A	\$1,090,000	\$922,500	18.5%
TEWANTIN ~	\$360,000	-5.3%	\$391,500	\$485,000	-14.0%
TWIN WATERS	\$685,000	N/A	\$662,500	\$685,000	-3.3%
WARANA	N/A	N/A	\$450,000	\$465,000	-3.2%
WOOMBYE ~	N/A	N/A	\$372,000	\$425,000	-12.5%
WURTULLA ~	\$428,000	2.6%	\$435,000	\$477,000	-8.8%

Median Price: The middle sale price when arranged in ascending order, ie where half of the sales recorded were less and half were higher than the median
All figures are preliminary and are subject to further revision. Only suburbs to record sufficient sales numbers have been included.

N/A No preliminary estimate available due to insufficient sales numbers

~ Denotes acreage sales - on land size greater than 2,400m². All other house and land sale statistics are based on land size under 2,400m²

(LGA) Local Government Area
Brisbane (SD) - Brisbane Statistical Division which includes

the LGA's of Brisbane City, Ipswich City, Logan City, Moreton Bay Regional and Redland City.

***** Medians affected by varying quality of stock sold

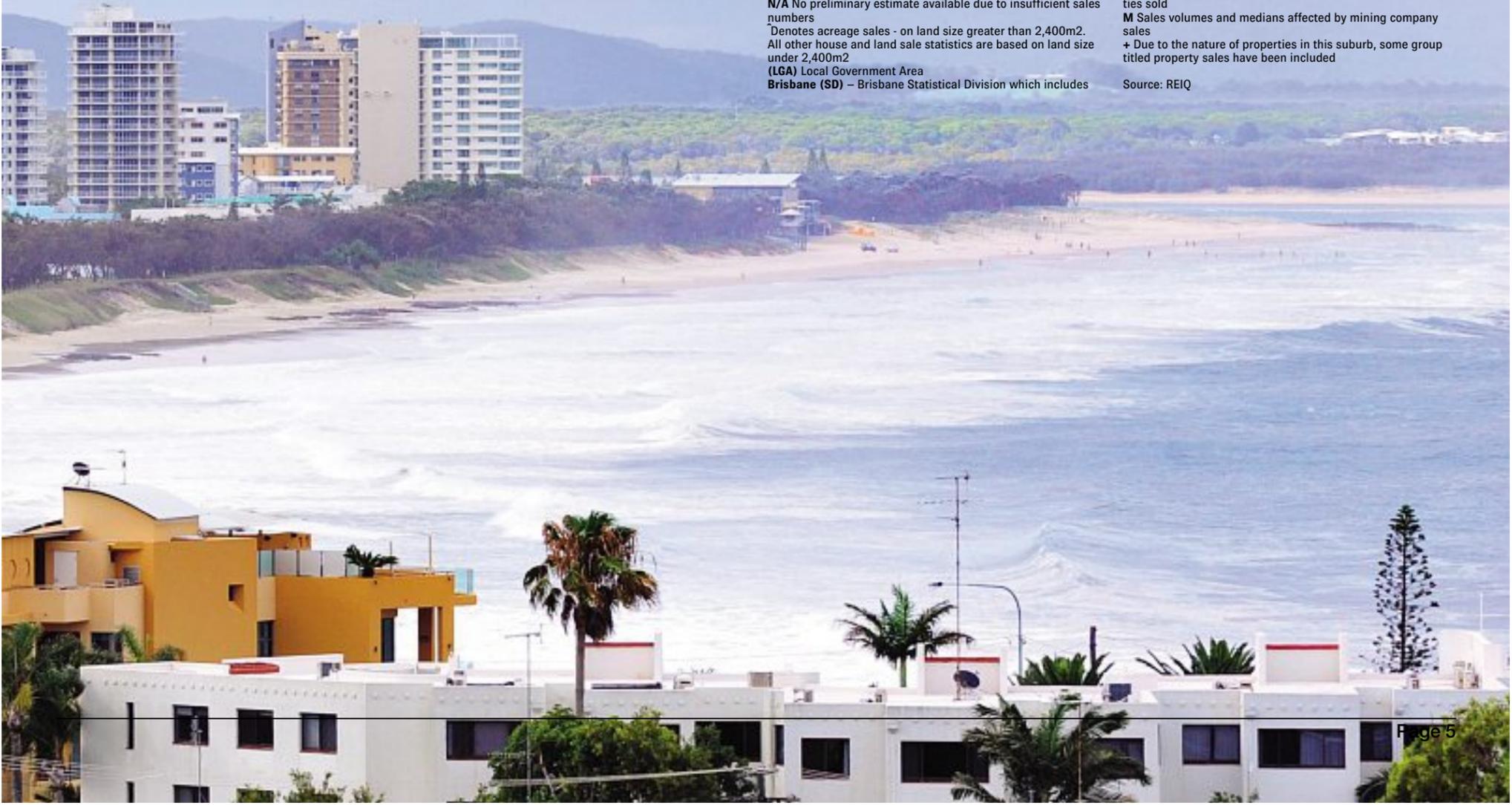
*** ~** Medians affected by varying quantities of new properties sold

f Medians affected by varying numbers of waterfront properties sold

M Sales volumes and medians affected by mining company sales

+ Due to the nature of properties in this suburb, some group titled property sales have been included

Source: REIQ



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to life

With more than \$4 billion investment & infrastructure in the Maroochydore CBD, **Emporio** is coming to life.

Located in Maroochydore's evolving city centre, **Emporio** offers an opportunity to experience vibrant urban village living never seen before on the Sunshine Coast.

Prospective buyers can secure their **Emporio** apartment now with just 10% deposit & take advantage of the \$10,000 Queensland Building Boost before it expires.

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- 1, 2 and 3 bedroom apartments from \$314,000
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- Premium commercial office addresses
- Short stroll to the beach and Sunshine Plaza
- Stage one due for completion mid 2012

apartments from
\$314,000



*Artists impression indicative only.

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info@emporio.net.au



Maroochydore/Cotton Tree Units 501 & 602 'Beach On Sixth' 61-65 Sixth Avenue
These Brand New Apartments Set The Bench Mark In Luxury Beachside Living

2 2 1

With awards including a four and half star rating and Master Builders Award for building excellence, these stunning apartments are not to be missed. The views are absolutely amazing, you could gaze out your window for hours and never be bored, crystal clear waters and white sandy beach views entice you to pick up your towel, cross the road and in for a swim. Premium finishes throughout and sleek floor to ceiling glass showcase the coastal views and attract natural light to every part of your new home. The location is also perfect, Cotton Tree Village is just a short stroll away, so you can leave your car keys at home and just enjoy the trendy cafés.

- Just look where the beach is!
- Avoid the carbon tax
- Possible tax allowances
- The only new building in Cotton Tree
- Last new units for sale
- Underground secure parking
- Resort pool and heated spa
- Fully air conditioned

Sale

Priced from \$650,000
View By appointment
Ray Norton 0422 356 585
ray.norton@raywhite.com
raywhitemaroochydore.com.au

Maroochydore



Cotton Tree/Maroochydore 6/13 Cotton Tree Pde 2 1 1

Beach Only Metres Away

Perfect for the holiday investor, this fully renovated top floor unit is ideal for those much sought after holiday times. Located between the Cotton Tree shops and Maroochydore beach. Nothing to spend all the work has been done, fully furnished all ready to go, move straight in and enjoy the beachside living. Air conditioned, low body corp fees, pool in the complex and a huge lock up garage.

Sale

Contact Agent
View By appointment
Ray Norton 0422 356 585
ray.norton@raywhite.com
raywhitemaroochydore.com.au

Maroochydore/Cotton Tree 3 'Sundeck Gardens' 70 Alexandra Pde 2 2 1

Opposite The Beach Front

Just look where the beach is, located directly across from Maroochydore beach front. Ground floor unit perfect for holiday or permanent rental, ideal for the astute investor. Spacious living areas which open seamlessly onto your own private courtyard, great for summer BBQs. This is entry level buying. 2 pools in the complex. This is one not to be missed. Stroll to shops cafés and restaurants.

Sale

Contact Agent
View By appointment
Ray Norton 0422 356 585
ray.norton@raywhite.com
raywhitemaroochydore.com.au

Maroochydore

Maroochydore

Proudly marketed by **Ray Norton 0422 356 585**, Ray White Maroochydore.

Ray White.



Maroochydore U42 "Eclipse Apartments" / 40 Primary School Court 2 2 1

Cheapest Ever In The Complex!

This upmarket, open plan apartment is a true "set and forget" investment; just sit back and we'll collect the rent for you! Only 4 years old; 2 x built-in bedrooms; air-con and fans for year-round comfort; designated security park; sparkling pool downstairs for a cool Summer dip. Only a short walk to the Maroochydore CBD and Sunshine Plaza and the river. Offered below previous sale prices!

Sale

Now only \$340,000
View By appointment
Anthony Jeffress 0414 911 621
anthony.jeffress@raywhite.com
raywhitemaroochydore.com.au/547911



Kawana (Currimundi) U39 "Urban Sanctuary" / 47 Sycamore Dr 3 2 2

Modern & Spacious; Amazing Value!

This spacious and secure home is only 4 years old, and offers 3 big built-in bedrooms + study nook; air-con and fans and a double garage to fit BOTH cars. Get in now to take advantage of the MASSIVE capital growth opportunity, as the property is under 2 km from the new Kawana hospitals and medical precinct (4000+ jobs in next few years). Great tenant would love to stay. An opportunity not to be missed!

Sale

Now offered at \$339,000 for quick sale
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anthony.jeffress@raywhite.com
raywhitemaroochydore.com.au/747187

Maroochydore



Mooloolaba U1 / 6 Corowa Court 3 1 1

Mooloolaba's Best Value 3 Bedder!

Three beds at this price? You bet! Talk about 'bang for your buck', this refurbished 3 bedroom, ground floor unit sure stands out for value. In a small complex of 4 it was also recently given a freshen-up inside. The unit has a private courtyard and a lock-up garage; plus of course is walking distance to the beach and Mooloolaba Surf Club; Coles and local shops; and the Esplanade with all it offers.

Sale

Bargain buying at only \$285,000
View By appointment
Anthony Jeffress 0414 911 621
anthony.jeffress@raywhite.com
raywhitemaroochydore.com.au/645220

Maroochydore

Maroochydore

Are you looking for someone to help you
BUY, SELL or RENT OUT
 your Sunshine Coast Investment?



For honest and straight-forward advice and all your property requirements - contact me today!

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Maroochydore

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Ray White.



Kiels Mountain 23 Merimist Way

3 2 4

Half Acre Beauty With Rural Outlook

Sale

\$645,000

View By appointment

Annie Ness 0404 467 019

annie.ness@raywhite.com

raywhitemaroochydore.com.au/690481

- Immaculate home, quality throughout
- New kitchen, new carpets, freshly painted
- Huge games room, lovely inground pool
- Double garage, plus 2 bay shed, side access
- Backs onto huge horse property
- Secluded half acre in prestige estate
- Only 10 mins Maroochydore beach/CBD
- Koala reserve nearby with bushwalks
- This one will tick all the boxes! View today



Diddillibah 777 Diddillibah Road

4 4 3

Family Friendly Acreage + Guest Unit

Sale

\$640,000

View By appointment

Annie Ness 0404 467 019

annie.ness@raywhite.com

raywhitemaroochydore.com.au/709830

- Beautiful spacious homestead on near 2 acres
- Private, peaceful setting, easy care gardens
- Huge eat in country kitchen, raked ceilings
- Spacious entertaining deck, level lawns
- Self contained unit for Grandma or guests
- 12m x 6m garage/workshed plus car port
- Prime location - only 6kms Maroochydore beach
- School buses at end of driveway
- Serious sellers welcome all offers!

Maroochydore



Diddillibah 5 Malone Road

5 3 6

Resort Acreage Living + Guest Cottage

Sale

\$870,000

View By appointment

Annie Ness 0404 467 019

annie.ness@raywhite.com

raywhitemaroochydore.com.au/667025

- North East facing on elevated level acre
- Spacious designer home with timber floors
- Chef's gourmet kitchen with butler's pantry
- Resort style pool and spa, lush level lawns
- A frame cottage/teen den/home business
- 10m x 7m workshop/garage with 4 car parking
- Views to Buderim, close to Sunshine Grammar
- Prime peaceful location with town water
- So close to Maroochydore and Buderim

Maroochydore

Maroochydore



Diddillibah 360 Diddillibah Road

4 3 2

Your Secluded Acreage Retreat

Sale

\$625,000

View By appointment

Annie Ness 0404 467 019

annie.ness@raywhite.com

raywhitemaroochydore.com.au/651066

- Peaceful private 1.85 acres in fab location
- Sprawling home with 3 separate living zones
- Lovely inground pool, level lawns and gardens
- Town water and reverse cycle air-conditioning
- Would suit home business/guest quarters
- Elevated north facing, end of leafy lane
- On school bus route with great schools nearby
- So close to Buderim and Maroochydore beach
- Secure your best value acreage in this area!

Maroochydore



Maroochydore U1 & U2 Broadwater Avenue 3 2 1

Brand New Riverside Duplex!

Investors take advantage of the \$10,000 BUILDING GRANT, Tax Depreciation & Expected Rent \$450 pw. Nearing lock up - architectural designed duplexes offer a north aspect and river lifestyle, spacious outdoor entertaining, timber decking plus PET FRIENDLY landscaped yard. Open plan living, hardwood floors and quality finish throughout + low BC makes this a great investment in a high growth riverside position.

Auction

On site Saturday, May 5 at 12pm
View Contact agent for details
Delwyn Goonan 0419 773 703
delwyn.goonan@raywhite.com
raywhitemaroochydore.com.au/719036

Alexandra Headland 7/7 Juan Street 1 1 1

Beach Pad - 50m to Surf!

You can't get much closer. The modern décor of this very spacious ground level unit opens out to a huge courtyard - just open your gate and the beach, cafés and surf club are right there. Fully Furnished and RENTED AT \$280 - it has a high occupancy rate. Or put in the holiday pool and use as your own holiday day pad. In the heart of the golden triangle this is priced to sell.

Sale

\$229,000
View By appointment
Delwyn Goonan 0419 773 703
delwyn.goonan@raywhite.com
raywhitemaroochydore.com.au

Maroochydore



Maroochydore



Maroochydore/Cotton Tree 10/58-60 Sixth Avenue 2 2 1

You Are On A Winner - Serious Seller

Permanent tenant already in place, or perfect for holiday letting. Small building, only 15 units, low body corp fees, located only metres to Maroochy Surf Club and the shops / cafés of Cotton Tree village. This will be the best value unit sold in Cotton Tree this year. Spacious living room, 2 good size bedrooms, (ensuite to main), good storage and just look at the location.

Sale

\$359,000
View By appointment
Ray Norton 0422 356 585
ray.norton@raywhite.com
raywhitemaroochydore.com.au

Maroochydore/Cotton Tree 1/52 Sixth Avenue 3 2 2

Right In The Heart Of Cotton Tree

Yes 3 bedrooms and 2 bathrooms and yes parking for 2 cars, all located just metres from the Maroochydore Surf Club and beach. Spacious living room which opens onto a great private court yard area, perfect for those summer BBQs. Two storey design with all the living downstairs and bedrooms upstairs. This is an excellent investment property, already permanently let showing great returns.

Sale

\$480,000
View By appointment
Ray Norton 0422 356 585
ray.norton@raywhite.com
raywhitemaroochydore.com.au

Maroochydore

Maroochydore



Buderim Units 7, 9, 11, 15, 16, 17 / 152 Burnett Street
Owner Needs Cash - Rare Opportunity - 6 Units Top of Buderim - From \$328,000

3 2 2

Never to be repeated opportunity to secure what may well be Buderim's best buy's. No car required for purchasers of these top end luxury townhouses. The central location offers all first home owners, retirees and investors immediate and convenient access to all of Buderim's most desirable amenities. Investors take note - with a vacancy rate in Buderim of less than .05% these properties are positioned for Profit and are a Investment Power Plant! This vendor wants action and is positioned to meet the market, his instructions are very clear, bring me all buyers, all offers as quickly as possible. Buy 1 or buy them all either way this is a limited opportunity that you simply CAN afford!

- 6 near new 2 and 3 bedroom townhouses
- 4 x 3 bedroom, 2.5 bathroom townhouses
- 2 x 2 bedroom, 2.5 bathroom townhouses
- 17 units in central top of Buderim Local
- Secure underground car accommodation
- Offered individually or all in 1 line
- Easy walking to Buderim village
- Private secure courtyards off all units

Sale

From \$328,000

View By appointment

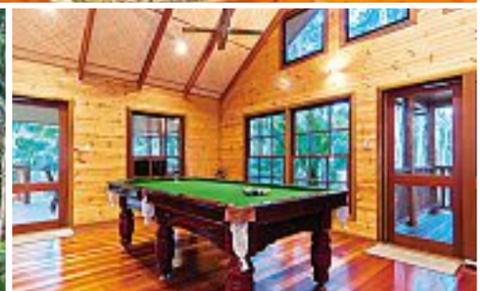
Shane Howell 0400 271 967

Michael Stack 0417 211 221

shane.howell@raywhite.com

raywhitebuderim.com.au/278442

Buderim



Buderim 21 Figbird Crescent

5 3 2

Owners Have Bought & Want A Sale Now

Sale

Reduced to \$599,000

View By appointment

Shane Howell 0400 271 967

shane.howell@raywhite.com

raywhitebuderim.com.au

- 2 living areas + large office
- Security system and Crimsafe
- 7m x 4.8m solar heated pool
- Oversized double garage
- 6 star energy rated building
- 2 bathrooms and 1 ensuite
- Air conditioned and insulated
- Walk to shops, bus and schools
- Guaranteed rent back 6 months available

Buderim 207 Ballinger Road

4+ 2+ 4

Convenient Serene Luxury On 1 Acre

Sale

\$1,250,000 all genuine offers considered

View Saturday, 7th April 10-10.45am or by appointment

Michael Stack 0417 211 221

michael.stack@raywhite.com

raywhitebuderim.com.au

Lifestyle and location enhance the individual charm and character of this enchanting and elegant family home. Inspired and invigorated by the natural surrounds this architecturally designed Aussie Home harmonises perfectly with its surrounds. With over 380m² of living under one roof and over 5000m² of flat usable land 207 Ballinger Road will not only excite your senses but fulfill all of your needs.

Buderim

Buderim

INVEST NOW - SETTLE 2016

MOKO INVESTMENT
INVESTMENT PROPERTIES FROM
\$295,000
MOKO



Clever investors are already securing their piece of Moko

These luxury apartments are located on Queensland's Sunshine Coast; located just minutes from the **largest medical precinct project** in the Southern Hemisphere, with a **\$2.785b investment commitment** in building government and private infrastructure over the next four years. That means **this region is growing fast!** With the creation of **19,000 jobs in the immediate area** by completion in 2016, you know Moko will be in high demand from renters, and buyers too if you decide to sell.

- Secure mixed use residential and retail development
- 1,2 and 3 bedroom apartments and townhouses
- Investor friendly body corp fees, attractive yields
- Waterfront location, resort style pool and gym
- Close to parks, beach and public transport
- Moko really is the address that has it all



EXPERIENCE MOKO INVESTMENT

Be the first to secure this prime address at the best possible price.
Call Ray White Apartment Sales on 07 5477 7287

Visit www.mokoliving.com.au/domain for more information.

MOKO
Ray White

MOKO



Alexandra Headland Unit 44 'Aquarius' 140 Alexandra Parade

Alex Heads Gem, Price Adjusted To \$385,000

2 2 1

This is a fantastic opportunity to secure a consistent income earning, beachfront apartment with ocean views in fabulous Alex Heads. Wake up to the waves and simply roll over to check the beach conditions, this is why Alexandra Headland has long been regarded a premium holiday location. If the position isn't enough you certainly won't be disappointed with the 4.5 star comfort of 'Aquarius' resort and facilities.

- 4th floor apartment, delightful views
- Modern kitchen and ducted air conditioning
- 2 large bedrooms, main with ensuite
- Sweeping balcony across living and master
- Secure under ground parking
- Great resort management and facilities
- Serious vendor looking to consider offers
- Priced reduced to make attractive!

Sale

\$385,000

View Phone agent for open home times

Brent Higgins 0414 775 133
brent.higgins@raywhite.com
raywhitemooloolaba.com.au

Mooloolaba



Twin Waters 17 Stillwater Drive

3 2 2

Twin Waters Cheapest Quality Home

Great family home or excellent investor package. The owner needs to sell to complete her new home and is very motivated. The house has excellent potential with large backyard with bush views and side access for the boat or van. Don't miss this great buy in quality location.

Sale

Listed at \$425,000

View By appointment

Greg Clarke 0418 239 067
greg.clarke@raywhite.com
raywhitemooloolaba.com.au

Alexandra Headland Unit 362/180 Alexandra Pde

1 1 1

Clear Instruction "Must Be Sold"

- Great complex with great facilities
- Large comfortable apartment
- Only 150 metres to Alex Beach
- Close to restaurants and shops
- Excellent kitchenette
- Comfortable combined lounge dining area
- Very motivated owners - they want it sold!

Auction

On site Wednesday, April 4

View By appointment

Greg Clarke 0418 239 067
greg.clarke@raywhite.com
raywhitemooloolaba.com.au/746897

Mooloolaba

Mooloolaba

LoanMarket **Buying? Get pre-approval.**
Home Finance Brokers

Ray White.



Buderim 12 Hillview Drive

4 2 2

Time To Downsize From Empty Nest!

- 4 bedrooms, plus separate study
- Spacious open plan ensuite to master
- Air conditioned formal lounge and games room
- Family room opening to entertaining area
- Gorgeous Balinese thatch roof to entertaining
- In ground pool surrounded by lush gardens
- Quiet cul-de-sac location
- Close to schools, shops and University
- Make your offer today!

Auction

On site Saturday, April 21 at 2pm
View By appointment
Jodi Price 0412 278 658
jodi.price@raywhite.com
raywhitemountaincreek.com.au

Buderim 17 Hillview Drive

4 2 2

Modern Home Surrounded By Nature

- Very private 1500m² block
- Nicely elevated capturing lovely breezes
- Spacious, open plan living area
- 4 good size bedrooms, ensuite and WIR to main
- Excellent underroof entertaining area
- Air conditioning to living and main bedroom
- Low maintenance yard and gardens
- Additional parking for boat or trailer
- Quiet cul-de-sac location, surrounded by nature

Sale

\$599,000
View By appointment
Jodi Price 0412 278 658
jodi.price@raywhite.com
raywhitemountaincreek.com.au

Jodi Price



Jodi Price



Buderim 7B Pear Court

4 2 2

Looking For Something Special?

- Lovely views from entertaining deck
- Spacious rumpus room to lower level
- Large family and dining area opens to deck
- Master suite offering privacy and ensuite
- 3 good size bedrooms to lower level
- Well appointed kitchen enjoying views
- Low maintenance level yard and gardens
- Additional double shed with power
- Great location at end of cul-de-sac

Sale

\$599,000
View By appointment
Jodi Price 0412 278 658
jodi.price@raywhite.com
raywhitemountaincreek.com.au

Buderim 1/4 Boobook Court

3 2 2

Low Maintenance Investment

- Open plan, air conditioned living area
- Stone benches to modern kitchen
- High ceilings feature throughout
- Immaculately presented - like brand new
- Stylish fittings and neutral décor
- Private patio opening to courtyard
- 3 good size bedrooms with ensuite to main
- Close to university, schools and shops
- Located in quiet cul-de-sac, good returns

Sale

\$398,000
View By appointment
Jodi Price 0412 278 658
jodi.price@raywhite.com
raywhitemountaincreek.com.au



Jodi Price

Jodi Price



Marcoola 28 Beachway Parade

5 2 3

Gorgeous Family Home By The Beach!

Sale

- 5 good size bedrooms plus study nook
- Master suite features large ensuite & WIR
- Huge balcony with views to Mt Coolum
- Polished timber floors and feature staircase
- Amazing kitchen with servery to patio
- Patio overlooks lagoon and parkway
- Private courtyard with swimming pool
- Only short stroll to beach! Location! Location!
- Excellent value for money!

\$775,000

View By appointment

Jodi Price 0412 278 658

jodi.price@raywhite.com

raywhitemountaincreek.com.au



Mountain Creek 15 Mountain Creek Road

4 2 3

Character Filled Family Home

Auction

- Spacious living area with cathedral ceilings
- 2 large entertaining decks
- Master suite on lower level with ensuite
- 3 good size bedrooms upstairs
- Large study area on upper level
- Stylish kitchen with stone benches
- Gorgeous pool with stone features
- Large 848m² block with extra parking
- Offers considered prior to auction

On site Saturday, April 28 at 1pm

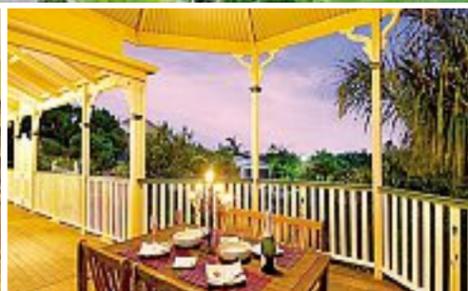
View By appointment

Jodi Price 0412 278 658

jodi.price@raywhite.com

raywhitemountaincreek.com.au

Jodi Price



Sippy Downs 16 Northridge Court

5 2 2

Stylish Queenslander

Sale

- Wrap around verandahs to 3 sides
- Leafy outlook from entertaining rotunda
- 4 good size bedrooms plus extra retreat
- Spacious open plan living area
- Huge kitchen with walk in pantry
- Set on a large 837m² elevated block
- Side access behind large double gates
- Quiet cul-de-sac location, close to shops
- University and schools only minutes away!

\$550,000

View By appointment

Jodi Price 0412 278 658

jodi.price@raywhite.com

raywhitemountaincreek.com.au

Jodi Price

Jodi Price



Sippy Downs 123/8 Varsity View Apartments

4 4 1

\$740 Per Wk Income for Under 200k!

Auction

If you are looking at investing in one of the coast's only cashflow properties, read on. This 4 bedroom/4 bathroom unit positioned across the road from one of Australia's fastest growing uni's rents for between \$175-\$185 per room per week. With a constant pool of tenants from uni, a 'must sell' situation for the sellers and managers to take care of it, it's a no brainer. Email Nathan for details.

On site Saturday, March 31 at 4pm

View By appointment

Nathan Nicholl 0403 817 384

nathan.nicholl@raywhite.com

raywhitebuderim.com.au/730098

Buderim



Mountain Creek 48 Lurnea Crescent 3 2 2

The Ultimate Entertainer

Immaculate home on over 900m² block. Trendy renovations throughout with separate living and casual living. Timber decks rolling from living and master bedroom. Resort style pool with entertainment bar and inviting Asian inspired gazebo and decor. Ideal location in Mt Creek school zone. Nature walks and lake around the corner.

Auction

View By appointment
Rose-Marie Lund 0412 693 905
rosemarie.lund@raywhite.com
raywhitemountaincreek.com.au

Valdora 58 Karnu Drive

4 2 2

Views Will Take Your Breath Away!

180 degree views from Caloundra to Mt Coolum. Perched on just over 2 acres. Bamboo flooring throughout. Resort style residence. Separate spacious living with wide timber decks capturing views. Ideal for avid environmentalist and gardener with all the benefits of rural living with advantages of Coastal lifestyle!

Sale

View By appointment
Rose-Marie Lund 0412 693 905
rosemarie.lund@raywhite.com
raywhitemountaincreek.com.au/719782

Mountain Creek



Mountain Creek 98 Bundilla Blvd 3 1 2+

On A Budget Or Investment In Mind?

Recently fully renovated. Massive fully fenced 1039m² block. 2 separate living areas. Modern décor. Plenty of room for kids, cars, boat, trailer or pets. Entertainment pergola. Convenient location to schools, parks and in Mt Creek school zone.

Sale

View By appointment
Rose-Marie Lund 0412 693 905
rosemarie.lund@raywhite.com
raywhitemountaincreek.com.au/735850

Mountain Creek



Palmview 31 De Zen Road

Private & Plenty Of Potential!

- 14 acre block (zoned Rural Residential)
 - 2 x 15m x 9m sheds
 - 2 x 10,000 litre water tanks
 - All boundaries fenced
- Only minutes away from Internationally renowned beaches, restaurants, shopping centres.

Sale

View By appointment
Shane Howell 0400 271 967
shane.howell@raywhite.com
raywhitemountaincreek.com.au

Mountain Creek

Mountain Creek



Boreen Point 2 Rainforest Court

Deceased Estate Must Sell!

Part of a deceased estate, this lot must be sold. On offer is a large, level 1000sqm corner block with room for a house and large shed. It is in an absolute haven for fishermen, sailing or boating enthusiasts and offers a quiet coastal retreat from your normal hectic life.

- Buy and build dream home or holiday shack!
- Council approved DA for cottage, soil tests done
- Village atmosphere, short stroll to water
- 20 min from Tewantin, Pomona or Noosa town centre
- Serious Sellers have instructed to bring all offers

Sale \$175,000 neg
View By appointment
Danelle Wiseman 0427 154 915
danelle.wiseman@raywhite.com
raywhitecaloundra.com.au/727331

Caloundra



Caloundra Unit 12 'Pandanus Shores' 1 Bulcock Beach Esp

A Little Touch Of Tuscany!

Warm terracotta and ocean hues greet you as you walk through the door of this beach front unit. The sound of the ocean is a constant companion and relaxation is something that creeps up on you in a very short time of entering your unit. Position is everything!

- No roads to cross, never to be lost ocean views
- Extensive Ocean and Shipping lane views
- Two bedrooms, ensuite, open plan living area
- Bonus private roof deck, just like a backyard!
- Secure parking for two cars, pool BBQ area

Sale \$690,000
View By appointment
Danelle Wiseman 0427 154 915
danelle.wiseman@raywhite.com
raywhitecaloundra.com.au/740865

Caloundra



Caloundra Unit 2031, Aspect Caloundra, 80 Lower Gay Terrace

Jam Packed With Value!

This is resort style living at its best and has something for everyone. This two bedroom, ensuited unit is on level 3 of the luxury 'Aspect' resort in the heart of Caloundra. Fully furnished right down to the knives and forks, all you need to bring is your suitcase!

- Move in or holiday let while you are back at work
- Beautiful passage and shipping lane views
- CBD location, park the car, walk to surf or restaurant
- Lap + resort pools, gym, sauna, spa and tennis court
- Serious Seller, seeking offers, see net for detail

Sale \$499,000
View By appointment
Danelle Wiseman 0427 154 915
danelle.wiseman@raywhite.com
raywhitecaloundra.com.au/740123

Caloundra



Kings Beach Unit 7 'Cheltenham Apartments' 40 King St

Investment Value!

Looking for a great start up investment ? This two bedroom unit has a fantastic layout and with a north aspect, enjoys warm sun throughout winter and cool breezes in summer - just perfect to spend some of your downtime! Currently holiday let with proven rental history.

- Two bedrooms, spacious open plan living area
- Two street access so just a short walk to Kings Beach
- New appliances, fully furnished tidy unit
- Lock-up garage, heated pool and BBQ area
- On site manager to take care of things

Sale \$299,000
View By appointment
Danelle Wiseman 0427 154 915
danelle.wiseman@raywhite.com
raywhitecaloundra.com.au/457119

Caloundra



Kings Beach Unit 13 'Kings Row' 10 Warne Terrace

Exceptional Beachside Value!

If you are looking for an apartment that offers outstanding rental returns, views and perfect position, this ticks all the boxes! Kings Row is perfectly positioned just metres to the sand at Kings Beach with extensive ocean and shipping lane views!

- Two bedrooms, ensuite, open plan living area
- Extensive ocean and shipping lane views
- Short walk to the sand and Coastal Walkway
- Secure parking, pool and BBQ area
- On site manager to take care of things

Sale \$690,000
View By appointment
Danelle Wiseman 0427 154 915
danelle.wiseman@raywhite.com
raywhitecaloundra.com.au/424278

Caloundra



Caloundra Unit 1 'Horizons' 30 Canberra Terrace

When Size Is Important!

If you are looking for a large spacious home but don't want the hassle of a yard and maintenance you need to look at this amazing executive apartment. Encompassing the entire ground level, a massive entertaining courtyard, a gorgeous north east aspect and surprising views!

- Massive ground floor executive apartment
- 4 bedrooms, 3 bathrooms, large open plan living
- Elevated, CBD location in the heart of Caloundra
- Bonus entertainer's deck, just like a back yard!
- Secure parking for two cars, pool BBQ area

Sale \$599,000
View By appointment
Danelle Wiseman 0427 154 915
danelle.wiseman@raywhite.com
raywhitecaloundra.com.au/757616

Caloundra



Why Invest in the Caloundra area?

One of Australia's largest infrastructure projects is about to be unleashed in the midst of a city of 340,000 people. Over the first five years of the venture's phased eight-year construction life, some \$1.5 million will be spent on it every day. During the peak first three years of building, the construction workforce will average about 2000. And when it's finished, it will create 10,000 permanent jobs - which immediately tells you that it's not a resources project.

And because it's not a headline-grabbing digging or drilling operation, that's possibly why only the locals really know about it, despite the resources-like multi-billion dollar budget.

The core of the hub is the Sunshine Coast University Hospital which will be the world's sixth-largest teaching hospital with a massive flow on effect of employment and expenditure in the area. You can already see what this type of activity is doing to property values and demand in your own area.

Contact me for more information.

Danelle Wiseman Sales & Marketing Consultant
danelle.wiseman@raywhite.com

telephone **07 5491 0918** mobile **0427 154 915**
www.raywhitecaloundra.com.au



Bli Bli 7/5 Bottlebrush Avenue

3 2 2

10 Min To Beach, Plaza, Airport & Rail

Sale

\$370,000

View Any time by appointment

Natasha Hackenberg 0401 601 691

natasha.hackenberg@raywhite.com

www.raywhitebilibli.com.au/BLI10592

- Safe & secure, tucked privately in gated complex
- Large, open plan, light and airy living area
- Modern kitchen, sparkling bathrooms + 3rd WC
- 3 bedrooms, master with ensuite & balcony
- Private patio surrounded by lovely gardens
- Ducted, reverse cycle a/c, small quiet complex
- Double lock up garage plus loads of storage
- Ideal investment or great to lock up and go
- Current market rental appraisal: \$365pw approx

Kiels Mtn/Woombye 15 Shires Road

4 3 4

5 Useable Acres With Town Water!!!!

Sale

\$655,000

View Any time by appointment

Natasha Hackenberg 0401 601 691

natasha.hackenberg@raywhite.com

www.raywhitebilibli.com.au/BLI10615

- 4 double bedrooms, all with built in robes
- Large timber kitchen + open plan living
- Ducted a/c + ducted vacuum, 9' ceilings
- Solar hot water, solar electricity, water tank
- Liveable, double l/up garage + 6m x 6m shed
- Ideal for horses or trucks and machinery
- Quality home, close to quality private schools
- 10 min to Plaza & beach, 50 min Bris. airport
- Current market rental appraisal: \$490pw

Bli Bli

Bli Bli



Maroochy River 15 Highlands Hill Road

4 2 2

1.5 Acres! Charm & Tranquillity

Sale

\$575,000

View Any time by appointment

Natasha Hackenberg 0401 601 691

natasha.hackenberg@raywhite.com

www.raywhitebilibli.com.au/BLI11293

- Absolutely beautiful character filled home
- 4 beds, huge master, WIR, ensuite + balcony
- Large open plan living + formal lounge & dining
- Nth facing deck with breathtaking rural views
- DLUG, internal access, storage + workshop
- Quiet, sought after location, elevated, breezes
- 15 min to Plaza, beach, airport, rail, school
- Regretful sale, MUST be sold ASAP!
- Current market rental appraisal: \$460pw

Maroochy River 30 Parkyn Hill Place

4 2 6

Owners Purchased Elsewhere, Must Sell

Sale

\$789,000

View Any time by appointment

Natasha Hackenberg 0401 601 691

natasha.hackenberg@raywhite.com

www.raywhitebilibli.com.au

- Stylish family home on 1.53 useable acres
- Stunning open plan living, bi-folds to outdoors
- Lge modern kitchen, quality appliances + stone
- 3 separate living areas, good size bedrooms
- DLUG + 6mx6m shed + 2 carports, sep d/way
- Electric gate, intercom, playground, great street
- Fantastic location, 15 min beach, Plaza, airport
- Very impressive, quality home, must sell now!
- Current market rental appraisal: \$580pw approx

Bli Bli

Bli Bli



Beerwah 1382 Roys Road

4 2 3

Aquatic Wonderland

- Ideal family aquatic lifestyle property
- Enclosed ent area with views of waterfront
- Polished timber floors, and air conditioned
- Spacious 5694m² flood free block
- Short stroll to waterfront
- Approx 50,000 litres rainwater
- Large 3 bay 9m x 9m powered shed
- Short drive to public boat ramp
- 25 mins to Caloundra, 40 mins to Brisbane

Sale

\$499,000

View Call agent for details

Andrew Dobbie 0427 859 399



Beerwah 9 Lachlan Crescent

4 2 2

Family Home With Luxury Comforts

- 3 year young home in superb location
- Zoned ducted a/c, 2 separate living areas
- Spacious kid / pet friendly backyard
- Large elevated 2000 sqm block
- Colorbond fenced yard
- Side access to backyard, room for sheds
- Swimming pool
- Close to shops, schools, transport, golf
- 25 mins to beaches, 50 mins to Brisbane

Sale

Offers Over \$450,000

View Call agent for details

Andrew Dobbie 0427 859 399

Beerwah



Beerwah 21 Beerwah Parade

4 2 2

Live, Work, Invest or Develop

- Large covered outdoor area
- 2 great indoor entertainment areas
- Recently renovated kitchen
- All rooms air conditioned
- Fully fenced 801sqm block
- Great location for home based business
- 2 garden sheds for outdoor storage
- Close to golf course
- Walk to town centre, transport, schools

Sale

\$350,000

View Call agent for details

Andrew Dobbie 0427 859 399

Beerwah

Beerwah

INVESTMENT POTENTIALS

Glasshouse Mountains

4 Bed, 2 Bath, Pool, Large Shed, ½ acre	\$395,000 Neg	Rent at \$380/wk
3 Bed, 1 Bath, ½ acre	\$379,000	Rent at \$360/wk
4 Bed, 2 Bath, 2 Living areas, ½ acre	\$375,000	Rent at \$380/wk
4 Bed, 2 Bath, 4 Toilets, 2 Kitchens, 2 Living areas	\$500,000+	Rent at \$500/wk
3 Bed, 1 Bath, Shed, Close to town	\$329,000	Rent at \$320/wk

Beerwah

3 Bed, 1 Bath, 2 Toilets, 2 Bay Shed, walk to town	\$290,000+	Rent at \$300/wk
4 Bed, 2 Bath, Walk to town, 2 year old	\$375,000	Let at \$390/wk
4 Bed, 2 Bath, Walk to town, 3 year old	\$365,000	Let at \$375/wk
3 Bed, 2 Bath, Studio, Close to town	\$380,000 Neg	Rent at \$370/wk
3 Bed, 1 Bath, Close to town, 800sqm block	\$315,000	Rent at \$330/wk
2 Bed, 1 Bath, 1040 sqm block	Offers Mid \$200's	Let at \$230/wk
3 Bed, 1 Bath, 607sqm block, Town central	\$295,000	Let at \$300/wk
3 Bed, 1 Bath, 651sqm block, Town central	\$285,000	Let at \$290/wk

Andrew Dobbie and Paul O'Brien 0427 859 399

Beerwah



Get Results.

Talk to your real estate agent about how to list your home.

Domain.com.au
Incorporating **PROPERTYWeek**

4609113a

Local knowledge and experience to give you the **Sunshine Coast Lifestyle** ...

We are talking and selling to people in your region 3 properties SOLD in 3 weeks to buyers from Emerald and Moranbah. Here's what they are saying:

“ Because of the distance, we needed an agent we could trust and rely on to help us buy our property, thankfully we found Ben ... he made it a simple process with no fuss. ”
Mike and Leona Taber – Moranbah.

If you are looking to buy property on the Sunshine Coast call today!

Ben Wilson 0407 584 378
(Principal) ben.wilson@raywhitelifestyle.com

Ray White Lifestyle

www.raywhitelifestyle.com

Ground Floor, 9 Nicklin Way, Minyama
Phone: 07 5458 5777 Fax: 07 5458 5788
2/10 Maple Street, Maleny
Phone: 07 5499 9966 Fax: 07 5492 6540



Maroochydore Unit 16 "Mylos" 2 Maroubra Street 2 1 1

So Affordable On The Alex Front Row

Simple as this! Generous sized 2 bedroom apartment, filtered ocean view, resort facilities and directly opposite the beach for mid \$200,000's! Yes any buyer in the \$200 - mid \$200 range should inspect this great unit before buying elsewhere. This will be the best value for money along Alexandra Parade, great affordable holiday investment!

Sale

Mid \$200,000 buyers must inspect
View Phone agent for inspection time
Brent Higgins 0414 775 133
brent.higgins@raywhite.com
raywhitemooloolaba.com.au

Mooloolaba



Buderim 49 Quorn Close 4 3 2

3 Acre Homestead On Buderim Mountain

A sustainable modern Queenslander designed by Noosa Architect Ken Robinson, nestled on a gently sloping 1.4 hectares with the ideal Northerly aspect. The interior of the home exudes a feeling of light and space with raked ceilings and generous glazing bringing the outdoors inside. Open plan living areas and bedrooms flow onto north facing all weather decks overlooking lush tropical foliage.

Auction

On site Saturday, May 5 at 2pm
View by appointment
Judy Wild 0419 798 905
Lew Pottinger 0419 788 547
lew.pottinger@raywhite.com
raywhitebuderim.com.au/657309

Buderim

Ray White



Maroochydore Unit 2302 'Horton Apartments' 1A Mungar St 2 2 1

We Will Meet The Market - Must Sell

- GREAT INVESTMENT OPPORTUNITY
- Modern contemporary unit
- On site facilities include quality pool & gym
- Quality fittings throughout, secure parking
- Stone bench tops to modern kitchen
- Private balcony overlooking golf course
- Leased @ \$380 pw, exceptional yield assured
- Walk to everything - shopping, cinema, dining
- Genuine offers prior will be considered

Auction

In Rooms Tuesday 10th April from 5.30pm
Lake Kawana Community Centre, Birtinya
View By appointment
Ben Wilson 0407 584 378
ben.wilson@raywhite.com
raywhitelifestyle.com/1865021



Bells Creek 687 Bells Creek Road 4 3 5

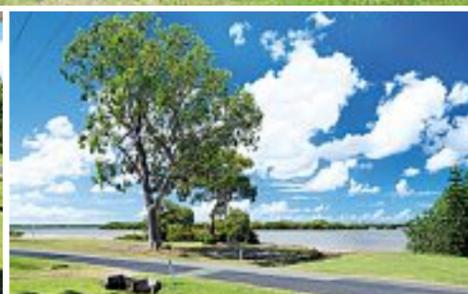
Magnificent Riverfront Lifestyle

- 3.5 acre property - absolute waterfront position
- Open plan living, dining and kitchen area
- Caloundra - 5 mins by boat, 20 mins by car
- Covered deck captures cooling breeze
- Direct access to river for boating & fishing
- 2 large sheds, plenty of work areas/storage
- Envious lifestyle assured
- First time offered to market in nearly 20 years
- Serious sellers want this sold!

Auction

In Rooms Tuesday 10th April from 5.30pm
Lake Kawana Community Centre, Birtinya
View By appointment
Ben Wilson 0407 584 378
ben.wilson@raywhite.com
raywhitelifestyle.com/1857447

Lifestyle



Toorbul 52 Esplanade

3 1 1.5

Waterfront Living At A Great Price!

- Endless views and direct access to waterways
- Unmatched lifestyle in quaint coast township
- Brisbane airport only 45 minutes away
- Caloundra and beaches only 40 minutes away
- Open plan living with near new kitchen
- Side access to rear shed + garden shed
- Currently tenanted with good returns
- Owners are motivated to sell
- Offers prior to auction invited

Auction

In Rooms Tuesday 10th April from 5.30pm
Lake Kawana Community Centre, Birtinya
View By appointment
Ben Wilson 0407 584 378
ben.wilson@raywhite.com
raywhitelifestyle.com/1857244

Lifestyle

Lifestyle



Dicky Beach 11 Dicky Beach Close

Land

Building Opportunity - Close to Beach

- Vacant land with ocean views
- 691m² elevated level block
- Walk to beach, shops, schools
- Building plans available
- Family friendly leafy estate
- 2 sides of block already fenced
- Surrounded by premium homes
- Changed circumstances force sale

Sale

By Negotiation
View Anytime
Ben Wilson 0407 584 378
ben.wilson@raywhite.com
raywhitelifestyle.com/1830451

Lifestyle



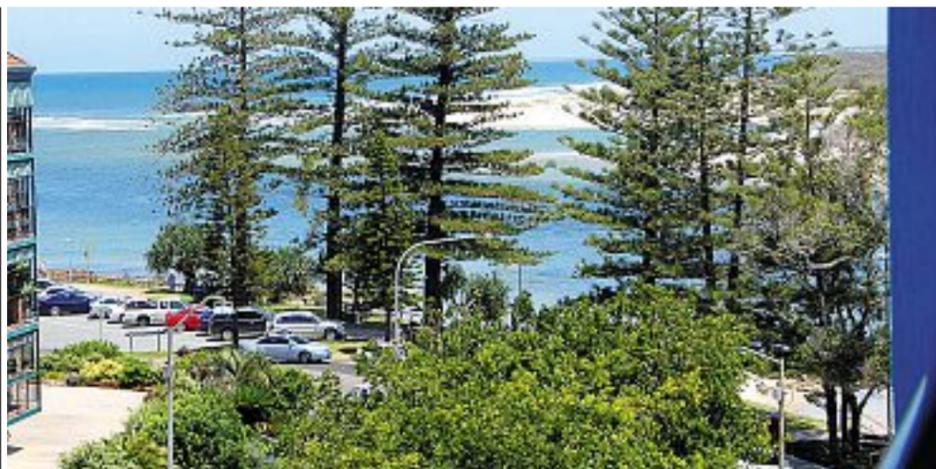
Alexandra Headland U13 'Highwater' 32-34 Camfield St 2 1 1

Your Investment 'Gold Mine'

- Prime "blue-chip" location, wide ocean views
- Generous unit with sunny North-East aspect
- Large open-plan living opens to ample balcony
- Good sized kitchen with plenty of bench space
- Two double-sized brms, walk-in wardrobe
- Two-way bathroom, separate toilet & laundry
- Secure carpark, huge private roof-top terrace
- Beachside location, stroll to shops and surf
- Outstanding value is assured, inspect now!

Sale

By Negotiation
View By appointment
Mitchell Dickens 0428 452 078
mitchell.dickens@raywhite.com
raywhitelifestyle.com/1844555



Caloundra Unit 403 'Belaire Place', 34 Minchinton St 1 1 1

The Sunshine Coast's Cheapest Unit!

- Now's the time to get into the market!
- One bedroom apartment on the 4th level
- Spacious master bedroom with ensuite
- Large combined living and dining
- Huge balcony with direct ocean views
- Fully furnished, air-conditioned, like new
- Professional on site management
- 50m walk to Bulcock Beach and CBD
- A stepping stone to bigger things...

Sale

Offers from \$175,000
View By appointment
Matt Glynn 0404 315 066
matt.glynn@raywhite.com
raywhitelifestyle.com/1762934

Lifestyle



Peachester 9 Jeanne Court 4 3 6

Away From The Hustle & Bustle

- Prestige acreage lifestyle on 8028sqm block
- Designer built 320m² contemporary home
- Formal and informal living areas
- Quality timber floors and granite tiles
- Modern designer kitchen, stone bench tops
- Fully tiled wet edge pool and pool house
- Undercover entertaining area, built in bbq
- Solar hot water system and 3 x 22000 lt tanks
- Only 30 minutes to Caloundra and beaches

Sale

By Negotiation
View By appointment
Ben Wilson 0407 584 378
ben.wilson@raywhite.com
raywhitelifestyle.com/1857582

Lifestyle

Lifestyle



Minyama U254 'The Groves' 25 St Vincents Court 2 1 1

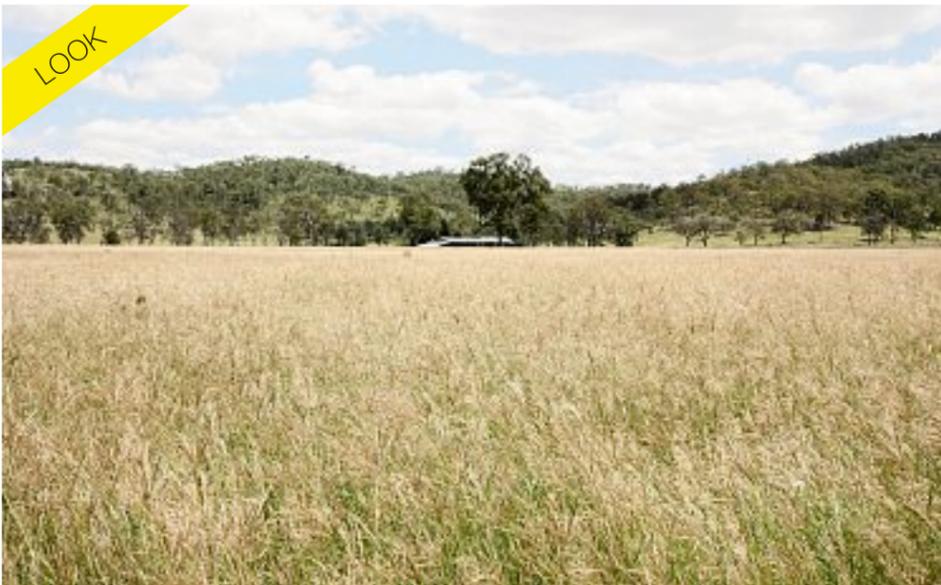
Cheap Villa Neighbouring Mooloolaba

- Popular and sought after single level complex
- Good returns, low fees, assured capital growth
- Well maintained, comfy and cosy 2 bedroom villa
- Lounge / dining combination with air cond
- Central atrium incorporating open courtyard
- Large single lock-up garage with auto door
- Spacious fully fenced yard, covered patio
- Convenient to all facilities and transport
- Must be sold ... don't miss this one!

Sale

\$289,000
View By appointment
Ian Baker 0409 570 231
Nigel Baker 0409 511 622
ian.baker@raywhite.com
nigel.baker@raywhite.com
raywhitelifestyle.com/1858899

Lifestyle



1150 Plus Acres Under Instruction to Sell

8 2

Irrigation, Cropping, Grazing

25km North of Goomeri, only 4km off the Burnett H'way. Highest Queenslander home. 2 haysheds adjoin each other; one having 5 bays plus lean-too (6x10m each), 2nd shed being 21x10m plus a lean-too. Lying adjacent to "Boonara Ck" 100 acres of irrigated cultivation, deep alluvial creek flats. Additional creek flats include a spread of Apple tree & Blue Gums amongst Rhodes grass.

For Sale

Gary Corbett 0418 190 692 | 0418 764 158
gary.corbett@raywhite.com | 07 5481 1944
www.gympiefarms.com.au

Ray White Rural Gympie



All About Lifestyle-2 Unique Homes-31 Acres

4 2

- Stunning 2 level, 4 bedroom plus office
- Absolute privacy, views, lifestyle changer
- Handy Wolvi State Forrest, Tin Can Bay & Gympie
- Suit horses, cattle, rich scrub type soils
- Cattle yards, loading ramp
- VIEW: www.gympiefarms.com.au

For Sale

Expressions of interest
Gary Corbett 0418 190 692 | 07 5481 1944
gary.corbett@raywhite.com
www.gympiefarms.com.au

Ray White Rural Gympie



"Cahoola" Unique 88 Acre Lifestyle Property

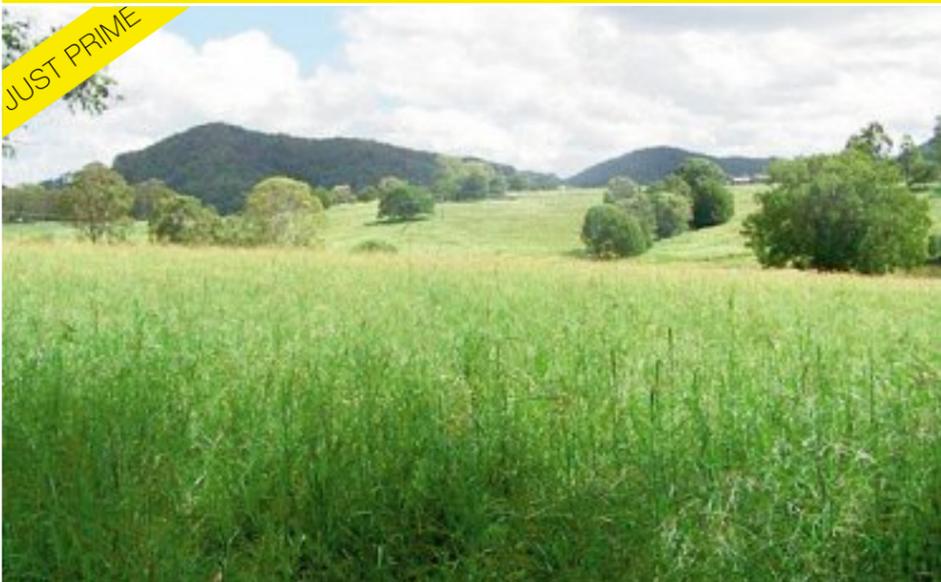
Just superb! This property has the WOW factor and would suit family 'together time', small stud for horses, ample accommodation with 3 cabins plus liveable shed. High carrying capacity with improved pastures, long pristine creek frontage and ultimate privacy.

- VIEW: www.gympiefarms.com.au

For Sale

Expressions of Interest
Gary Corbett 0418 190 692
Lindsay Leacy 0413 848 392 | 07 5481 1944
www.gympiefarms.com.au

Ray White Rural Gympie



Suit Cattle / Small Crops

- Private & secluded at Goomboorian, half way between Gympie & Tin Can Bay
- Magnificent 110 acres scrub soil, fully fenced
- Massive dam, working bore, 4 bay machinery shed, cattle yards
- Grow anything country, long creek frontage, State forestry at rear
- VIEW: www.gympiefarms.com.au

For Sale

\$749,000 neg.
Gary Corbett 0418 190 692
Lindsay Leacy 0413 848 392 | 07 5481 1944
www.gympiefarms.com.au

Ray White Rural Gympie

Proudly presented by **Ray White Rural Gympie**
www.gympiefarms.com.au

Ray White



CALOUNDRA - AMAZING VIEWS AMAZING VALUE!

2 Bed | 2 Bath | 1 Car

Unit 807 'Monaco' 12 Otranto Avenue

This brand new 8th level apartment enjoys sweeping views of the ocean, Pumicestone Passage and over to the beautiful sunsets beyond the Glasshouse Mountains.

Superbly finished to a high standard, this light filled open plan apartment could be your dream purchase come true.

Expansive use of glass ensures the magnificent views can be seen from the moment you open the door from your private north facing courtyard entry.

Monaco offers resort living with heated pools and spa, bbq terrace, sauna, well equipped gym, games room, conference facilities and the services of an experienced on-site Manager.

- | Prime CBD location
- | Close to the beach
- | Choice of restaurants close by
- | Perfect for permanent living or investment
- | Consistently high occupancy
- | Fully air conditioned
- | Secure car parking + storage

Price: \$550,000
Inspect: Phone or email for details
Christine Alles & Bev Caldwell
(07) 5491 1824
monacocaloundra@henzells.com.au



**BUY NOW
& SAVE
\$20,000
SELLING FAST
ONLY 11
REMAINING!**

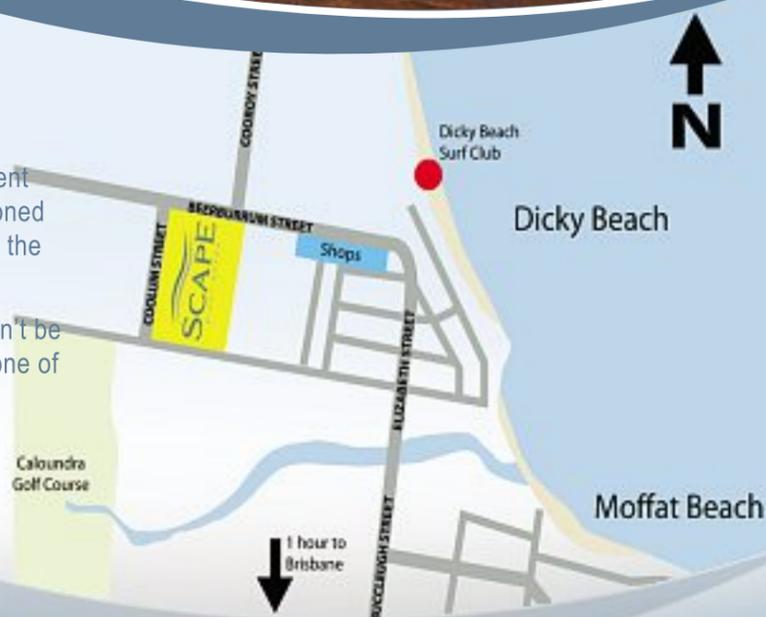
SCAPE

DICKY BEACH

Wake up to Scape...
...with beachside home/sites starting from a greatly reduced \$299,000

Finally you can wake up to the sounds of the surf for a price not seen in years. The recent release of this affordable land at Scape is only a stones throw to Dicky Beach and positioned for your convenience. Whether you enjoy shopping, boating, golfing or simply relaxing at the beach, Scape sits uniquely at the centre of it all.

One hour to Brisbane and one minute to the sands of one of the Coast's best beaches. Don't be kicking yourself in 2 years time knowing that you had the opportunity to purchase land in one of the Sunshine Coast's hotspots for under \$300,000.



BEACHSIDE HOMESITES FROM \$299,000*

just 400 metres from the surf.

Cnr. Coolum & Beerburum Streets, Dicky Beach

Contact our land sales agent Barry Davidson today on 1300 307 242 or visit www.scapedickybeach.com.au

*Price includes \$20k discount



NEW TOWN HOMES

Extra Large, Pet Friendly

PREMIUM ELEVATED POSITION

MAGNIFICENT VIEWS

COOLING BREEZES

ASPECTNORTH

www.aspectnorth.com.au

From \$369,000 - \$425,000

Developer
will guarantee
the First Tenant
Income from
Day One



Aspect North at Brightwater

(Stage 2)

Photinia Crescent, Brightwater Estate

- Construction has started - concrete slabs have been laid, due for completion June 2012.
- You can still secure house-size town homes off the plan at Stage 1 prices with fantastic views.
- 3 bedroom and 4 bedroom options available in double storey duplex style format from 176 - 194 sqm floor area with double lock-up garages and some with huge backyards.
- Full turn key finish, ready to live in with ducted air conditioning and stone bench tops. Ideal for owner/occupiers with fantastic elevation and magnificent north and eastern views to Mooloolaba and the ocean.
- Centralised pool and bbq area makes it an idyllic resort-style complex with on-site management and low body corporate fees.

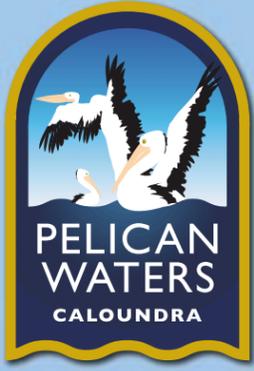
We will match the Government building boost incentive dollar for dollar - ACT NOW!

Investors!

- Rent projected at \$400-\$500 per week
- Ask about the Executive Rental Package for the next 6 buyers
- Located so close to the University and the new \$2 billion hospital precinct
- The future tenancy demand is almost certainly underwritten
- With over 5000 projected population, schools, parks, taverns, shopping centres will all be walking distance - why not own the premium position in Brightwater Estate - ASPECT NORTH



Contact Jason Jaeger 0414 703 873



“We definitely made the right

Move”



Queensland's premier residential waterbased community Pelican Waters on the Sunshine Coast, blends Pelican Waters Golf Club, a Greg Norman designed golfers paradise, with a water filled playground for those that aspire to the best things in life. With the only new ocean access waterfront home sites on the Sunshine Coast take the time out now to visit Pelican Waters and start living a future you have always dreamed of.

TRUE WATERFRONT HOME SITES ARE NOW SELLING.



Contact our friendly sales staff or visit the waterfront sales office and display village on Whitehaven Way, Pelican Waters. Ph: (07)5492 3055. www.pelicanwaters.com





EXECUTIVE APARTMENTS – EXCLUSIVE ADDRESS

2+ Bed | 2+ Bath | 2+ Car

17 Amaroo Drive

Situated in Buderim's most prestigious address, these stunning brand new two bedroom + study apartments offer generous living spaces and striking interiors. 'Amaroo On Buderim' - extraordinary apartments that are without peer.

With a perfect location in the heart of Buderim where a short walk delivers you to numerous cafes, restaurants, brasseries and boutiques as well as shopping, medical and transport, nothing is too far away.

If luxury, privacy, security, capital gains and position are what you are looking for – 'Amaroo On Buderim' delivers.

LAST 2 REMAINING – DEVELOPER WILL MEET THE MARKET

- | Ducted Air-Conditioning
- | European Appliances
- | Granite Bench Tops
- | Solar Hot Water
- | 9ft Ceilings
- | Private Courtyards
- | Small Security Gated Complex

Price: \$695,000
Inspect: By Appointment
henzellsbuderim.com.au
Geoffrey Ryan 0438 458 808
geoff.ryan@henzellsbuderim.com.au



BUDERIM - BEST VALUE VIEWS ON BUDERIM

3 Bed | 2 Bath | 2+ Car

1/21 Ballinger Court

Enjoy a birds eye view of the coast from this well positioned apartment in Buderim.

An ideal investment with the same tenant for over 6 years. The apartment is located only two minutes walk to the Buderim village, coffee shops, boutiques etc & only 5 minutes to the beach.

Consisting of 3 double bedrooms with ensuite to the master, two bathrooms and a double garage with extra storage.

At the rear there is a large private courtyard for entertaining or for enjoying a bit of peace and quiet.

A great investment returning \$325.00 P/W

Price: \$345,000
Inspect: By Appointment
henzellsbuderim.com.au ID: 1857348
Geoffrey Ryan 0438 458 808
geoff.ryan@henzellsbuderim.com.au



AUCTION



PELICAN WATERS - LUXURY HOME & COMMITTED VENDORS = PERFECT SALE 4 Bed | 2+ Bath | 2 Car

65 Mahogany Drive

The Vendors require an urgent sale and will meet the current market. This affordable luxury home has new carpets & ducted air.

- | Magnificent golf course views, solar heated pool
- | Great inside/outside ent. area with built in BBQ
- | Gourmet granite kitchen, high ceilings, media room
- | Formal/informal living, big luxury master bedroom

Auction: In Rooms Wednesday 4th April, Rumba Resort at 6pm

Inspect: Saturday 1-1.30pm & 4-4.30pm or contact agent for details

henzells.com.au ID: MAHO65

Michael Lindsay 0421 017 046

mlindsay@henzells.com.au



AUCTION



PELICAN WATERS - DEEPWATER IN HOT WATER

4 Bed | 4 Bath | 2 Car

29 Deepwater Circuit

Circumstances have changed and the vendors need to go. This is an opportunity to purchase a superb home in such a prestigious area.

- | Four large bedrooms (all ensuited) 4 bathrooms
- | 3 living areas including media room and rumpus
- | Gourmet kitchen, walk in pantry, office, parents retreat
- | Pool, electric gate, ducted air con + much more!

Auction: In Rooms Wednesday 4th April, Rumba Resort at 6pm

Inspect: Contact agent for details

henzells.com.au ID: DEEP29

Michael Berry 0407 913 773

mberry@henzells.com.au



AUCTION



MOFFAT BEACH - BUILD YOUR DREAM HOME

Residential Land

36a William Street

Vacant land at Moffat Beach is very scarce, be one of the lucky few who can build their dream home here.

- | Enjoy the lifestyle, surfing beaches, restaurants
- | Large private level 784m² block - room for a pool, sheds or granny flat!
- | Walking distance to schools, shops, beaches and transport
- | Make use of the \$10,000 Queensland Government Building Grant for new homes

Auction: In Rooms Wednesday 4th April, Rumba Resort at 6pm

Inspect: Anytime

henzells.com.au ID: WILL36A

Mel Elliott 0403 263 125

melliott@henzells.com.au

Buying a property

with Rod Burton in 5 simple steps...

Buyer Specialist

- 1. Meet Rod Burton at Henzells Agency Caloundra**
- 2. Tell Rod exactly what you want either by phone, email or face to face**
- 3. Get a free Financial Health Check**
- 4. Inspect what Rod has found**
- 5. Make an offer & sign a contract**





KINGS BEACH – MUST BE SEEN, MUST BE SOLD

2 Bed | 2 Bath | 1 Car

Unit 4 Wickham Point, 44 Victoria Terrace

A rare opportunity has presented itself to own a middle unit with uninterrupted views of Moreton & Bribie Islands and then spanning across to the Glasshouse Mountains. This recently renovated unit is spacious with open plan living flowing out to a large balcony where you can relax and enjoy this superb location.

Auction: Wednesday, 4th April
 In Room At Rumba Resort At 6pm

Inspect: Saturday & Sunday
 1-1.30pm &
 Thursday 6-6.30pm

henzells.com.au ID: WICKH4
Carol Carr 0435 807 324



CALOUNDRA – LARGE COURTYARDS WITH VIEWS

3 Bed | 2 Bath | 2 Car

Units 106 & 107 Rumba, 10 Leeding Terrace

This seller is dangerously determined to sell. Exceptional apartment living in Caloundra's new 5 star resort complex...

- | Views over the beach, Bribie Island and beyond
- | Master bedrooms feature ensuites with spa baths
- | Fully furnished with designer package included
- | The BEST RENTAL RETURNS in Caloundra!

Auction: Wednesday, 4th April
 In Room At Rumba Resort At 6pm

Inspect: Saturday & Sunday
 1-1.30pm

henzells.com.au ID: RUMB106 & RUMB107
Doug Wilson 0417 734 592



CALOUNDRA – ESCAPE TO PEACEFUL PARADISE

3 Bed | 2 Bath | 2 Car

Unit 1062 Aspect, 80 Lower Gay Terrace

This could be the perfect destination for your holidays.....or live the permanent lifestyle that dreams are made of...

- | Two balconies, north south aspect, stunning views
- | King size master with spa and views
- | Tennis court, pools, gym, sauna and theatre
- | Beautifully presented property, a must view!

Auction: Wednesday, 4th April
 In Room At Rumba Resort At 6pm

Inspect: Saturday & Sunday
 2-2.30pm

henzells.com.au ID: ASPE1062
Doug Wilson 0417 734 592



CALOUNDRA – MUST SELL BY END OF FINANCIAL YEAR!

2 Bed | 2 Bath | 1 Car

Unit 301 Rumba, 10 Leeding Terrace

Located on the third floor with magnificent uninterrupted views of the Pumicestone Passage in a class of its own!

- | Prime location, beaches and shops at your doorstep
- | Beautifully appointed with integrated smart wiring
- | One hour from Brisbane's CBD and airport
- | Brilliant occupancy and the best rental returns!

Auction: Wednesday, 4th April
 In Room At Rumba Resort At 6pm

Inspect: Saturday & Sunday
 12 - 12.30pm

henzells.com.au ID: RUMBA301
Doug Wilson 0417 734 592

I AM not THE SNAKE WHISPERER

.....but I can help you PROTECT YOUR SPACE with our Solar Powered Snake Repeller which uses sonic and vibration technology to ward away snakes covering approx 600 Sq metres or a 30 metre diameter circle.



One unit\$99
 Two units\$150
 Additional units.....\$75

30 day money back guarantee
 Australia wide delivery

* charges apply

Visit our website www.ezypetsolutions.com.au for more information and other products:

- Dog bark collars for nuisance barkers
- Fenceless containment systems for wandering dogs

Features:

- Base pole emits vibration through the earth
- Solar panel emits sound waves through the air
- Rechargeable/Replaceable Ni-MH battery
- Continuous around the clock protection
- Transportable - great for camping
- ON/OFF switch
- They WORK!

Call 1300 92 03 79 7 DAYS

4539286aa



CALOUNDRA 5491 2000 | PELICAN WATERS 5492 3055 | MOOLOOLABA 5444 8888 | BUDERIM 5445 1800

SALES | RENTALS | HOLIDAYS | COMMERCIAL | PROJECTS



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Residences from \$398,000

Construction commencing March 2012

The Pavilions, contemporary three bedroom residences located in a prestigious enclave within the meticulously masterplanned community of Peregian Springs.

DISPLAY HOME

Open 10am to 4pm Tuesday-Saturday or by appointment.
 Corner Peregian Springs Drive and Ridgeview Drive,
 Peregian Springs.

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geoff.ryan@henzellsbuderim.com.au
www.henzellsbuderim.com.au



Buderim

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GEOFF HAS ASSISTED OVER 700 FAMILIES FIND A NEW HOME

Call Henzells Buderim for any of the following services

- Residential Sales
- Acreage Sales
- Commercial Sales
- Residential Property Management
- Commercial Property Management

Free Property Styling For Any Property Listed For Sale



Geoff Ryan 0438 458 808
geoffrey.ryan@henzellsbuderim.com.au



How One Stop Changed My Finances, My Relationship and My Life ...

I still remember the first day he left me to go earn the 'Big Money'. His first job was four weeks on and only one off. This was not going to be easy; we had never spent that kind of time apart.

I could have gone with him, found a place nearby that he could come home to so he wouldn't have to be part of the FIFO crew. But I wanted to give my family the best; I wanted them to have the lifestyle and the opportunities that the Sunshine Coast has given me over the years. Friends, surf, shops, schools, sport, hospitals... the list goes on, and so we decided I would stay behind.

I'll admit; there were times I'd wonder if it was all worth it. 'Do my kids really need the best?' It was only a fleeting question, but the fact I asked myself in the first place worried me. You see I felt like I was raising the kids on my own, even when he was there, he was never 'there'. Don't get me wrong I know he needed 'him' time, but I needed 'him' time too, to give me some 'me' time.

Constantly running around paying the bills and rent, it felt like we were going nowhere and I missed my man. Was the extra income really worth while? So when the family started to grow and we needed to find a bigger place to rent, I was not looking forward to it. And I know he wasn't looking forward to spending what little time he had off running around to all these real estate places, for them to be late, show us run down houses that were nothing like what we wanted. You know the drill.

Then, one day we walked in to a real estate agency and got the shock of our lives. They were the first and only agency to ask us what our goals

were. This flawed us both and I'm a little ashamed to admit it, but we had to tell them that "we didn't really have one, well apart from the old, 'Get rich and retire young'" to which they replied "Would you like us to help you achieve that?"

Here comes the old sales pitch, we were thinking. I mean, we had been on a good wage but for some reason we just didn't have what we probably should of in the bank, and we hadn't gone to see our guy from the bank in ages, what could they do for us?

Within five minutes they had us sitting down with Cam Warren, their expert in finance and he was running through all our options, things we had no idea about. The best part is he just wanted to help, at no stage did we feel the pressure to do something now, but we knew it was time to.

After sorting out our finances and limits, we had our pick of properties from around the coast. If we wanted beach front they had it. Units? They had it. Hinterland properties? They had it.

To cut a long story short, we found our dream home. We actually bought two more properties that we are renting out through their rental department. And we have put in place a five year plan that involves our new goal, of owning our own business, that no doubt we will purchase through their commercial guys.

Elders Mooloolaba and Nambour really are the one stop customer service centre that increased my finances, helped my relationship and definitely changed my life! Thank you Elders!



Real Estate



- Residential Sales
- Business Sales
- Lifestyle Properties
- Small & Hobby Farms
- Commercial Property
- Property Management
- Financial Planning
- Insurance
- Home Loans

Come in and talk to us Today

Elders Real Estate makes more possible

Mooloolaba 07 5477 5777

Nambour 07 5441 5442



Mooloolaba



Auction In Rooms 'Mantra Resort' Mooloolaba Friday 30th March at 5.00pm

Inspect By Appointment

Have An Early Morning Swim Before Breakfast!

Stunning home in a highly sought after yet seldom available street in Mooloolaba. The kids have gone and the owners have plans with a deadline in mind so do not waste anytime. Multiple living areas over two levels, suit dual living or home business. 5 bedrooms, main with ensuite, 3 bathrooms. Several outdoor entertainment decks, inground pool set in 706m² tropical gardens. Lock up garaging for 2 cars and good size workshop. With a deadline in place do not waste time.

Contact: Diana Davidson 0407 392 850 Cameron Davidson 0437 787 921 Elders Mooloolaba

Web Id 4049268

Auction

HOT INVESTMENT
- Would Rent for \$400 per week



Sippy Downs



\$399,000

Inspect By Appointment

Most Affordable 4 bedrooms \$399,000

- Clever and versatile open plan design
- 4 bedrooms, ensuite to main
- Sun filled outdoor area, shaded by sails
- Double lock up garage, easy care gardens
- Level walk to schools, childcare, University & Shopping Centre

Contact: Diana Davidson 0407 392 850

Elders Mooloolaba

Web Id 3956682

For Sale



Mountain Creek



Around \$600k

Inspect By Appointment

Mini Acreage Within Town Centre

- Private 1581m² Mini Acreage
- Great family home, formal lounge & dining with fire place
- Large tiled family room flowing to family outdoor entertainment area
- Sparkling pool, sprawling lawns with trees for privacy
- 4 bedrooms generous in size (ensuite to main)
- Double lock up garage and plenty of side access
- Serious sellers so call me today

Contact: Diana Davidson 0407 392 850

Elders Mooloolaba

Web Id 460650

For Sale



Mooloolaba



Inspect By Appointment

Auction on site Friday 13th April 5.30pm

Make This Upcoming Friday The 13th Your Lucky Day (p.s. check out the video)

For the current owners 13 is their lucky number make this upcoming Friday the 13th your new lucky day and break the superstition. Features at a glance: • House is over 2 levels • 5 Bedrooms • 2 Bathrooms • Multiple living areas • Salt water pool + cover • Covered outdoor entertaining area • Plenty of storage • 3 Minute walking distance to Mooloolaba • Located in the Mt Creek High School zone. Check out more reasons to buy this home at www.eldersmooloolaba.com.au

Contact: Cameron Davidson 0437 727 981 Elders Mooloolaba

Web Id 4122978

Auction

View video online



Maleny 4 3 2

Auction In Rooms 'Mantra Resort' Mooloolaba Friday, 30th March at 5.00pm

Inspect By Appointment

Vendor Has To Sell - Be Quick!

- This will be the best value purchase in Maleny this year
- Vendors very negotiable as committed elsewhere
- Pre-auction offers encouraged
- Desperately need offers this week as other house purchase may fall over

Contact: Peter Thompson 0429 061 444 Elders Nambour

Web Id 3850086

Auction

View video online



Woombye 4 3 2

Auction In Rooms 'Mantra Resort' Mooloolaba Friday, 30th March at 5.00pm

Inspect By Appointment

Gotta Go, Gotta Sell Our Dream QUICK

- Pre-auction offers encouraged
- Vendors very negotiable as committed elsewhere
- Desperately need offers this week as other house purchase may fall over
- Don't wait for the AUCTION • If the other property sells this one will be withdrawn

Contact: Peter Thompson 0429 061 444 Elders Nambour

Web Id 4054165

Auction

Real Estate Exchanges - "Good idea?"
9 properties on www.realestateexchanges.com.au

1. Would you like to sell but can't find a buyer? OR
2. Would you like to buy but have to sell your property first? OR
3. Are you afraid of selling in the "Current Market" because you believe you will lose too much money on your property?

If you answered "Yes" to any of these, then maybe your property should be included here!

Maleny
Fantastic views; tranquil setting in peaceful location; multiple opportunities to value add and timber income.
Area: 52 hectares
Closest Town: Maleny (10 minutes)
Price: \$725,000
Web ID: 479255
Exchange Requirement:
Down sizing to smaller block - not restricted to the local area; single story house ideally in rural area with 2 bathrooms & caravan storage.

Conondale
Double storey dual living in undulating open eucalypt forest; self sufficient with solar power & lots of water; lifestyle or income earning..
Area: 14 hectares
Closest Town: Maleny (20 minutes)
Price: \$570,000
Web ID: 479558
Exchange Requirement:
4 bed with ensuite & separate bath on 3/4 acre; close to Maleny, with plenty of water and possible bore; mains or solar powered.

Maleny
5 unit motel with owners/managers residence; currently generating >\$100,000pa; expansion opportunity with plans for 5 more units drawn up.
Area: 4,089 square metres
Closest Town: Maleny (5 minutes)
Price: \$1,150,000 neg
Web ID: 489203
Exchange Requirement:
Small 2 bedroom cottage on small acreage in quiet and private location on eastern side of Maleny; renovatable brick or fibro.

Landsborough
Brick & tile house and pool on flat land in tropical setting walking distance to bus and rail; plus hi carport for caravan/motor home.
Area: 4,932 square metres
Closest Town: Landsborough
Price: \$440,000 neg
Web ID: 446670
Exchange Requirement:
Dual Living in the Beerwah/Landsborough area on flat small block of land.

"Let's Talk!"
Peter Thompson
Mobile: 0429 061 444
Email: peterthompson@eldersnambour.com.au



View video online

"Killara"



Peachester 5 3 6

Contact Agent

Inspect By Appointment

High Emotion, Motivated Seller... View The Online Video

- Unbelievable lifestyle • 567 sqm federation north facing brick home • Five bedrooms with three with W.I.R., two with B.I.R., plus two ensuites • Exceptional home with quality appliances and fittings • Dual living a possibility... visit the 18x9m shed comprising an area of 6x9m with amenities • Five acres of elevated, private land • Electric front security gate and fully fenced • Saltwater swimming pool • Bore • Many extras... Check Property ID 4072757 on eldersnambour.com.au

Contact: Peter Flint 0409 263 814 Sunshine Coast Hinterland Rural Lifestyle Specialist Elders Nambour

Web Id 4072757

For Sale

BUSINESS SALES

Business	Features	Price
Digital Printer	Specialises in large format, includes printer, \$50k client base	\$25,000 + Stock
Tapas Bar	Licensed bar, seats 40, funky fit out in growing area, bargain opportunity	\$59,000 + Stock
Waterfront Bar Restaurant	Opposite busy family park overlooking river & ocean P&E value	\$60,000
Electrical Repairs	Net \$60k 5 days/week, tech staff in place, owner managers	\$65,000
Mexican Takeaway	Net \$60k, 5 days/week, 2 months off each year, easy to run	\$69,000 + Stock
Café Restaurant	Surrounded by offices, turn over \$400k, selling for P&E	\$69,000 + Stock
Corporate Café	Net \$78k, five days per week, funky fit out, easy to run, all offers considered	\$75,000 + Stock
Café , great buy at this price	T/O \$600k, new 5 year lease approx \$50k p/a, under mgt	\$79,000 + Stock
Beachside Café	Picture perfect location, new equipment, strong lease in place, business is booming	\$80,000 + Stock
Hair & Beauty Salon	Net \$48k great presentation 3 x wash basins 7 x cutting stations 3 x beauty rooms	\$75k + sav
Tourism Booking Agency	Net \$95K, home based, 5 day week, easy to operate, relocatable	\$85,000
Food Distribution	Net \$90k, blue chip client base, early starts, early finishes, highly motivated vendor	\$99,000
Bread Run	Comes with refrigerated vehicle, key suppliers in place, massive customer base, first to see will buy	\$110,000
Renovation Project Manager	T/O \$500k / annum, easy five days, systems in place, must go	\$115,000
Café in busy location	Consistent T/O, No nights, busy location, motivated seller	\$120,000 + Stock
Outdoor Furniture Retail	High profile location, exclusive brands, being sold below fitout	\$125,000 + Stock
Construction Services	Home based, service construction industry, high net profit to turnover	\$145,000
Barber Shop/Hair Salon	Best location on the coast, net \$100k, brilliant location, cheap rent, massive foot traffic	\$150,000 + Stock
Aluminium Fabrication	Strong market position, solid client base, priced to sell	\$170,000 + Stock
Very Busy Takeaway	Long established takeaway positioned in a busy shopping strip of shops	\$179k + sav
Affordable Newsagency	This would have to be the most affordable newsagency in QLD – owners retiring	\$179k + sav
Saw & Tool Sharpening Service	The regions best saw and tool sharpening service with future growth potential	\$189k + sav
Beachfront Bar Restaurant	Stunning ocean views, immaculate fitout, fully licensed, must be sold	\$199,000 + Stock
Smallgoods Distribution	Net \$10k p/month, 5 day working week, blue chip clients, est. over 20 yrs, modern plant & vehicles	\$215,000 + Stock
Convenience Store	Avg T/O last 3 years \$1.45mill, high profile location, 1 owner	\$220,000 + Stock
Franchised Signage in Noosa	Net \$114k 1.5 owners, high exposure location, great support	\$225,000 + Stock
Waterfront Deli Café	5.5 days, corporate clientele, net \$2,500/wk, 8am starts	\$270,000 + Stock
Convenience Store	Sales \$24k+ pw, Main Road location, current owners work p/t hours	\$285,000 + Stock
Health Product Distribution	T/O \$900k, distributing to pharmacies & naturopaths in QLD	\$325,000 + Stock
Restaurant in Mooloolaba	T/O \$1m avg last 3 years, Nets \$170k to owner, enviable location	\$349,000 + Stock
Niche Importing & Retail	Net \$180k, 5.5 days per week, strong market presence	\$360,000 + Stock
Power Equipment Supplier	Net \$200k 1 owner, T/O \$1.5m and growing, brand support	\$370,000 + Stock
Newsagency	Net \$180k, \$22k rent p/a, freehold available, only 1 in area	\$370,000 + Stock
Amusement Machine	96 machines in 30 long term sites, strong net income, 3 days/week	\$399,000
Systemised Manufacturer	Supplies direct to builders around Australia, only needs one employee, net \$230k, Mon-Fri	\$399,000 + Stock
Amusement Machines	70+ sited machines, Net \$140k, easy to operate, based in Toowoomba	Offers Over \$400,000
Truck Body Fabricator	Sales over \$1.4m, strong work in progress, purpose built factory	\$500,000 + Stock
Fabricating, Powder Coating	Net \$290k, established 1987, full EPA approval, freehold available	\$700,000 + Stock
Local Newsagency	Net \$250k plus "A" class newsagency with flexible hours – operating over 40 years	\$795k + sav
Retail Food Franchise	Global brand, one of Australia's top stores, sales exceeding \$1.1m and growing, new lease & fitout incl	\$880,000 + Stock
Niche Manufacturing	Net \$320k, sales are booming, T/O \$2.1m, all staff in place, easy to operate	\$890,000 + Stock
National Distribution	Net \$365k, clients include schools & government, five days/week, home based	\$1,195,000 + Stock
Crane Trucks	Near new fleet, Mon-Fri, covering the coast, based in Caboolture	\$1,300,000
Freehold Service Station	Net \$200k, 9% yield on freehold, BP brand, two bay workshop	\$1,850,000 + Stock
Freehold Hardware	Est 25 yrs, owner retiring, run under manager, development potential	\$2,500,000 + Stock
Coastal Caravan Park	Freehold waterfront caravan and cabin park	\$2,850,000 + sav

Elders Business Brokers

Les Hughes 5477 5777

lhughes@eldersbrokers.com.au

Brian Hassett 5477 5777

bhassett@eldersbrokers.com.au



eldersbrokers.com.au



ELECTRICAL RETAILER

- One of only two electrical retailers in town
- Only trading 4 years and growing monthly
- Turn over of around \$3.0M with a gp of 29%
- Situated in the heart of the mining boom towns
- Only one opposition in town and none for miles

\$1,470,000 + SAV

CONTACT: LES HUGHES 0418 167 410 or BRIAN HASSETT 0409 471 620
ELDERS BUSINESS BROKERS MOOLOOLABA

Web Id: 3219741

COASTAL PATIOS

- Leading home improvement and renovation market leaders
- Multi-million dollar business with sales in excess of \$2.2m
- Long established business with quality staff and systems
- Well known brand / no stock holding all delivered to site
- Excellent modern showroom with long lease available

\$395,000 WIWO

CONTACT: LES HUGHES 0418 167 410 or BRIAN HASSETT 0409 471 620
ELDERS BUSINESS BROKERS MOOLOOLABA

Web Id: 3985157



HAIRDRESSERS CHECK THIS ONE OUT

- Hair salon showing adjusted net \$130k +
- Working 5 days only/ excellent fit out
- 9X chairs 3x wash bays/hair only no beauty
- Flexible leasing terms on the shop premises
- The best salon business we have seen for 20 years

\$75,000 + SAV

CONTACT: LES HUGHES 0418 167 410 or BRIAN HASSETT 0409 471 620
ELDERS BUSINESS BROKERS MOOLOOLABA

Web Id: 3189934

SEASIDE TREASURE

- Highly profitable a class newsagency
- Positioned on a main arterial road with 25k cars per day
- Low rent /prime position/excellent whole tenant mix
- Repeat local trade/ beachside location/ loyal customers
- Nothing to spend on the business just open & start trading
- Full trading figures available/ample parking front & rear

\$350,000 + SAV

CONTACT: LES HUGHES 0418 167 410 or BRIAN HASSETT 0409 471 620
ELDERS BUSINESS BROKERS MOOLOOLABA

Web Id: 3190160



Financial Planning

We specialise in **Income Protection Insurance** for people that work in the mines

How would you cope financially if your income ceased today due to an accident or illness?

How would you pay all the ongoing bills?

Would you like to maintain your current standard of living?

Protect your greatest asset, your ability to earn an income.

Other services we provide:

- **Savings and Wealth creation strategies**
- **Guidance on budgeting and goal setting**
- **Superannuation and consolidation of Super funds**
 - **Retirement Planning**
 - **Risk and Insurance Analysis**
 - **Life and Trauma Insurance**
 - **Income Protection**

Contact:

**Ken Filbey on 07 5444 6960
or mobile 0417 503 151**

Ken Filbey and Ken Filbey Financial Services Pty Ltd are Authorised Representatives of Elders Financial Planning Pty Ltd ABN 48007997186, AFSL 224645. Any advice contained herein does not take into account your particular objectives, needs or financial situation. Before making a decision regarding the acquisition or disposal of a financial product you should assess whether the advice is appropriate to your objectives, needs or financial situation. Before acquiring a financial product you should obtain a Product Disclosure Statement (PDS) and consider the contents before making a decision about whether to acquire the product.



Buderim 13 Coral Sea Court

Ocean & Hinterland Views Reduced \$141,000!

When an opportunity arises to secure an expansive property with an ocean view on more than quarter of an acre at this price, it could almost be too good to be true! With a final decision made to sacrifice their family home, this will be a case of right place right time for the successful purchaser.

- Prestige Street, East Facing Aspect, Stunning Hinterland & Ocean Views
- Five Bedrooms + Study, Downstairs Guest Accommodation & Bar Lounge Area
- Media Room Or Children's Rumpus, Air-Conditioned Living Areas & Master Bedroom
- 1,163m² Quarter Acre Cul-De-Sac Allotment, Established Landscaping
- Rental Appraisal \$700.00 Per Week Approximately

This Is View Buying At An Unbeatable Price!

Inspect
By Appointment

Price
Marketed At \$779,000

Contact
Grant Smith
0410 21 21 21
Licensed Real Estate Agent



Sippy Downs 16 Cedarfield Crescent

Golden Opportunity For Investors In Education Precinct

This massive, 3 year old home has 4 separate living zones and 5 generous bedrooms with 2+ bathrooms. Realistic sellers have set reserve under \$500k and has a current rental appraisal at \$570-\$600 per week. Investors won't find a better opportunity in this sought after location close to University, shops, sporting facilities and public transport.

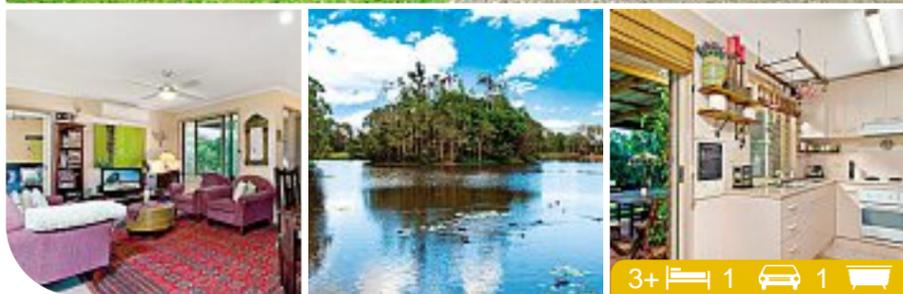
- Four Large Separate Living Areas With 5 Bedrooms & Inground Swimming Pool
- Ideally Suited To Investor Looking For Long Term Growth With High Demand
- 35 Square Metre Home, Three Years Old, Immaculately Presented
- Positioned In Family Friendly Estate, 550m² Fenced Block With Side Access
- Rental Appraisal \$570-\$600 Per Week Approximately

Very Realistic Sellers Prepared To Meet The Market, This Quality Home Won't Last

Inspect
By Appointment

Auction
Forthcoming Auction

Contact
Julene Dickson
0410 552 672



Buderim 13 Aspen Court

Buderim Investment Opportunity

This property has great potential as a future investment opportunity or a family home. Situated within a short walk to local shops, childcare facilities, public transport, primary and secondary schools makes this sought after area synonymous for family convenience, Maroochydore CBD, Sunshine Plaza shopping centre and restaurants are minutes away.

- Three Bedrooms Plus Large Multi Purpose Room, Extra Living Or Fourth Bedroom
- Ceiling Fans In All Rooms, Plus New Light Fittings Throughout
- Air-Conditioned Open Plan Living, Well Appointed Central Kitchen
- Large Undercover Entertaining Area With Lake As Your Back Neighbour
- Rental Appraisal \$350.00 Per Week Approximately

A Great Opportunity To Secure A Buderim Property For An Affordable Price!

Inspect
By Appointment

Price
Marketed At \$379,000

Contact
Tony Dunne
0403 052 061



Mountain Creek 18/89 Bundilla Boulevard

Location, Location, Location!!

This lovely two storey unit is situated in a sought after area and has three bedrooms and two bathrooms. There is a spacious open plan living area with water views, adjacent is the kitchen/dining room which is fully tiled, the kitchen having adequate cupboard and bench space. The garden has direct access to the waters edge where one can relax.

- Three Generous Sized Bedrooms All With Stainless Steel Ceiling Fans
- Master Bedroom With Walk-In Robe And Ensuite Which Over Looks The Canal
- Two Open Plan Living Areas, Modern Kitchen With Stainless Steel Oven
- Quality Flooring Throughout With New Carpets To Stairs & All Upper Level
- Rental Appraisal \$340 Per Week Approximately

This Beautifully Presented Unit Has Minimal Maintenance, Viewing Is A Must!!

Inspect
By Appointment

Price
Marketed At \$339,000

Contact
Debbie Williams
0416 736 354



Buderim 3 Wallum Close

Great Location With Ocean Views!!

This lovely home sits high and proud in a secluded cul-de-sac, on a large 1820m² block. The formal lounge has a feature fireplace, beautiful timber floors and high ceilings. Adjacent is the spacious dining/kitchen area with feature stone bench tops. Both living areas have separate outdoor timber decks which have stunning coastal views.

- Four Generous Size Bedrooms Master With Own Ensuite One Room On The Lower Level
- Ceiling Fans To All Rooms On Upper Level/Air-Conditioning To Lower Bedroom
- Spacious Formal Lounge/Dining Area With Adjacent Large Kitchen Dining/Room
- 1820m² Elevated Block With Stunning Coastal Views To Caloundra And Beyond
- Rental Appraisal \$450.00 Per Week Approximately

Surrounded By Lush Trees This Wonderful Home Gives You Privacy And Tranquility!

Inspect
By Appointment

Price
Marketed At \$599,000

Contact
Debbie Williams
0416 736 354





Buderim 4 Cathu Court

So Much Home In Rainforest Sanctuary For The Money...
 The owners of this architectural lake frontage home in Rainforest Sanctuary have had enough and are now committed to meeting the market for an immediate sale. Standing proud behind a remote gate entry with intercom, security and peace of mind is assured. The striking roof lines frame the in-ground pool with water feature at the front.
 • Four Bedrooms With Built-Ins, Study + Fifth Ensuted Bedroom Or Media Room
 • Massive Chef's Kitchen With Two-Pak Cabinetry And Stone In All Wet Areas
 • Two Open Plan Living Areas With Ducted Climate Throughout
 • 741m² Cul-De-Sac Allotment With Remote Gate Access For Security
 • Rental Appraisal \$730.00 Per Week Approximately
 This Property Is Located In Buderim's Most Demanded Residential Estate!

Inspect
 By Appointment

Price
 Marketed At \$699,000

Contact
 Grant Smith
 0410 21 21 21
 Licensed Real Estate Agent



Forest Glen (Buderim) 6 Sea Eagle Place

Backyard Cricket With Executive Family Living...
 Imagine back to the days of sprawling green backyards that were large enough for a game of cricket or football, mix that vision with a brand new designer residence sprawling 45 squares of opulent designer living and the result is this stunning family home on Buderim's foothill escarpment.
 • 45 Square, 11 Month Old Two-Storey Executive Clarendon Home
 • Three Large Living Areas Including Sound Proofed Media With DVD Room
 • Enormous 80m² Tiled Under Roof North Facing Terrace Over Level Yard
 • 1,320m² 1/3 Of An Acre Cul-De-Sac Allotment In An Elevated Position
 • Rental Appraisal \$575.00 Per Week Approximately
 This Is Large Family Living With The Land To Match!

Inspect
 By Appointment

Price
 Marketed At \$679,000

Contact
 Grant Smith
 0410 21 21 21
 Licensed Real Estate Agent



LEASED \$1500PW



LEASED \$750PW



LEASED \$850PW



LEASED \$430PW



LEASED \$725PW

21ST CENTURY PROPERTY MANAGEMENT...

Need your investment managed on the Sunshine Coast from an award winning experienced property manager?

- Award Winning Team
- State Of The Art Systems
- 100% Communication
- Professional Marketing
- Competitive Rates
- Experienced, Expert Staff
- Maximum Returns Achieved
- Annual Sale & Rent Reviews

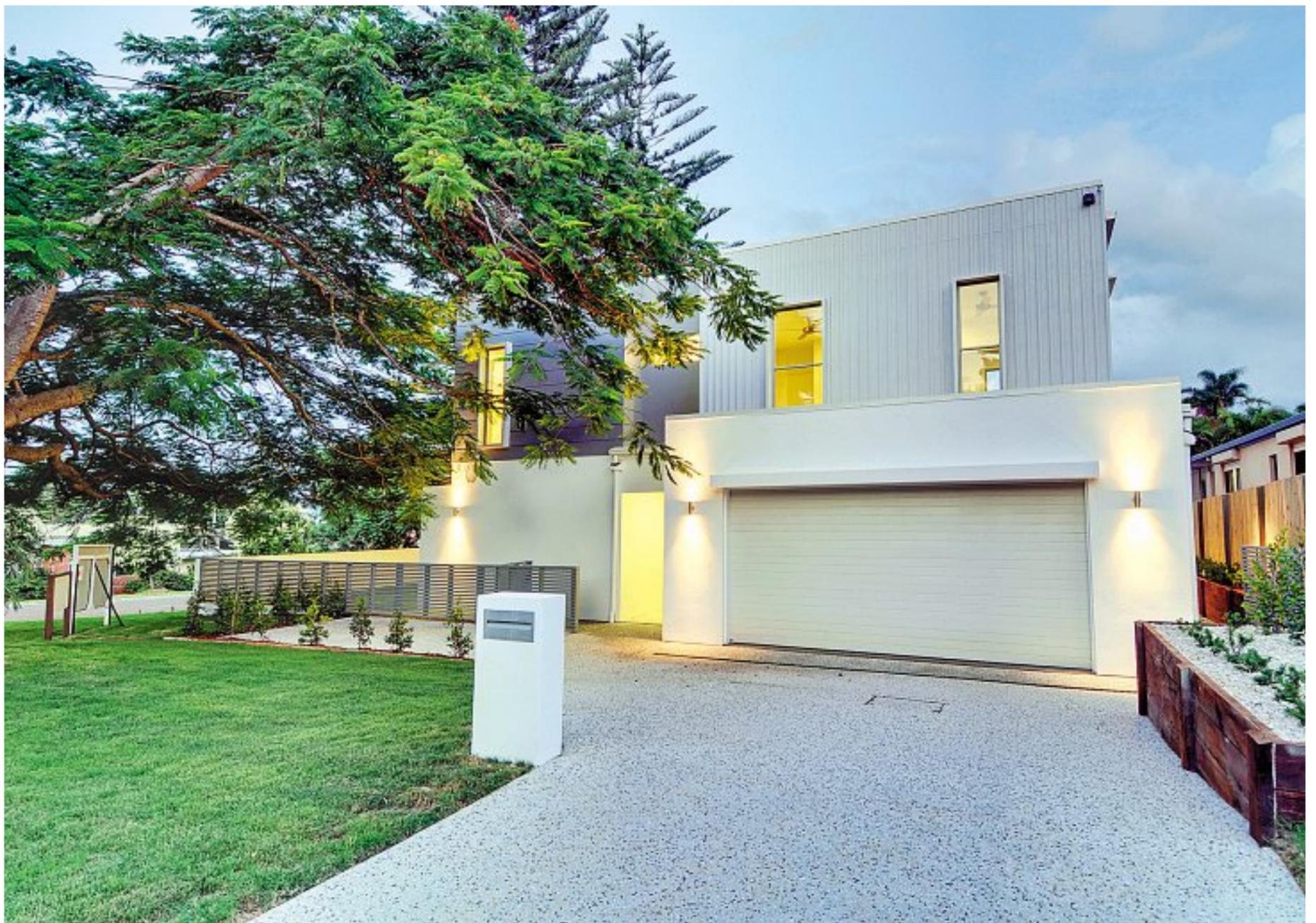


DEBBIE O'CONNOR
 0404 210 210 | 07 5445 8505
 Buderim.rentals@century21.com.au

CENTURY 21 AGENTS. SMARTER. BOLDER. FASTER

CENTURY 21 Grant Smith Property 07 5445 8505 century21.com.au/buderim





Buderim 1-2 Panamuna

Luxury Duplex 'On Top Of Buderim' Now Complete

The next level of Duplex living has arrived. This stunning 282.5m² Duplex is located ideally on top of Buderim just a short flat walk to the village. Offering a truly once off architectural design with soaring internal ceilings and beautiful timber floors downstairs, this is a property you will fall in love with as soon as you enter. The kitchen is magnificent with its 2-pac and stone finish, the living area is enormous, and they both lead out to a large outdoor entertaining area and huge fully fenced private yard. The master bedroom also opens onto the courtyard. Offering 3 bedrooms, 2 bathrooms, study area plus large media room upstairs, you will not have seen anything like this before.

- Master bedroom with walk in robe and ensuite on ground level
- Upstairs has study, bedrooms two and three, 2nd bathroom and media room
- Truly stunning ground floor living area and kitchen
- Double garage with great storage plus an additional off road visitor car space
- Ready for your immediate enjoyment

Century 21
Real Estate

3 2 2

Inspect
By Appointment

Price
Offers around \$700,000

Contact
Damien Said 0411 725 624



CENTURY 21 On Duporth 13 SELL or 07 5443 5700

century21.com.au/maroochydore

Investment Opportunity \$449,000



9 Lanata Crescent Mountain Creek, Sunshine Coast Tenant in place paying \$450 p/w

- Set on good size block in quiet Crescent
- Spacious open plan Kitchen with ample storage
- Separate Media and air conditioned Family Room
- 4 good size Bedrooms with Ensuite and WIR to Master
- Master separated from other Bedrooms
- Large Rumpus Room or 5th Bedroom
- Spacious paved Entertaining Area overlooking Pool

**For more information contact Owner:
0412 665 156 / 0413 466 507
E: dimityo@yahoo.com.au**

4575448aa



Mooloolaba Unit 3 / 85 Goonawarra Drive

No Electricity Bills! Solar Power, Pet Friendly, Secure, Close To The Beach
You will not find another townhouse in Mooloolaba with THESE features...
Only a short walk from the beach and just opposite the canalfront, this modern, renovated townhouse has it all. Solar electricity, internal access from the garage, air conditioning & ceiling fans in every room, electric security shutters & a whole lot more...

- Solar Electricity Rebates Practically ELIMINATE Your Power Bills!
- Huge Private North-Facing Courtyard With Gazebo And BBQ Area
- Renovated Throughout With A North-Facing Balcony Off The Second Bedroom
- Canalfront Seating Just Across The Road & A Short Walk To Mooloolaba Beach
- Low Body Corporate Rates & A Small Complex Of Just 4 - Total Peace And Privacy
- Let The 2.28kw+ Of Solar Power Put Cash Back In Your Pocket All Year Round!

Inspect
Absolutely Any Time
- Just Call!

Price
\$359,000

Contact
Elliott White
0422 280 656
Licensed Real Estate Agent

CENTURY 21 By The Beach 07 5444 8244



pia buick

REAL ESTATE



Maleny

2 Bed 1 Bath 3 Car

Not Just A Very Stylish Home...

but a chance to enjoy the constantly changing valley views & to watch the local wildlife, including koalas, at play.

This charming home has been meticulously renovated & offers spacious open plan living flowing out to the wide verandah, new gourmet kitchen plus a separate studio.

The ¾ acre parcel of land is fully landscaped & boasts a fruit orchard, veggie gardens & a shed. Many extras including a bore & 2.3 kva solar.

NOT A CENT MORE TO SPEND \$543,000



Maleny

4 Bed 2 Bath 3 Car

Land For Horses

High on the Range and only 10 minutes from Maleny

- All level and useable 13 acres
- Own permanent water supply
- Long range valley views
- Modern homestead with timber floors and high ceilings
- Pocket of original rainforest
- Fully fenced paddocks

Come and live your country dream!

GREAT VALUE AT \$798,000

Pia's fully trained professional staff offer attentive personalised service. This combined with the integrity of their pricing ensures your next real estate experience is a positive one. For the largest range of properties that you won't see anywhere else, please call Pia Buick or Damian Green - they look forward to helping you find your dream property.



07 5435 2888

32 Maple St, Maleny

sales@piabuick.com.au

www.piabuick.com.au

Choosing the magnificent Sunshine Coast is not only an investment in your own lifestyle, it's also an investment of a lifetime.



Simon Guilfoyle 0412 211 542

Unit 502 'Sirocco Resort' Mooloolaba

\$990,000 neg. 2 bed, 2 bath, 1 car

- Excellent value given past sales. Historically proven capital appreciation building.
- Continued share-market volatility is driving investors back into prime beach precincts, like Mooloolaba and Noosa.
- Mooloolaba oceanfront units are almost 3 times cheaper than similar sized units, when compared to Noosa Hasting Street units.
- Limited residential development sites in Mooloolaba's beach precinct, adds long-term intrinsic value for many (supply & demand).



Simon Guilfoyle 0412 211 542

Unit 601 'Zanzibar Resort' Mooloolaba

\$1,290,000 neg. 3 bed, 2 bath, 1 car

- Fully-furnished, 6th floor premium position apartment on the irreplaceable Mooloolaba Esplanade.
- There are to be only 12 apartment buildings on this prime 900m north facing strip and Zanzibar is in the heart of it all.
- Trendy cafes and boutiques are literally at your feet, and the Mooloolaba Beach flags only metres away.
- The ocean views are mesmerising and allows for privacy, but also interaction from your living room and balcony.



Terri Liddell 0418 734 144

Unit 3 'Alexandra on the Pacific' Alexandra Headland

\$435,000 neg. 2 bed, 2 bath, 1 car.

- Best valued unit on top of the Headland.
- Boutique complex in excellent condition.
- Very large private balcony for entertaining, with ocean views.
- Close walking distance to Mooloolaba's main beach, trendy restaurants, cafes and fashion boutiques.
- Extremely motivated seller wants an offer and is ready to move on.



Nolan Day 0400 446 936 or Jenny Valentine 0418 180 124

Unit 331 'Landmark Resort' Mooloolaba

\$349,000 neg. 1 bed, 1 bath, 1 car

- 4.5% net return, holiday let and ocean views from this spacious apartment.
- Sold fully furnished with ducted air conditioning, in one of Mooloolaba's best buildings.
- Located on the Mooloolaba Esplanade, cafes, restaurants, swimming beach.
- Motivated vendor wants to sell. Investors be quick!



Nolan Day 0400 446 936

Unit 16 'Riverdance' Mooloolaba

\$869,000 neg. 3 bed, 2 bath, 2 car

- Exclusive lifestyle apartment with stunning water views in one of the best locations in the building.
- Very sought after building, yet rarely available. Full resort facilities and great for owner occupiers or lifestyle investors.
- Sold fully furnished and air conditioned, it also has 2 car spaces and storage
- Located directly across from The Wharf complex, and only a few hundred metres to the Surf Club, this unit should tick all your boxes.



Nolan Day 0400 446 936

Unit 13 'Osprey' Mooloolaba

\$529,000 neg. 2 bed, 2 bath, 1 car

- Incredible investment opportunity on Mooloolaba's front row.
- Spacious apartment in one of the most popular buildings in the area.
- Take in the ocean views from your balcony, relax in the resort pool, or lounge in your air conditioned living room.
- At the top of the headland, capture cool sea breezes, or take a stroll to the cafes, restaurants, boutique shopping and beach.



Nolan Day 0400 446 936

Unit 14 'Alexandra on the Pacific' Alexandra Headland

\$439,000 neg. 2 bed, 2 bath, 1 car

- Sensational value on offer with this spacious apartment boasting ocean views and lots of natural light.
- Onsite management assist with boosting income, while the apartment is air conditioned and sold fully furnished.
- Popular small complex with resort facilities, great for short or long term rental, or owner occupiers.
- Top of the Headland so close to beaches. Right price, right location, right views. Investors take note!



Nolan Day 0400 446 936

Unit 28 'Pandanus' Mooloolaba

\$840,000 neg. 3 bed, 2 bath, 2 car

- Spacious apartment with panoramic views in the heart of Mooloolaba.
- Incredibly large floor design is perfectly suited for live in, lock up, or holiday letting.
- Ducted air conditioning, fully furnished, 2 car spaces and storage.
- Only 100m to the Mooloolaba Esplanade, cafes, restaurants, swimming beach.

Settlement in late 2012



SEA PEARL

mooloolaba beach

Don't miss your opportunity to secure one of Australia's finest lifestyle and property treasures.



Reflecting the exquisite coastal lifestyle, Sea Pearl delivers understated elegance in prestigious apartment living. Only 23 superbly appointed, spacious and luxurious skyhomes designed to exceed your every expectation.

The ultimate beachfront address • www.seapearl.com.au

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Contact Simon Guilfoyle
0412 211 542
simon@g1property.com.au





POSITION - THE MOST IMPORTANT FACTOR

15 Rainforest Sanctuary Drive, Buderim

Exclusive positioning with good returns. Just a short 2 minute drive to shops and all amenities. Award winning builders with fantastic open plan design. Super low cost living with BC fees under \$2000! These light and bright units are spacious and have a fantastic outlook and are eagerly sought after as rentals. Get your \$10,000 Govt boost here! (to April 30). Each brand new unit has one level living, double car accommodation with parking for your visitors right outside your door. Just email Terri to receive an eMag of the development.

- Freehold (no exit fees)
- Pet friendly
- Airconditioned
- Two Floor Plans
- Large spacious living areas
- Duplex Style
- Private

3 Bed | 2 Bath | 2 Car

Price: \$399,000

Inspect: Saturday, Sunday and Wednesday 10-11:45am

Terri Frawley 0438 451 160

terri@kenguybuderim.com.au

Ken Guy Buderim 5445 2844

Internet Code: 1159598



SUNSHINE COAST RIVER FRONTAGE LAND

Collins Road, Yandina

Imagine fishing, swimming & boating from your own back yard and exploring the beautiful waterways of the North Arm of the Maroochy River all the way to the ocean. Consisting of 14 gently undulating acres with a good mix of open pastures, stands of cabinet timber plantations and your own sandy beach, this lot offers an idyllic lifestyle. With majestic Mount Ninderry as a backdrop you're conveniently located just 5 minutes from local shops, schools, and an easy 15 minute commute to some of the coast's best beaches, boutique shops and alfresco dining. As the new owners, you will be spoilt by the vast range of lifestyle and recreational activities available from this rare river frontage allotment.

- 14 picturesque gently undulating acres
- Launch your tinny from your own beach
- Future income from cabinet timber trees
- Sunshine Coast living at its best
- Fish, swim or watch the world float by
- Great location so close to everything

Price: Reduced to \$640,000

Inspect: Anytime

Tony Van Dijk 0412 793 978

tony@kenguybuderim.com.au

Ken Guy Buderim 5445 2844

Internet Code: 1934990



kenguy.com.au

Finding the right property couldn't be easier!





CLASSIC BUDERIM BEAUTY

79 Gloucester Road, Buderim

3 Bed | 1 Bath | 1 Car

Immaculate three bedroom, one bathroom home in a fantastic area of Buderim. The home sits on 766m² & is of solid brick construction. A pretty little house with gorgeous timber floors, a cute kitchen with walk in pantry and an enormous laundry. Beautiful landscaped gardens. Walking distance to Buderim Village.

Price: \$447,500
 Inspect: By Appointment
 Danny Redman 0418 731 588
 Terri Frawley 0438 451 160
 terri@kenguybuderim.com.au
 Ken Guy Buderim 5445 2844
 Internet Code: 1978045



AWESOME OCEAN VIEWS

6/156 Mooloolaba Road, Buderim

2 Bed | 1 Bath | 1 Car

Ocean views of Mooloolaba to Moreton Island from this two bedroom, one bathroom unit in a small complex of six. Open plan kitchen and living, wide patio plus single garage with storage. This is a must for an owner/renovator or investor! Sellers are keen for a prompt sale. Minutes to beach and Buderim Village.

Price: Low \$300,000's
 Inspect: By Appointment
 John Bellgrove 0409 713 971
 john@kenguybuderim.com.au
 Ken Guy Buderim 5445 2844
 Internet Code: 1920706



ACREAGE 12 MINS TO BEACHES

228 Upper Rosemount Road, Rosemount

3 Bed | 2 Bath | 2 Car

A rare chance to secure one of only 4 quality small acreage allotments (1½ – 3½ acres) up high with that perfect north aspect in sought-after Rosemount, just 12 mins from the Plaza. Fertile soil, quiet location. Lot 5 has glimpses of the ocean. Lot 1 has a large two-storey brick home with great ocean views.

Price: Land from \$380,000
 House \$599,000
 Inspect: By Appointment
 Tony Van Dijk 0412 793 978
 tony@kenguybuderim.com.au
 Ken Guy Buderim 5445 2844
 Internet Code: 1806528



SUNSHINE COAST ACREAGE

Lot 3 Skiel Court, Bli Bli

Up high with great views this 1.5 acres with a flat building pad comes complete with approved plans for this imaginative ultra-modern home with extensive outside entertainment areas. Designed to capture the cool summer breezes and views, the house plan will delight, and its only 15 mins to Maroochydore and beaches.

Price: Drastically reduced to \$315,000
 Inspect: Anytime
 Tony Van Dijk 0412 793 978
 tony@kenguybuderim.com.au
 Ken Guy Buderim 5445 2844
 Internet Code: 1667961



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 Finding the right property couldn't be easier!



Imagine . . .



CALOUNDRA 7 Watson Street

626sqm (approx) Beachfront Land **P**

Waking up to this . . . 626 square metres (approx) on the sand dunes

This is a sensational opportunity to own beachfront land in Watson Street, Caloundra where land is very tightly held

A pristine, patrolled and pet friendly beach on your doorstep

See it to believe it . . .

Kyle Davies 0408 022 584

INSPECT
Contact Agent

PRICE
For Sale Now

AGENT
Kyle Davies 0408 022 584

eplace.com.au (cal542)

*Boundary lines are an approximation



PELICAN WATERS 1 Olympic Lane

5 2 2 **P**

Forced Sale: Half Moved Out, Only Half to Go!

Located in a quiet position in Pelican Waters, a well presented home with all a family could wish for.

Ample living over two levels. Featuring high ceilings, 5 bedrooms, parents retreat, spacious kitchen, dining & lounge room, separate formal lounge, outdoor entertaining, pool, side access, 843sqm.

Walk to schools, tavern, shops, great golf side position at a price which is sub-par to the area!

INSPECT
Saturdays & Thursdays

AUCTION
On site Saturday, 31st March at 2pm

AGENTS
Philip Steele 0412 700 149 & Jemma Dodds 0431 107 566
eplace.com.au (cal537)

PELICAN WATERS 15 Francis Court

5 2 2 **P**

Timing is everything! There has never been a more perfect time to purchase this home, a price tag well below the cost to rebuild.

Situated on 814sqm overlooking Greg Norman Golf Course, 20m waterfrontage, designed with contemporary spacious living in mind. Soaring Ceilings, Open Plan Living, Media Room, Office, Parents Retreat, ducted air-con, security gate, intercom.

Don't take our word for it, inspect while this opportunity still exists.

INSPECT
By Appointment

PRICE
\$1.1m

AGENTS
Kyle Davies 0408 022 584 & Jemma Dodds 0431 107 566

eplace.com.au (cal424)



KINGS BEACH 1 'Mahia', 24 Mahia Terrace

3 + Office 2 2 **P**

Experience Pure Coastal Living and Get Paid to Do It!

From the café set to lazing on the beach. The apartment sprawls over ground floor, spilling onto an entertaining area flanked by tropical gardens.

House-sized comprising of open-plan living & dining area, three king size bedrooms, two marble bathrooms and separate office.

If you haven't considered caretakers rights before, call to discuss how easy this lifestyle can be for you.

INSPECT
By Appointment

PRICE
\$630,000 + Caretakers

AGENTS
Kyle Davies 0408 022 584 & Jemma Dodds 0431 107 566

eplace.com.au (cal538)

KINGS BEACH 41 'Outlook', 11 Canberra Tce

2+ 2 1 **P**

Spacious Apartment In Top Location

This 5th floor apartment offers a full size kitchen, study, laundry, large open plan dining and lounge room with endless views over Caloundra, Pumicestone Passage and the Glass House Mountains.

The two bedrooms both have access to a bathroom and enjoy the same breath taking views. Features include: ducted air, heated pool, underground security parking, lift and intercom.

INSPECT
By Appointment

PRICE
\$419,000

AGENTS
Kyle Davies 0408 022 584 & Jemma Dodds 0431 107 566

eplace.com.au (cal541)



INDUSTRIAL SHEDS IN YANDINA

- 1689m² level land
- Zoned Heavy Industry
- 2 separate sheds in good condition
- Approx 550m² total usable floor space
- Easy access to Highway
- National tenant in place
- Choice of renting out or self use with short notice

Price: \$800,000

All enquiries:
Les Hadlow 0413 156 886



QUALITY BUILT ... FAMILY SIZED

- 4 bedrooms all with walk in robes
- 2 bathrooms
- Family room
- Separate lounge
- Well appointed kitchen
- Floating timber floor
- Reverse cycle air conditioner
- Salt water in-ground pool

Price: \$440,000

All enquiries:
Helen Turner 0413 156 885



SOLID FAMILY HOME IN BURNSIDE

- 4 Bedrooms, main with ensuite and walk in robe
- Formal lounge
- Open dining/ family room
- 3 Air conditioners
- 3 kilowatt of Solar Power
- 985m² usable land
- Close to local Schools and Tafe
- Shed and carport in fully fenced back yard

Price: \$389,000

All enquiries:
Helen Turner 0413 156 885



WANTED: places FOR RENT



Waiting list of families seeking 3-4 bedroom homes in Caloundra precinct.

The Place Property Management team urgently require 3-4 bedroom homes to meet these families' needs.

Our professional and friendly property management team can assist you today. Phone **Kathy Gasparotto 0400 781 829** to find out how we can change your property over to Place @ no extra cost to you, with a smooth transition from your existing agent.





Making your money

By **TIM KENWAY**

OFTEN it is lack of information and fear of making a wrong decision that precludes buyers from investing in real estate. Even with the extraordinary advancements in technology and somewhat overwhelming level of detail available to buyers over the last decade, there still remains the desire for purchasers to turn a key in the door and physically inspect an investment property or permanent home base. Possibly not in the last decade has the property market actually become what can be readily referred to as a level playing field.

The choice of securing a property either for placement in a holiday letting pool, permanent

rental market, or principal place of residence puts buyers right in the driver's seat. Information and research is imperative when it comes to negotiating a successful outcome for what is generally termed a "good buy". Those properties that may have seemed well out of reach now appear temptingly close.

The discussions around the sizzling barbecues and social occasions across this great country are peppered with stories of family, friends and relatives now employed within the mining industry. If not already contracted they are engaged in training for that sole purpose. For the young and not so young, the treasured dream of owning a place in the sun as a long-term investment or principal home can now be realised.

For buyers prepared to make the commitment to investing in the Sunshine Coast property market, the long-term benefits have a significant edge over the share market. Historically, one could almost pinpoint the smart money shift to property as the uncertain and susceptible share market wavered and teetered. The old adage of buying in the gloom and selling in the boom resonates across a market where lending institutions income requirements and loan approvals are primarily dependent on the borrower's capacity to service the loan.

A healthy annual income isn't quite enough in itself to guarantee a rosy future. It is all about how you make that money work for you. Speaking with Garth Hoolihan, assistant development manager with the Reed Property Group provides some valuable insight. One of their well-received developments at "The Parks" at Sippy Downs has attracted a healthy number of buyers employed within the mining industry.

Stage one in the quality development of fifty lots comprised forty two apartments and eight dual key town homes. Completed in 2011, stage one is now fully sold.

Stage two of the park frontage two-bedroom apartments is eagerly awaited. With prices starting from \$305,000, they are set for release this month and are predicted to sell in a similar time frame to stage one. With close proximity to the Sunshine Coast University and the soon to commence construction of a new hospital and business centre, it is under an hour to the Brisbane International Airport and an easy ten minutes run to the beach.

Some buyers have plans to enjoy the coastal lifestyle in their well-deserved down time, whilst others are benefiting from the projected and achieved rental returns. Either way, purchasers are taking that first step on the ladder to financial security.

The slowdown in the building industry where he plied his trade as a hammer stone tiler was all the incentive Brian of Palmwoods needed to chase a well-paid job driving a massive electric diesel truck in the open-cut mines. His personal investment of time and money involved in obtaining employment is now paying dividends for his family.

The mighty 500 tonne machine he deftly manoeuvres works around the clock in one of the coal rich operations situated in the central highlands. Two years on, he and his wife Jude are in the process of selling their principal home in the scenic hamlet of Palmwoods and investing within the same region. Flights in and out of the Sunshine Coast airport at Maroochydore have now lessened travel time for Coast based workers.

Sitting at the base of the mountain-top town of Montville and possessing all the charm of a hinterland town, they can be on the beach in twenty minutes and are less than five to the pretty village shops and restaurants. The way Brian sees it, the week-on week-off schedule with a work timetable set well into the future provides him with a five-star lifestyle the mo-

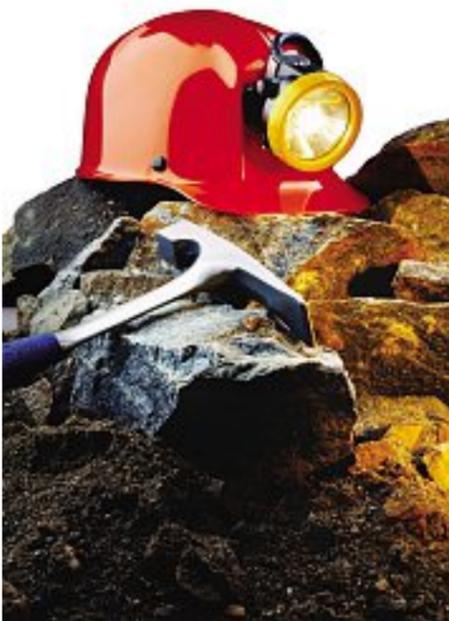
ment he steps inside his beautifully crafted entry door, throws the switch on the outdoor hot tub and catches up with all the family news. The single-level contemporary residence at 7 Aland Place is being offered for sale through Mike Burns, the principal and licensee at Elders Real Estate Palmwoods.

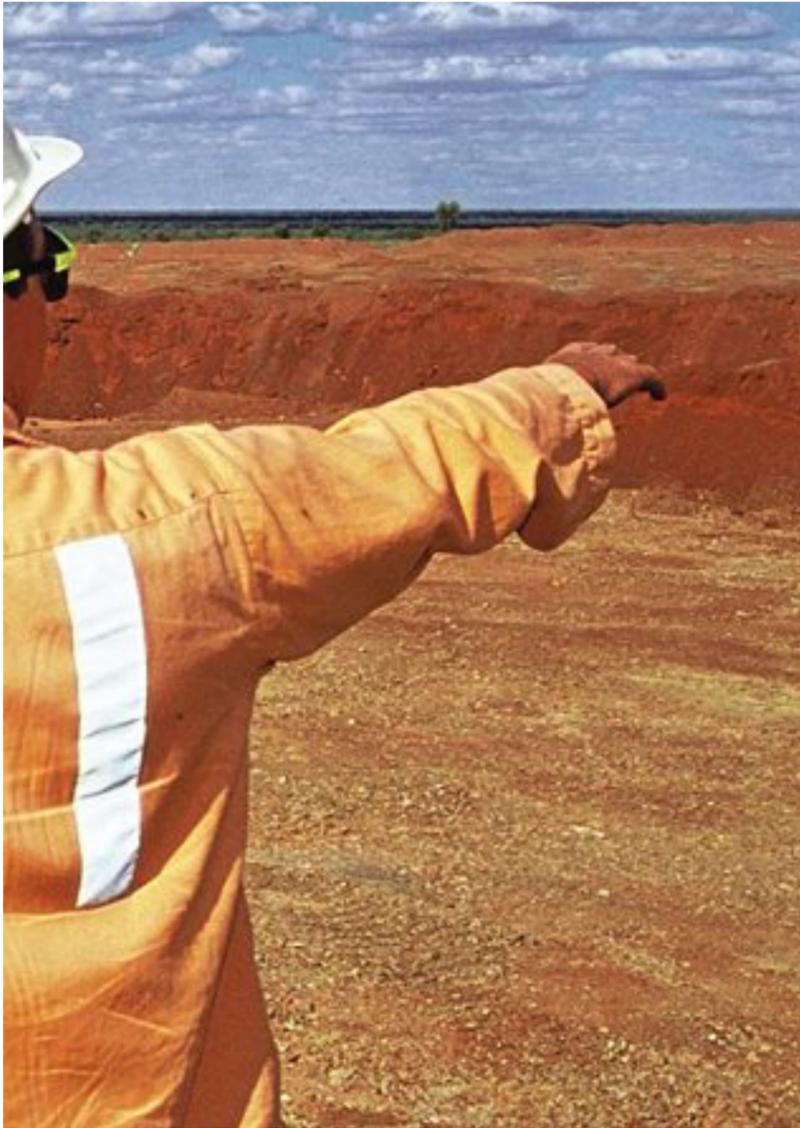
The home is a showcase of contemporary design in a peaceful cul-de-sac location. The luxury of three individually ensuited bedrooms and a self-contained wing specifically designed to house family visiting from their homeland of New Zealand, adds another dimension to the attractive home. With the support of his wife and family, the long hours and rigid routines are replaced by quality time with loved ones. Knowing his roster some twelve months in advance also provides Brian and Jude the freedom to plan special events and holidays.

This roster gives him the opportunity to plan ahead for all important events such as the upcoming Queensland Reds game against the equally loved New Zealand based Highlanders in a keenly contested Rugby Union fixture at Brisbane's Suncorp Stadium. Boats, motorcycles and cars may seem attractive at first however upkeep, depreciation and repairs soon take the gleam off that new purchase.

Whether bricks and mortar or timber and tin, the tactile nature of real estate and the ultimate desire for a home of your own, is breathing new life into quality residential developments such as the aforementioned Chancellor Park at Sippy Downs. Riverfront and beachfront properties once seemingly out of the financial reach of the average investor or home seeker now offer incredibly good value right across the Sunshine Coast.

The steady stream of southerners crossing the border into Queensland has long been a contributing factor to sustained capital appreciation along the coast. A sub tropical climate in





work harder for you

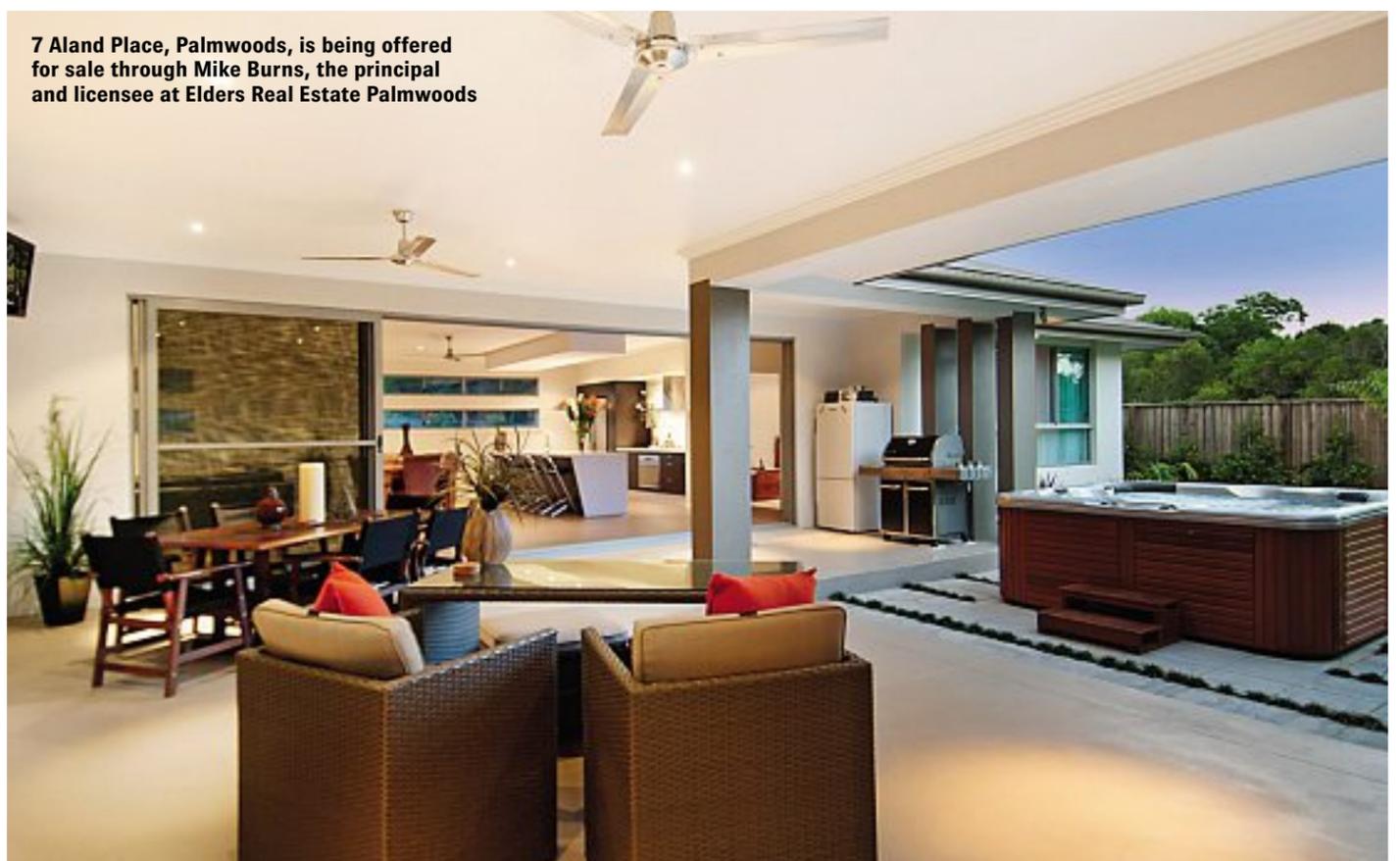
company of a coastline blessed with beautiful beaches and a verdant hinterland, act like a magnet for our southern counterparts. Money in the bank with a fixed interest rate is unlikely to keep pace with inflation or indeed capital appreciation.

Shortage of skilled workers in the lucrative mining industry has seen a proliferation of recruitment organisations seeking to fill these sought-after positions. Lyndon, another miner working in the Bowen Basin and subsequently investing in two properties on the Coast received advice that property on the Sunshine Coast was at a low point in the cycle and bargains were to be had.

Operating off a brief for negatively-geared property in a growth area, the advisor also took into account the level of infrastructure, amenities and educational facilities in specific locations. Ultimately the advisor earmarked Sippy Downs and the wheels were set in motion. Armed with this valuable data Lyndon is presently looking to expand to three properties in his portfolio of coastal property.

With the expansion of fly-in fly-out workers, Lyndon is confident he is in a good position to achieve future capital growth in an area close to his heart. The lure of a future permanent home in his chosen location was sufficient encouragement to make his move. We are not talking get-rich quick schemes which can often have the opposite result, rather well informed decisions based on the available facilities and lifestyle attractions of a particular area.

The time honoured approach enlisting the services of an accountant and bank manager should not be overlooked. A steady-as-you-go approach and the discipline to channel income into investment property is in itself, a reward. Whether looking to enter the market in the sub \$300,000 price range, or maybe setting those sights a little higher; the Sunshine Coast has a



7 Aland Place, Palmwoods, is being offered for sale through Mike Burns, the principal and licensee at Elders Real Estate Palmwoods

property to suit every purse and requirement.

Western Australian miners have not let the Sunshine Coast slip under the radar, with many looking at future job opportunities in the Bowen Basin and the realisation of owning an investment property on Queensland's beautiful Sunshine Coast.

If time is our greatest asset, why not take full advantage of the opportunities right on your

doorstep.

Another Tewantin couple with a young pre-school son have made the move to Clermont, right in the heartland of the mining boom. They have permanently rented their principal residence and by utilising their combined income are in the process of having plans approved for construction of an investment property. Do your homework and check the taxation advantages

available for those looking to offset a higher than average income by investing in property.

It is time to make your enquiries with your preferred lending institution.

Fortune favours the brave.

These inspiring words could well be the catch cry of the burgeoning numbers of individuals gainfully employed in an industry on everyone's lips.



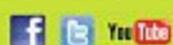
Cash Only Firesale - Duplex On One Title

- Owners need to release these 1 year old duplexes, each 3 bed 2 bath 1 car
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- This builders last duplex sold for \$450,000 next door, buy at great value
- Owners need to get out now, make your offer known on auction day
- Both rented, combined rentals total \$480pw giving great steady income
- Get a good cheap duplex pair, cash only, must sell!
- Both units are on one title, only one rates notice
- Close to town, Gin Gin's rejuvenated main street & public swimming pool
- New Local hospital recently constructed providing government jobs
- Close to shops, great small community attract great tenants

Auction: In Room March 29th at 6pm
 "See Plus Function Centre", The Wharf, Mooloolaba
 23a May Street, Gin Gin
 View: By Appointment
 Internet ID: 23aMay

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2 level office with one tenant, separate amenities and access for future dual tenancy.

- Purpose built by original owner
- 10m frontage on Duporth Ave
- NLA 242m² over two levels
- Strong future development potential
- Secure parking at rear of building
- Solid besser block construction
- Roof top garden with scattered views of the ocean
- Surrounded by Big Top re-development site

View: By Appointment

Contact: Exclusive Agent
Ryan Stewart 0439 939 773

Internet ID: STACM195

MOOLOOLABA



3/16 Pangarinda Place



Waterfront Apartment & You Can Walk to the Beach!

Price: \$375,000
View: Anytime by appointment
Contact: Exclusive Agent
Vicki Stewart 0412 713 041
Internet ID: STA679

- This fully refurbished apartment is very appealing to the investor with excellent tenants in place
- Fully tiled living areas with large high quality tiles – easy care – easy clean!
- Delightful kitchen with first class appliances, double sink, heaps of cupboards
- Expansive water views never to be lost plus it has the ideal Northerly aspect
- All of this & you can stroll to beaches, cafes, shops

MOOLOOLABA



Unit 13, 29-31 Tarcoola Avenue



What a Fabulous Position! Walk to the Beach, Shops, Bowls Club & River....

Price: \$375,000
View: Anytime by appointment
Contact: Exclusive Agent
Vicki Stewart 0412 713 041
Internet ID: STA698

- Situated only a couple of blocks from Mooloolaba Esplanade & beach
- Generous living areas opening onto a private & spacious courtyard
- Fully ducted air-conditioning, double lock up garage & the complex has a pool
- Amazing opportunity to purchase in a sought after location

BUDERIM



5 Como Court



Great Investment — Gross Return 7% approx.

Price: \$539,000
View: Anytime by appointment
Contact: Exclusive Agent
Mary Prowd 0418 710 750
Internet ID: STA669

- Unique lifestyle property – dual living accommodation!
- Two dwelling property situated on large 943m² block in a quiet treed cul-de-sac
- Features a family home & a 'funky' one bedroom studio with separate gate entrance
- Tiled throughout with soaring high ceilings to the open plan extra large living areas
- Wooden French doors flow to the generous covered outdoor areas with floor to ceiling security screens

AUCTION ON-SITE FRI 13TH APRIL @ 5:00PM



THE ONE !

7 🏠 4 🚗 2 🚘

Upon entry you realise you have entered something special and definitely not ordinary. You will be mesmerised by the stunning Pumicestone Passage, Glasshouse Mountains & CBD views. This home would suit a variety of homeowners from dual living to a large family with grandparents or extended family members, or just somebody wanting lots of space. Features include: 2 full size kitchens, 2 large living areas, 7 double bedrooms, 4 bathrooms, lots and lots of storage, a his and hers walk in wardrobe, ducted air-con, video intercom, electric front gate, back to base security, gas hot water and cooking, pool and all of this plus more within only minutes from CBD, shopping, restaurants and beaches.

Address: 11 Bombala Terrace, Caloundra

Auction: Friday 13th April @ 5:00pm

INSPECT: SAT 12-12:30PM

Contact: Carola 0417 608 466



AUCTION ON-SITE SAT 14TH APRIL @ 10:00AM



LAKESIDE LIVINGSIMPLY PERFECT

5 🏠 2 🚗 2 🚘

This lakefront "Plantation designed home" situated on a large 921m² block has all the ingredients that makes this your perfect home. It has captured the coastal lifestyle that we all love, so perfectly. It has an open plan design, ducted zoned air-con, 2 sep. living areas, a centrally located gourmet kitchen with stone benches and gas cooking. The living / dining opens out to the under-covered outdoor entertaining area, once opened up it creates one large fully covered entertainment area leading out to the saltwater pool.... simply perfect.

Address: 5 Creek View Pl, Pelican Waters

Auction: Saturday 14th April @ 10:00am

INSPECT: SAT 11-11:30AM

Contact: Carola 0417 608 466



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MOOLOOLABA
121 MOOLOOLABA ESPLANADE

\$899,000



Life's Too Short!

Set above the surrounding buildings this beautifully positioned 3 bedroom fully furnished apartment boasts a stunning ocean, bay and coastal panorama.

Both the master bedroom and the main living spill onto the large balcony which is orientated towards the morning sun.

With easy access to the Mooloolaba Esplanade with all its coffee shops, restaurants and boutiques you can park and forget about the car while you relax and rejuvenate in the seaside air.

Life's too short - invest in a property that you can thoroughly enjoy along the way!

PRICE \$899,000

INSPECT By appointment

AGENT Paul Angell 0438 468 378

Email: paul@fnmooloolaba.com.au

WEB www.fnmooloolaba.com.au



MOOLOOLABA Reduced to \$209,000 neg
13 MOOLOOLABA ESPLANADE

Looking For A Prime Location With High Returns?

How does Mooloolaba Esplanade with a 5% net return sound? It is possible with this refurbished resort suite in one of Mooloolaba's Prime Holiday Resorts - "The Peninsular Apartments". Located directly opposite Mooloolaba's beautiful patrolled beach and surrounded by resort shopping, cafe's and restaurants this fabulous resort facilities include Full Sized Tennis Court, Pool, Spa, Gym and BBQ areas. This fully furnished apartment is currently let on a permanent basis at \$285/week (and has been for the last two years) or you could lock it up as your own beach pad/weekender.

PRICE Reduced to \$209,000 negotiable

INSPECT By appointment

AGENT Paul Angell 0438 468 378

Email: paul@fnmooloolaba.com.au

WEB www.fnmooloolaba.com.au



MOOLOOLABA \$399,000 NEG
121 MOOLOOLABA ESPLANADE

Hot Price for 11th Floor

Well positioned on the 11th floor at the front of the Mantra Mooloolaba International this fully furnished one bedroom apartment enjoys stunning ocean views as well as strong and consistent rental income. Fully refurbished, fully air conditioned this apartment is ready for you to enjoy a sunny weekend away on the Esplanade at Mooloolaba with its great restaurants, shopping and of course the beach. Mooloolaba International resort is professionally managed by the Mantra group and its facilities include, indoor and outdoor pools & spas, sauna, gymnasium, games room, two BBQ areas, common roof top area and conference rooms.

PRICE \$399,000 neg

INSPECT By appointment

AGENT Paul Angell 0438 468 378

Email: paul@fnmooloolaba.com.au

WEB www.fnmooloolaba.com.au

First National Mooloolaba 07 5444 0800

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- Property is a solid, long term investment
- Property investment can reasonably be expected to provide capital growth in the long term
- Property market information is easily accessible and easily understood
- Property is tangible - you can actually see and monitor your investment

We have a large range of properties available from 1 bedroom units to 4 bedroom homes on the canal.

* Unit prices start from \$179,000 to \$669,000

* House prices start from \$270,000 to \$1,300,000

***Example Rent achieved: List price \$279,000 rented for \$275per week



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or give us a call!

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- Main with ensuite and spa bath
- Ducted Air Conditioning
- Huge Balcony
- Full Resort Facilities

Call for more details: Krystal Rees 0412 523 141

IMAGINE LIVING HERE!!



This lovely 4 bedroom, 2 bathroom home is one of only 16 in this exclusive precinct. There are two living areas internally and verandahs both front and back for entertaining and BBQ's. The kitchen is large with a huge pantry and plenty of cupboards. There is a gorgeous swimming pool as well which completes this fabulous property. Great views to Ewan Maddock Dam and direct access to the bush tracks leading to the dam, picnic areas and BBQ facilities. Approx 10 minutes to Sunshine Coast University, beaches and only 40 minutes to Brisbane and Brisbane airport.

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Glenview

Inspection
By Appointment

Realestate.com.au
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MAROOCHYDORE RIVER VIEWS & BREEZES!



CHOICE OF TWO

These absolutely fabulous north facing units catch all the breezes and views of the spectacular Maroochy River from the spacious balcony. From beautiful solid timber floors to the fantastic finish in the kitchen and bathrooms, you will fall in love with this unit as either a home or investment opportunity. Perfectly suited for those who want to 'lock up and leave' whether you are travelling to work, or a retiree off to be a nomad! It is either a 2 bedroom 2 living area home or 3 bedrooms, whichever you prefer. The private pool area has a lush garden backdrop. There are 2 underground secure parking spaces and a storage unit included. Easy access from basement parking to unit by lift. This unit can be purchased either tenanted or vacant possession.

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Q. Where in the WORLD is the 6th largest teaching hospital being built?

A. LAKE KAWANA, SUNSHINE COAST

Absolute Waterfront Apartments



FACT: Less than 1km from the beach is Lake Kawana, Sunshine Coast - soon to be home to the 6th largest teaching hospital in the world & one of the largest infrastructure projects in Australia - The Sunshine Coast University Hospital.

FACT: The hospital will create over 2000 construction jobs & 3,500 permanent jobs once complete. More than 15,000 people are expected to visit the hospital each and every day.

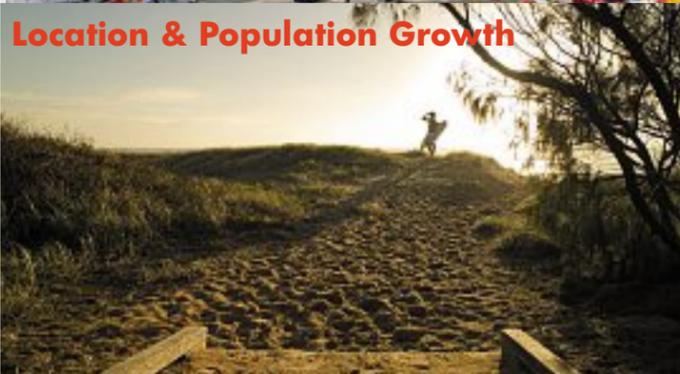
Health Infrastructure Under Construction NOW!



FACT: The Skills, Academic & Research Centre will provide teaching and research within the hospital campus. A \$61 million capital investment with 150 staff catering for 1,300 students each year.

FACT: The Town Centre adjacent to the hospital will commence in 2013 incorporating 80,000m² of retail, commercial, community & entertainment facilities, generating around 5,000 jobs during construction & similar in positions upon completion.

Location & Population Growth



FACT: The average daily spend on infrastructure in the Lake Kawana area over the next five years will be **\$1.5 million per day.**

FACT: The Sunshine Coast University Hospital alone will inject about \$700 million into the Sunshine Coast economy every year.

Reward yourself with a Smart Investment



FACT: Look past the mining boom towards a sustainable long term investment in health & education.

FACT: Edgewater Lake Kawana has consistently been one of the fastest selling projects in Queensland, come and see why...



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Features: Fully air conditioned home quality fixtures/fittings located in a quiet cul-de-sac in a family friendly rural/beach environment. Short drive to beach, shopping, schools, daycare & sporting facilities.

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Inspect by appointment. PH: Bev 0408 451 533



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"After half a lifetime of ignoring our financial future, my wife and I sought the help of the FAA team to help secure the best possible retirement situation for our family. During the past few years we have reorganised our home budget, got all our insurance and other legal affairs in order and built a couple of investment properties that are intended to supplement our superannuation income during our retired years. There is little doubt that without the support of the FAA staff, all of this would have been much harder to achieve in such a short time. Also, any costs associated with all of this have already been recouped many times over through tax savings and increased equity in our properties. Best of all, we sleep better at night knowing that we have help close at hand in making financial and other important decisions that will affect our family's future. My only regret is that I didn't start all of this 20 years ago." sincerely, Bob. Pie Creek Qld

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Is nothing you set out to achieve happening because you are paying too much **TAX!**

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Investing in future at

By **ALICIA BUTWELL**

EXCEPTIONAL beaches, glorious hinterland rainforests, rural countryside and urban living can be found within 30 minutes of each other on the Sunshine Coast. A short drive will take you to a different landscape where you can feel as though you're on a miniature holiday.

These are just some of the experiences attracting people to the Coast as permanent residents, and it is also the driving factor for property investors.

As a popular tourist destination and desirable lifestyle attraction, the Sunshine Coast offers a steady, stable investment opportunity for long term capital growth. Yet the Coast offers much more for investors than simply lifestyle, there are many key economic drivers set to kick-start major growth in the region.

From a new hospital worth \$2.5billion and a new airport precinct contributing \$475million to the economy per year, the Sunshine Coast is showing no signs of slowing down.

Specialising in investment portfolios, Investor Finance director, Mal Cayley said investing on the Sunshine Coast was essential for long term gains. Although he has clients who invest in

mining sectors, Mr Cayley said these areas carried more risk compared to the Sunshine Coast due to longevity.

"We focus in mining towns because there is higher capital growth and higher returns, but a lot of those centres carry a lot more risk than most people realise, there's a time risk as well," Mr Cayley said.

He said with positive returns from investments in the mining sectors, investing on the Sunshine Coast can offset that positive income.

"We understand the mining boom and...our expectation is that we'll be in and out of these mining centres in four to five years.

"With the Sunshine Coast, we're here for 10 to 15 or more years because it has stronger, longer term fundamentals," Mr Cayley said.

Those fundamentals are the \$2.5billion Sunshine Coast University Hospital, Ramsey Private Hospital, Kawana Health Innovation Park, the Kawana Town Centre and medical precinct and the \$61million Skills, Academic and Research Centre (SARC) all contributing and transforming the Coast's health hub and creating thousands of jobs.

Matusik Property Insights director and real estate analyst, Michael Matusik said this health infrastructure project is the largest of its kind in

Australia and will be the sixth largest teaching hospital in the world.

"The average daily spend in the Kawana area over the next five years will be \$1.5million," Mr Matusik said.

He also predicted the Kawana Health Hub would create about 10,000 permanent jobs thus creating a demand for between 5,500 and 6000 new dwellings with more employment generated from those constructions.

"The Sunshine Coast University Hospital alone is valued at \$2.5billion and represents almost a quarter of the current coastal regional economy.

"It is estimated that it will inject about \$700million into the Sunshine Coast economy every year and will be the Coast's single largest employer," Mr Matusik said.

With statistics such as these, Mr Cayley suggested the Sunshine Coast offered very similar traits to the mining sectors, such as strong growth albeit long term.

"The Sunshine Coast has some of the features of the mining centres and it is about to go through its own construction boom and is unlike any other centre in the country.

"The amount of money that is going to be spent on infrastructure is the largest spend per

capita this side of the mining centre," Mr Cayley said.

Mr Cayley said the hospital project will expand growth regional product between 10 and 15 per cent while there will also be a flow-on effect.

"There are so many other projects underway such as the Sippy Downs Town Centre and we also have the largest land development in Australia just starting at Caloundra South," Mr Cayley said.

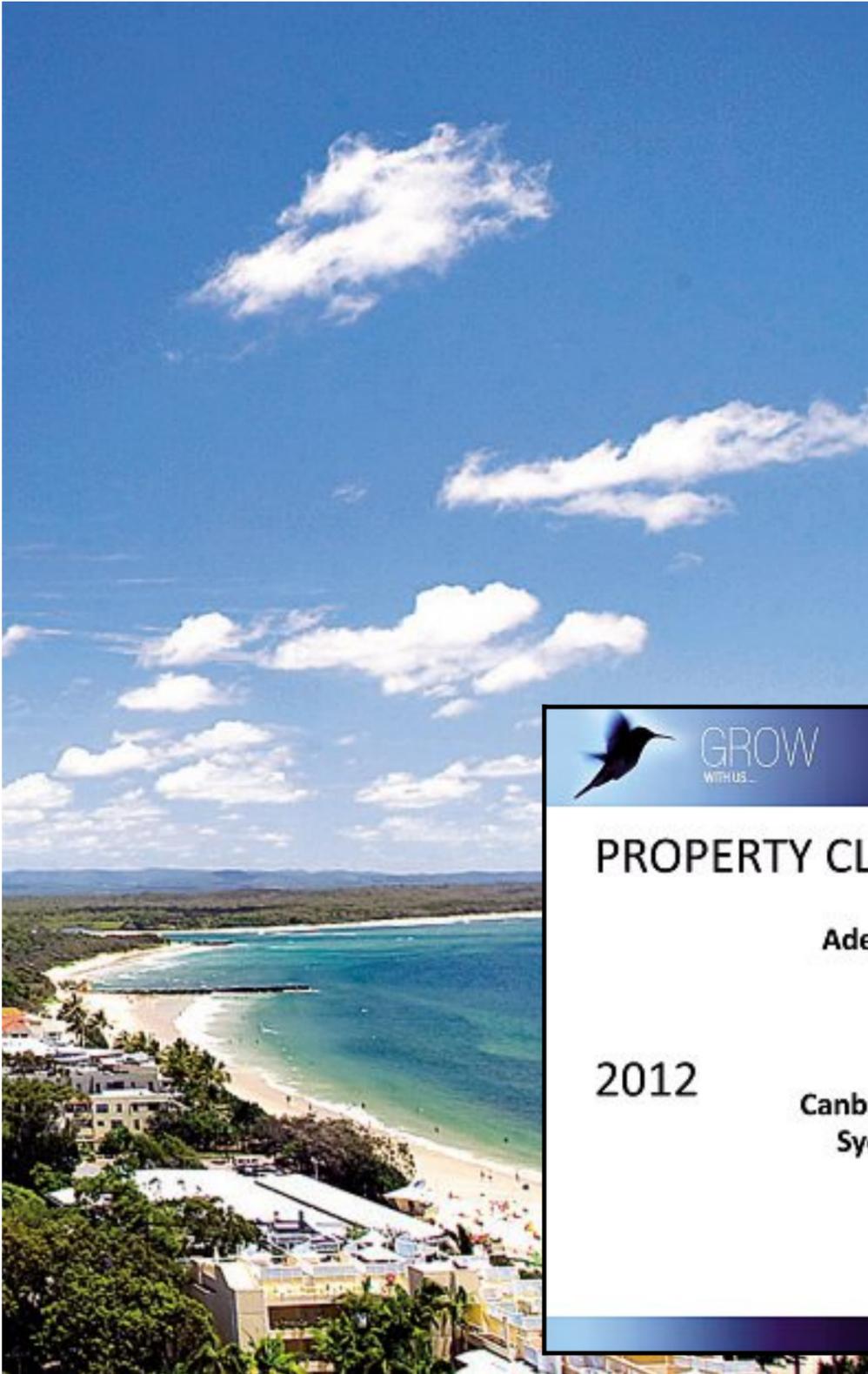
The Caloundra South Urban Development Areas (UDA) is being developed as a planned residential community, housing up to 50,000 people over the next 30 years.

About 20,000 properties are expected to be constructed and priced under the median pricing for Sunshine Coast dwellings to increase affordability for the expected population increase.

"There is always going to be that higher demand for property than what we can deliver here on the Sunshine Coast," Mr Cayley said.

Loan Market mortgage broker Carol King agreed saying there was a need for more rental properties on the Coast.

"The Sunshine Coast has a shortage of properties and most property managers we deal



\$1.5m a day

with talk about very high occupancy rates," Mrs King said. "They are constantly looking for more stock which is highly encouraging for those looking to invest."

Supporting the high occupancy claims was one of the Sunshine Coast's leading property managers who said "rental demand is set to increase from already high levels on the back of ever-increasing tenant enquiries."

This was backed by a less than one per cent vacancy factor from their offices.

"Now is the time to invest and the reason being is, it's about being ahead of the market and not following the market, the real wealth is created before everyone else realises that things are good," Mr Cayley said.

"I would suggest that the Sunshine Coast market is through the bottom of the market, we are in the upswing phase and now is the greatest opportunity of when to maximise the return on your investment," he said.

Agreeing with Mr Cayley was Blue Wealth Property CEO, Dr Tony Hayek who uses a property clock to establish the best time for purchasing property and said that time was now.

"The idea is we try to identify markets between five and nine o'clock which is where we see the most opportunity in the markets and we

try to avoid properties between nine to five o'clock, because in one way or another they represent uncertainty rather than good opportunity," Dr Hayek said.

"Most Australian investors buy at the wrong time of the clock because they are driven by the power of the people, which is typically at the peak of the cycle," Dr Hayek said.

Currently the Sunshine Coast market sits in the "opportunity" section of the property clock, between five and six o'clock.

"This is the time to be looking to buy," Dr Hayek said.

"The Sunshine Coast now has so much momentum, there is so much money coming in that can't be stopped that it is going to do well regardless [of the global economy]," Mr Cayley said. "The Sunshine Coast has a strong propensity and capacity for high capital growth over the next 15 years."

Mrs King agreed saying investors considering the Sunshine Coast should be looking to purchase property here with a medium to long term view to get the maximum return from their investment.

"It is usually safer with an investment to take a long term view and hold a property for five to 10 years," Mrs King said.

Top five key drivers for growth on the Sunshine Coast

- 1. Sunshine Coast University Hospital Precinct**
Valued at over \$2billion=1/4 of entire Sunshine Coast Regional Economy
Generate 11,000 construction jobs over five years
Potential to inject \$1Million per day into local economy
- 2. Maroochydore Principal Activity Centre**
New CBD of the Sunshine Coast
Will house, SC Convention Centre, Maroochydore Railway Station, Administration building for Regional Council, 25Ha Public Park and Open Space
- 3. Sunshine Coast Airport Precinct**
Contributes \$475M to the regional economy

- per year
Employs 600 people
3-Star Master-Plan in place (\$418.7M collective capital investment)
- 4. Palmview/Sippy Downs Town Centre**
Planned as a vibrant Major Activity Centre
Plan will create 4700 full time jobs; Inject \$2.6 Billion into economy over this period
- 5. Caloundra South**
Projected population of approximately 50,000 people over next 30 years
Approx 20,000 properties to be constructed and priced under median pricing for Sunshine Coast dwellings
Vegetation and wetlands will be protected from future development and rehabilitated

Rental market maintains strength

The Residential Tenancy Authority (RTA) median rents for two bedroom units and three bedroom houses remain relatively steady at \$295 and \$360 per week respectively.

"Investors are starting to return to the market with REIQ accredited agencies also

reporting a more buoyant mood since about November," said REIQ CEO Anton Kardash.

On the Sunshine Coast, the Maroochy region recorded a strong improvement down one percentage point to 2.2 per cent.

The Noosa and Sunshine Coast hinterland saw improving vacancy levels.



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This all steel stunner is overlooking the Sunshine Coast Hinterland and ocean, with views to Noosa and Moreton Island. You will be impressed with 3 bedrooms, 2 lounge areas, studio/gym, 2 bathrooms and open plan living, even the gardens are easy care.



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"Tama Ridge" 25 Acres

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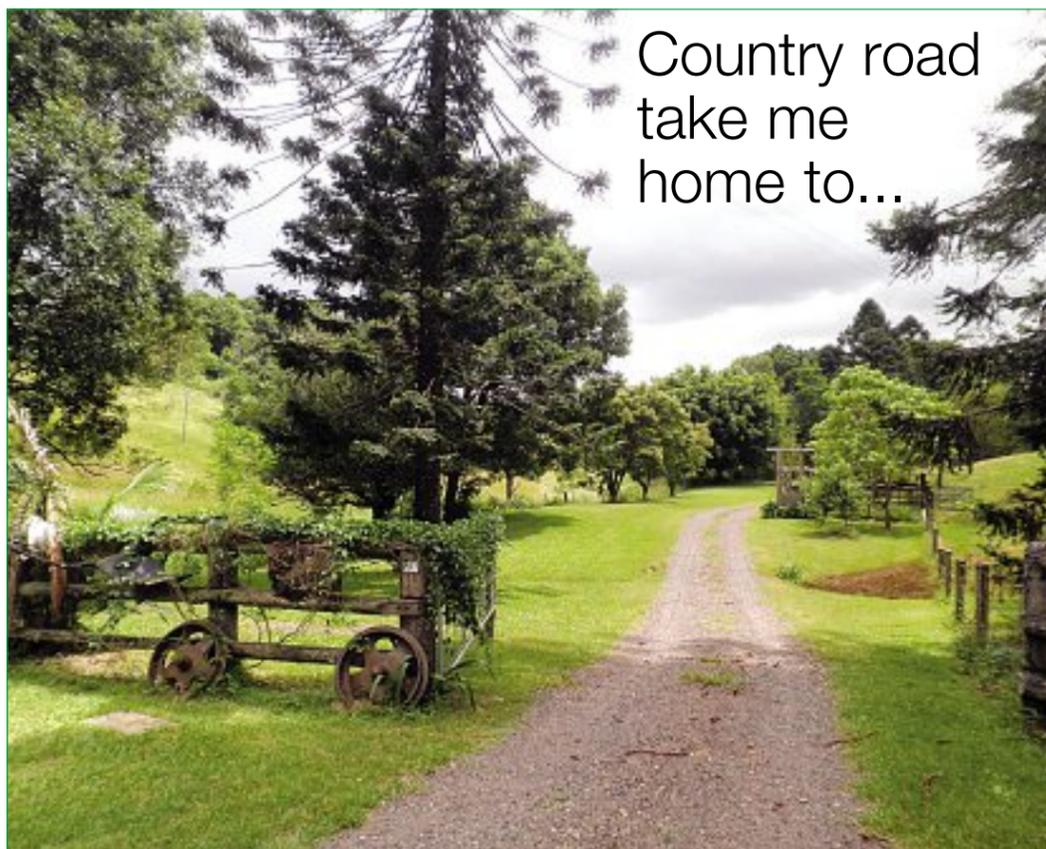
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Rambling Rose

Original colonial farmhouse. Set amongst a gracious country garden. Sunny verandahs, French doors to generous lounge room. Four bedrooms plus office, high ceilings, polished floors. Formal dining, designer kitchen. Bathroom with quality fittings and fixtures. The easy care gardens and trees add to the experience of country living close to Maleny township.

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Modern colonial home set amongst trees on easy care 1/4 acre (1618m²). Quiet rural area, close to schools, verandas and deck with views back over the town. Garage and laundry under (internal stairs), 10,000 gal tank, bio cycle system, 3 good sized bedrooms (fans). Main with walk in robe / ensuite and bay window. Spacious kitchen/dining with views to the North. This well positioned home is close to schools and just a few minutes to town.

Great value at \$475,000
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Internet ID: 109417466



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Price reduced \$540,000
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Peaceful, Private Country Retreat

Large lounge room, new kitchen, a good sized family room a large entertaining deck overlooks a 10 metre inground pool, set in native tropical gardens. Four bedrooms, office and modern bathroom.

\$475,000
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Internet ID: 10654480



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 Keith Mackie - Property Consultant 0418 482 311
 Lyn Baker - Property Manager / Administration 07 5494 1577
 Julia Ward - Property Manager 07 5494 1577



Monarch Realty is a locally owned and operated company with management on site. Principal, Pauline Smith has gained a wealth of knowledge in Real Estate over a period of 24 years, having "hands on" experience with all aspects of the industry in the Hinterland, and particularly in Property Management. Monarch Realty is pedantic about ensuring that they keep up to date with all industry changes and combined with Pauline's rural background, her 32 years living on the Sunshine Coast and her experienced staff who have been with her

many years, we feel we are well equipped to handle your property requirements in a professional and efficient manner.

As a client of Monarch Realty, you will be treated as a valued client and expect service accordingly, you will have any issues dealt with promptly, you will have all enquiries and property related matters treated strictly in confidence.

Other aspects related to the property industry we can assist with are contacts for Building and Pest Inspectors, Financial Brokers, Property Management Services, Home and Garden Maintenance Services, Legal Representatives - Solicitors/Lawyers, Storage Shed Facilities.

Please feel free to contact anyone at our office for further discussion on the many ways Monarch Realty can help your investment and property needs.

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4 🏠 1 🚗 4 🚗 **O/Over \$650,000**

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- Rented at \$365 per wk

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 Email: pauline.smith@monarchrealty.com.au

QUIET AREA



- Open Plan Living/Dining/Family Area
- Low Maintenance Gardens
- Airconditioned
- Fenced Back Yard
- Walk to School, Rail & Shops
- 670 M2 Block Landsborough
- Rented at \$360 per wk

4 🏠 2 🚗 2 🚗 **\$390,000**

Pauline Smith 0411 651 991
 Email: pauline.smith@monarchrealty.com.au

SHORT STROLL TO SHOPS & RAIL



- Open Plan Tiled Living Area
- Covered Outdoor Entertainment Area
- Extra Toilet
- Close to Park & Playground
- 800M² Block – Beerwah
- 1 Hour to Brisbane

3 🏠 1 🚗 1 🚗 **\$325,000**

Keith Mackie 0418 482 311 - Ref: 804
 Email: Keith.Mackie@monarchrealty.com.au

OUCH! OWNER WILL DISCOUNT DRASTICALLY



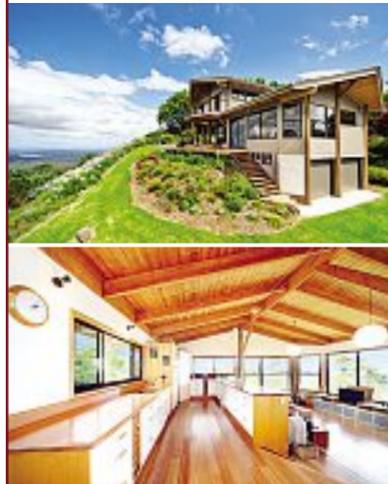
MALENY

On 6040m² (about one & half acres) lot only 5 minutes from Maleny Town Centre with the convenience of the shops and restaurants is the location of this 3 bedroom open plan colonial timber home with high 9 foot ceilings, veranda on 3 sides, huge entertaining deck with pleasant long rural views, large walk-in pantry in the kitchen, large walk-in robe & ensuite in the master bedroom, large walk-in linen cupboard, dado timber walls, ceiling fans throughout, reverse cycle air-conditioning, built-ins in all bedrooms, all bedrooms are a generous large size big enough for double or queen size beds, front patio, 2 car accommodation under house and 2 car steel garage in front of home, and even a creek on the property. The property has long valley views. ADSL available to property subject to port availability at the Maleny exchange.

Priced at \$600,000 neg

Contact: Dave Avery 0427 718 194 or
Laurelle Owen 0428 943 549

BREATHTAKING VIEWS OF THE ENTIRE SUNSHINE COAST



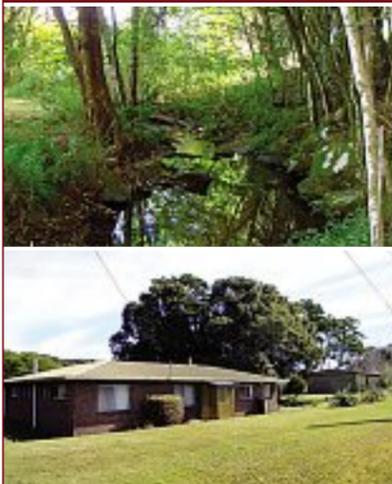
4257m² NORTH FACING LOT ...

on one of the highest points of the range, this timber and glass home enjoys stunning views from every room. The view takes in the entire Sunshine Coast from Caloundra to Noosa and the ranges to Montville and Maleny. The home is a 3 level timber & glass home with double garage on the lower level. The 1st floor level is open plan with high timber ceilings vaulting the kitchen and living room. The dining room and master bedroom with main bathroom are also on this level. All rooms open onto large decks. The 2nd floor level has 2 bedrooms, a large second living area that opens out to the top floor deck and a second bathroom - perfect for teenagers or guests. Set on approximately 1 acre of fertile grounds, the property has its own rainforest, fruit trees and established gardens. The home has a grid connected 1kw solar system to reduce your power costs and is totally self sufficient in water. This property is in a very quiet, private location, but only 10 mins to rail, 25 mins to Sunshine Coast beaches and 1 hour to Brisbane Airport. Maleny only 7 mins away, offers schools, shops and all amenities as well as fine art, craft and eating houses.

Priced at \$899,000

Contact: Dave Avery 0427 718 194 or
Laurelle Owen 0428 943 549

2 ACRES WITH A CREEK AND ...



A BEAUTIFUL CREEK FLAT

Just over 2 acres with creek and pleasant creek flats, well maintained lawns and gardens with a 5 bedroom lowset brick home. The home has built-in cupboards in 3 bedrooms and ensuite off master bedroom, wood fired heater, air-conditioning in a very sought after area only 5 minutes from Maleny Town Centre. The property has a 4 car steel shed with power and single carport.

Priced at \$460,000 - offers welcomed

Contact: Dave Avery 0427 718 194 or
Laurelle Owen 0428 943 549

ON MOUNTAIN VIEW ROAD



MALENY

Two story rendered home on Mountain View Road. Lounge and dining room. Modern open kitchen with bi-folds and server to sundeck with outdoor kitchen and BBQ. Plus media room. 3 bedrooms all with decks and sweeping rural views. Front balcony has glimpses of Glasshouse Mountain Views. 1 modern bathroom, 2 toilets. Energy rated, solar hot water, double brick, insulated throughout. Double Garage fully lined with remote roller door. 1200 gal water supply. Fully fenced. 1 acre (4081m²), well landscaped garden, 7 varieties of fruit & nut trees.

Priced at \$595,000

Contact: Dave Avery 0427 718 194 or
Laurelle Owen 0428 943 549

A LOT OF HOUSE FOR THE MONEY



EAST SIDE OF MALENY

This property on 3270m² of land is on the East side of Maleny. Lowset 3 bedroom brick home with office, family room, open fireplace, open plan lounge and dining, separate family or media room. New modern kitchen with gas cook top and electric wall oven. The roof has been replaced with a new colour bond roof, double lockup garage and a separate double car-port. The land is a gentle slope with established landscaped gardens for easy mowing.

Priced at \$550,000

Contact: Dave Avery 0427 718 194 or
Laurelle Owen 0428 943 549

NORTHERLY ASPECT OVER LOOKING FARMLAND



3 MINUTES TO MALENY

Low set brick 3 bedroom home with built-ins. Open plan lounge, dining and kitchen, pantry. Combustion stove. Double lock-up garage. Large workshop/double garage sized shed. Numerous fruit trees. Shed with three enclosed walls. Only 3 minutes to Maleny and all amenities. Eastern side of town. Northerly aspect over looking farm land. On 5240m² block.

Priced at \$493,000

Contact: Dave Avery 0427 718 194 or
Laurelle Owen 0428 943 549

MALENY HOME WITH ADJOINING UNIT



MALENY

This property is in the centre of Maleny. The owner is just finishing the last of the renovations. Great investment property or for the extended family. The rendered home has a main entry. Three bedrooms all with built-ins. Good size bathroom and separate laundry. Lounge and dining room. Gallery kitchen. Single lock up garage or could be made into family room. Outdoor entertainment area which will be tiled. The rendered Unit has double lock up garage with laundry and storage space. Private stair entry to unit upstairs. Open plan kitchen, dining and lounge area. Large bedroom with amazing walk-in-robe and ensuite. Views across the lake and town. Both house and unit with separate water and electric metres. Council approved. All on a large block of 1801m².

Priced at \$595,000

Contact: Dave Avery 0427 718 194 or
Laurelle Owen 0428 943 549

COUNTRY LIVING AT ITS BEST



5 MINUTES TO MALENY

Lowset 4 bedroom brick home that overlooks farmland. Master with walk-in-robe and ensuite. Formal lounge and dining with combustion heater. Open plan kitchen and family room with bay window. Step outside to the entertainment area that has automatic roof shutters. Ducted air conditioning. Northerly aspect and designed to take advantage of winter morning sun. 2KW back to the grid solar power to keep bills lower. Fully wired so you can plug in a generator. Double lock up garage with auto door. Security doors and windows. Solar hot water. Landscaped gardens and spacious lawns. 4000m² block.

Priced at \$649,000

Contact: Dave Avery 0427 718 194 or
Laurelle Owen 0428 943 549



Best market for Noosa

marketview

with Erle Levey

Noosa is the premium resort town on the east coast of Australia. It is one of only three significant north-facing beaches which include Palm Beach on Sydney's North Shore and Byron Bay.

Research is showing that for most top-end properties in good locations on the Sunshine Coast and parts of Brisbane the market has come off 30-40% since the peak of the market.

When investing in property it's best to see where the bottom of the property cycle is and pick the start of a rise. In Noosa it seems the smart money is buying, including the top end properties.

These have included two sales in Noosa Parade and two at \$2m-plus in Noosa Waters, a \$3.5m-plus sale in Settlers Cove, \$1.5m for an Allambi Rise apartment.

There have been a number of waterfront sales in Noosa Waters in the \$1m to \$2m range while in Noosaville there was a \$1.5m-plus sale and not in a prime location.

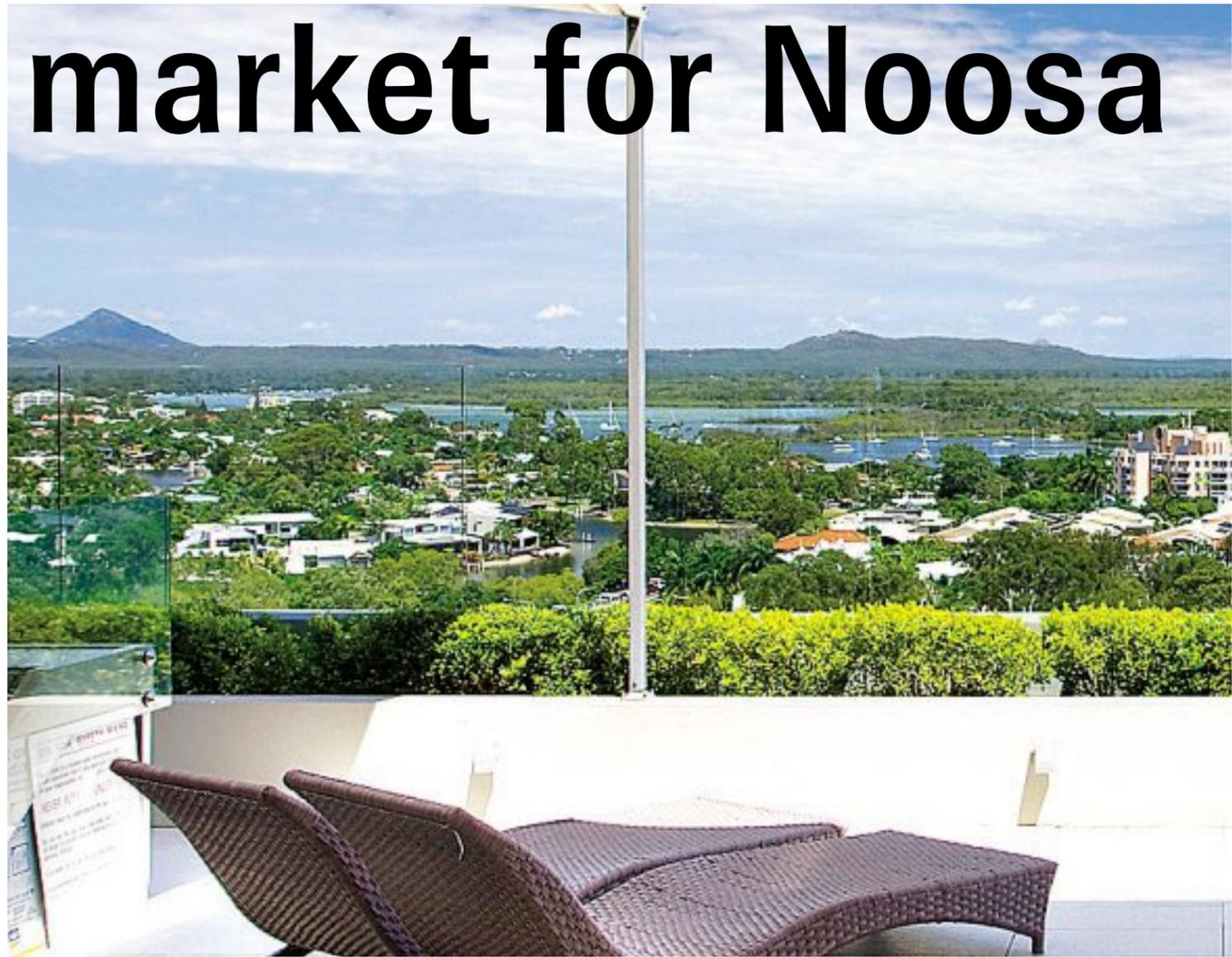
In Sunshine Beach there has been a \$2.4m sale and \$1.5m for a unit in Elanda Street.

Agents say it is the equivalent to the 1994-'95 market which was flat for a period then rose due to pent-up demand.

They can see a two to three-year time-frame before there is upward pressure on prices. That will happen when all of the good buys have gone.

Noosa has the advantage of a short supply of land and the desirability of living in such a sought-after destination. Lifestyle, healthy environment ... those benefits have not changed. It's a very appealing place.

Two exciting new opportunities which will directly become economic drivers for the future



of the Sunshine Coast have emerged in 2012.

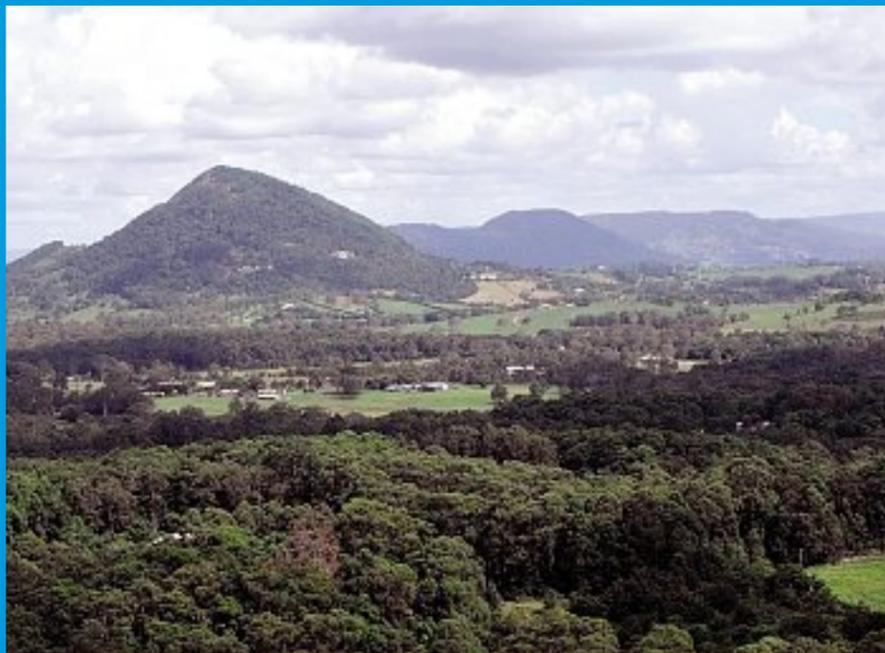
The recent announcement that Air New Zealand is to commence direct flight from Auckland to the Sunshine Coast will undoubtedly result in increased business activity and stimulus to the property market.

The Sunshine Coast Airport will also enjoy fly-in, fly-out trips to the heart of the mining areas. These two initiatives will encourage more buyers to take advantage of the best value seen in the Noosa property market in the past decade.

Seller and buyer profiles have changed just as significantly as the marketplace in that time. Sellers in today's market are accepting of where market prices sit and realise they can move on without incurring huge losses.

The baby boomers are now 10 years older

Consumers confident



The Noosa hinterland agencies are reporting the busiest February in years. This follows a pick-up in sales last November and December, whether it be for acreage properties or houses in the country towns.

Most attribute the change to the fact there has been better weather than last year's floods and cyclones which wreaked havoc throughout most of Queensland.

People have assessed the market to be very good value at the moment. They are happy to buy now and hold long term, trying to get in before the banks change interest rates again.

The finance sector is offering good long-

term fixed rates and are looking to lend money again. The Noosa hinterland offers space, peace and quiet while still having the shops and restaurants of Gympie Terrace in Noosaville and Hastings Street in Noosa Heads close by. In the country areas you can have a horse but not have to travel long distances to go to the Sunshine Coast's famous beaches.

Agents are already noticing an influx of inquiries from the Gladstone area and central Queensland.

They see the Noosa hinterland to be at the bottom of the market and affordable. They are seeing competition for properties from buyers wanting to live in paradise.



Recovery from GFC means more people strive to live the dream

THE storm and high rainfall of early February reminded the people of the Noosa hinterland why they live where they live.

The generosity and support offered to people has been overwhelming. Business people and the broader community chipped in and helped everyone recover. Just like the communities throughout Queensland last summer. It's something people do.

Buyers and sellers have not allowed anything to prevent them from moving forward. Agencies are seeing a sale a day in March.

Turnover is getting back to pre-GFC numbers and buyers are responding to the great value on offer.

It's for good reason. The good news far outweighs the not so good - the nation has 1.1million more jobs than it did five years ago, virtually full employment by international definition.

Mortgage interest rates are right on the long-term average of less than 8%, household incomes are among the world's highest (more than \$144,000 per household on average in

2011-2012) and rising, and Australia has the world's seventh-highest standard of living of 230 nations.

Personal savings are rising, the sharemarket and superannuation funds are recovering and the population is growing at or better than the world's growth rate.

It's all going to get even better during this and the next decade but for the time being it's as good as it gets anywhere in the world today.

The hinterland continues to provide the perfect environment for people to purchase their green dream.

The buyer demographic is largely made up of people who aspire to live a low stress sustainable lifestyle. They yearn to wrest back control and reconnect with friends, family and nature.

The Noosa hinterland properties offer a more holistic approach to affordable family life and the area is lucky to have the best of both worlds with the glamour of Noosa Heads beaches on its doorstep and the rolling green hills in which to live the green dream.



buyers in decade



than during the real estate boom years, with many having lost significantly in their available retirement income.

They are accepting of comfortable new homes in precincts such as Pavilions at

Peregian Springs for an entry level residence under \$400,000.

The purchasers of high-end property tend to be young professionals, working nationally or internationally or overseas investors who can

secure a luxury residence at a fraction of prices previously paid.

At the heart of it is the fact that Noosa is unique in that it has the holiday resort feel all year round.

Low-maintenance resort lifestyle

NOOSA is unique in that it has the holiday resort feel all year round. It has grown into a region that supports local business and allows these businesses to grow and develop.

Noosa and surrounding area offers a safe environment for children to grow and play whatever their age.

The passion people feel for their community makes it not only a famous destination for a superbly relaxing holiday but also for a new and wonderful place to put down new roots.

There has been a wait-and-see sentiment amongst some property buyers. Yet the opportunistic buyers are the ones capitalising on this, using the conditions to negotiate as the best time to buy is when supply is there but with less demand.

There is some fabulous stock throughout the Noosa Heads-Noosaville-Sunshine Beach areas, especially with units and spacious apartments.

This low-maintenance lifestyle is increasingly embraced by holiday makers and investors alike, with many downsizing and thoroughly researching the unit and duplex options.

This type of property would be the ideal investment for anyone who works away and wants a secure lock-up and leave home to come to on weeks off, of a weekend or holidays.

It will be made more appealing as the fly-in, fly-out market continues to lift off from the Sunshine Coast Airport.

At the heart of Noosa Heads is the fact it has ocean on one side and the Noosa River and environs on the other. This means there is some great waterfront properties available at the moment which will appeal to many who love the central location and proximity to schools, shopping and restaurants.

Hinterland suburbs are also showing renewed energy justifying the decision of buyers making the 'tree change'.



Right here right now

marketview

with Erle Levey

PROPERTY in Coolool is really placed right at the moment. Agents report buyers are coming back into the market place after a sitting on the fence.

The past two months has seen huge increase of sales in all price ranges.

Some of the properties that have sold had been on the market for more than a year. This increase in activity is due to more buyer activity and the sellers meeting the market.

The stock market has been a roller-coaster lately so buyers can see a benefit in owning real estate.

The investors are coming back and they are mostly the miners wanting to put their hard-earned money into bricks and mortar.

The Coolool market is also getting buyers from North Queensland and the southern states wanting to become permanent residents.

Coolool Beach still has a village feel as well as an array of retail outlets and restaurants.

The residential areas are surrounded by national parks and cannot really get built out, resulting in a fantastic stretch of beach and sandy coves in the one place.

As well as the dog-friendly beach at Stumers Creek, there are three bays and two points - Pt Arkwright and Pt Perry.

One of the best golf courses in Queensland is at the Hyatt Regency which hosts the Australian PGA championship. Then there is the public golf course nearby at Mt Coolool.

All of this with the magnificent backdrop of Mt Coolool.

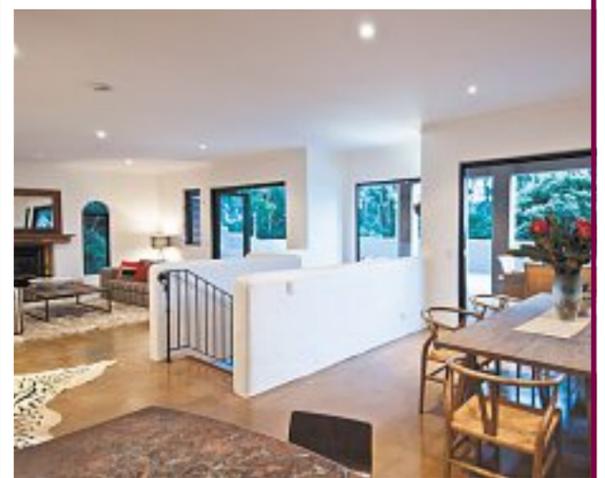
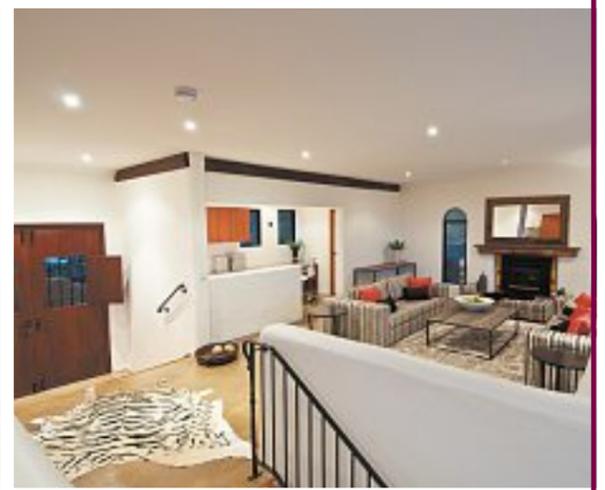


NOW is the time to invest

Now is the time to buy in the Sunshine Coast's most prestigious precincts of Noosa and surrounds. Beverley Donoghoe has over 20 years experience in the Noosa real estate market, and can assist serious buyers to find valuable investments.

It truly is a buyers market – don't miss this opportunity to add a touch of Noosa elegance to your property portfolio.

"Beverley is honest, highly competent and professional. Her friendly, inter-personal skills and expertise are exceptional. We have no hesitation in recommending Beverley to anyone considering selling or buying real estate today." Ian & Sandra Purnell



Awe-Inspiring Santa-Fe Style Overseas Owner Must Sell

Inspect: Saturdays 11 - 11.45am

74 Foxtail Rise, Doonan

The rugged practicality of minimalist Santa Fe style inspired the design for this awe-inspiring residence set on two acres with coastal views. The distinctive design with whitewashed walls and cool, open spaces connecting with north facing terraces captures the true essence of its peaceful location (just minutes from Noosaville) and provides a sense of space and tranquillity for a relaxed, uncluttered lifestyle. Three solid levels of concrete walls and floors, 4-car garage. **\$879,000**



Beverley Donoghoe
SELECT PROPERTIES

5449 1158
0412 740 260
www.bselect.com.au

4600590aa



3 2.5 3+

- Teewah, absolute ocean front village, just north of Noosa
- Set on one of the most spectacular coastlines in SE Queensland
- Surrounded by national park, lakes and 90km of pristine beaches
- Stunning 3 bedroom Beach House with views of the ocean to Noosa Headlands
- Inspection a must of this most desirable property
- Great investment, holiday home, permanent living or rental

PRICE: contact agent

Krystyna Blaszczyk
0434 937 239

“SABAH”
Beach Hideaway



45459568a



Noosa's Magical Lakeside Sanctuary

Hidden from public view, sitting proudly upon an elevated grassed plateau, this grand home surveys the vast pristine waters known as Lake Weyba. Bordering 350 acres of an eco retreat nature reserve ensures preservation of this unique coastal property, with direct access to a secluded sandy beach this home is the perfect place to raise a family. So tranquil yet only 10 minutes drive to Noosa's famous restaurants, boutiques, markets, beaches, general shopping and medical facilities.

PRICE: \$2.2million

6+ 4.5 3



Krystyna Blaszczyk
0434 937 239



Noosa lifestyle

Visitors are familiar with renowned Hastings Street and the famous Eumundi Markets, yet few are aware of the rich diversity of living choice Noosa has. From a swish city style apartment overlooking Laguna Bay, to a secluded hinterland hideaway, to a charming A framed cottage that was once a simple boat shed. Noosa's people are as diverse and the houses they choose to live in.

Arriving from Sydney and settling in town along the waterways we were delighted to join in the Christmas celebrations, as neighbours cruised the canals in their decorated boats, singing carols and spreading the season's greetings. I became enthralled with the ease of cycling to the main beach for an early morning swim, stopping at Hastings Street for a delicious coffee, then riding home along the shaded river trails.

Lazy Sunday afternoons on Gympie Terrace spent soaking up the ambience of children playing along the sandy river's edge, where sail boats glide, and grand-parents sit in comfort as the family dog takes advantage of the unguarded sausage.

Lifestyle omm is the mantra for all those who come to experience the change of living in Noosa.

To facilitate your change today contact:

Krystyna Blaszczyk
0434 937 239

(licensed real estate agent & marketing consultant)

email: krystynab@aapt.net.au



LAKEHOUSE: An architectural designed eco holiday lakehouse situated in an award winning destination, 10 mins to Noosa's acclaimed beaches and restaurants. Discover the peace and tranquillity, the native birdsongs, fishing and sailing in these pristine waters.

HOUSE SITES: Build your own permanent dream home and be assured that the native trees and wildlife will remain part of this 50 acre paradise.

Relax on your private verandah overlooking Lake Weyba.

HOUSE PRICE:
\$679,000

HOUSE SITES:
from \$345K

Contact:
Krystyna Blaszczyk
0434 937 239



TRIMARAN FOR SALE

Corsair 36 Cruiser Racer Trailerable Trimaran. Fully manufactured 2005, Sleeps 6, monohull agility, multihull Speed and stability.

PRICE: \$199,000
(reduced from \$298,000)

Call Richard on 0418 192 350



NOOSA HINTERLAND Price: offers \$700k +
151 Dath Henderson Road, Tinbeerwah

- > very private 6.5 acres- 3 of which remain as a rain forest backdrop to this solid residence with double lockup garage and an enormous shed.
- > formal entry, 2 separate large living areas, high ceilings, central kitchen
- > open fireplace and a slow combustion heater for those winter months
- > the bird songs and natural beauty of the surroundings will captivate
- > 5 mins to Cooroy or 15mins to Noosa's famous restaurants and beaches

3 2 4 rainforest



Krystyna Blaszczyk
0434 937 239



J.P. DIXON Sandringham Toorak Brighton Mentone Beaumaris Portsea-Sorrento Noosa, QLD

NOOSA HEADS Apt 106-107, 6 Hastings Street

Great Value!



HASTINGS STREET - OPPOSITE BEACH

Hastings Street is the lifeline of Noosa, arguably Australia's most desirable holiday location. Designed as two separate accommodations with dual key access: the suite has a large bedroom with built-in robes, spacious living, modern kitchen and private courtyard opening onto pool area. Adjoining is a self-contained studio. Invest now and enjoy holidays in Noosa while earning an income - stay in one and let the other out!

- Dual Key Two Bedroom
- Recent refurbishment
- Ducted air and BBQ facilities
- Professional onsite management

Price: NOW \$569,000
Inspect: By appointment
Agent: Steve Smith 0424 942 688 or Trevor Mangels 0411 644 254
Website: www.jpdxon.com.au



EMAIL: noosa@jpdixon.com.au Shop 3/2 Lanyana Way, Qld 4567 PHONE: 07 5474 5000

NORTH SHORE REALTY

Easter Auction Event

Thursday April 12
@ 6.00pm

RAMADA SURFAIR RESORT,
MARCOOLA



Inspect: SAT & SUN 4.00-4.45PM



THE OBSERVATORY PENTHOUSE AT POINT ARKWRIGHT – FIRST TIME OFFERED!

3 2.5 2

POINT ARKWRIGHT Unit 11 The Observatory, 15 Andrew Street

- Approximately 340m² of floor area, all on one level, the penthouse at THE OBSERVATORY Apartments has been designed to provide a premium residential experience
- This unique apartment occupies the entire top floor of this prime position perched high on the headland at Point Arkwright
- Over 120m² of private external decks provide expansive & stunning views that sweep from across the Point Arkwright reefs, along the coast line through to Point Cartwright, with the added bonus of an imposing Mount Cooloom backdrop
- Secure lift access to the apartment provides entry to a floorplan that includes 3 bedrooms, 2.5 bathrooms, separate and spacious living areas, generously sized entertainers kitchen and separate lock up storage area
- Ducted air conditioning and secure undercover car parking for two cars is also provided
- Be assured that there is no better position in this tightly held and highly sought after precinct

Inspect:
Saturday & Sunday 4.00-4.45pm

AUCTION:
Thursday 12 April 6pm
@ Ramada Surfair Resort

Contact:
Jay Pashley 0407 119 355 or
Kerry Glover 0408 714 270



NORTH SHORE REALTY
MARCOOLA SALES 5448 7444
COOLUM BEACH SALES 5446 2500

www.northshorerealty.com.au



Inspect: SAT 11.00-11.45AM



ANYONE FOR GOLF?

3  1  2 

MOUNT COOLUM 108 Suncoast Beach Drive

- Owner gets serious - new plan - Let's Auction!
- All offers invited
- Elevated home with the magnificent Mount Coolum as a backdrop and just a seven iron to the 10th Tee of Mt Coolum Golf Club
- Ideal for the retiree or first home owner
- Timber home with three bedrooms and very spacious lounge and dining area
- Very happy tenants - would like to stay
- Side access to drive through to double carport

Inspect: Saturday 11.00-11.45am AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort
Contact: Keith Blanchard 0419 676 037



Inspect: SAT 12.00-12.45PM



YOUR OWN TROPICAL RESORT

4  2  2 

MOUNT COOLUM 27 Lagoda Drive

- Come home to an oasis
- A canopy of leafy trees ensures a private family home
- Offering four bedrooms, separate main bedroom with ensuite
- Unique in design, this family home is gently spread over three levels with a rumpus room for the kids, fantastic outdoor living area leading to huge resort pool with Bali Hut
- Just 5 minutes to wine & dine, 2 minutes to the beach & 1 minute to the National Park

Inspect: Saturday 12.00-12.45pm AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort
Contact: Keith Blanchard 0419 676 037



Inspect: SAT 11.45AM-12.15PM



DUPLEX BY THE BEACH

2  1  1 

MARCOOLA Unit 1, 17 Joanne Street

- Ideally positioned 2 bedroom beachside unit
- Renovated kitchen with stone bench tops
- Bathroom has also been tastefully renovated
- Private rear and front exclusive courtyard
- Single lock-up garage with internal access
- The surf is at your doorstep for all to enjoy
- A short stroll to the park, alfresco dining and surf club

Inspect: Saturday 11.45am-12.15pm AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort
Contact: Brad Reed 0419 788 625



Inspect: SAT 1.00-1.45PM



RAMADA SURFAIR

3  2  1 

MARCOOLA Unit 3208 Ramada Surfair, 923 David Low Way

- Live the lifestyle & the dream in your own family size absolute beachfront apartment, don't worry about the bank, you won't need them
- Kick back & relax, enjoy the sea breezes or pop downstairs for a beer & a bet
- Don't worry mum because there is a spot for you...enjoy, relax & listen to the ocean with a cocktail
- Kids head to the pool or swim between the flags on the patrolled beach
- This unique complex has plenty on offer - air conditioned gym, day spa, heated lagoon pool, children's pool, state of the art conference & wedding centre

Inspect: Saturday 1.00-1.45pm AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort
Contact: Keith Blanchard 0419 676 037



Inspect: SAT & SUN 2.00-2.30PM



PERFECTLY PRIVATE NORTH BEACH HOME AND IT IS GOING TO BE SOLD!

4  2  2 

MUDJIMBA 23 North Beach Place

- Very private and modern lowset home tucked away on rare 988m² lot
- Floorplan features include 4 bedrooms including main with walk in robe and stunning ensuite, separate office and air conditioned media room, entertainers kitchen overlooking spacious & light, open plan living with polished timber floors and fully screened outdoor entertaining area
- There is still room for a good sized yard with separate access for boat/Van plus a sparkling 8x4m in-ground pool with water feature
- Our owners have already purchased elsewhere and are prepared to meet this market to ensure a sale

Inspect: Saturday & Sunday 2.00-2.30pm AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort
Contact: Jay Pashley 0407 119 355 or Rob McBroom 0458 820 727



CALL FOR AN INSPECTION



THE OWNERS ARE SERIOUS ABOUT SELLING

2 & 3  2  1 

COOLUM U11 & U14 Coolum Seaside Resort

- This is Resort Style Living at its best
- 2 and 3 bedroom apartments, both with massive courtyard areas
- Fully furnished with everything you need
- 3 heated pools in the complex
- Full size tennis court, gymnasium and internet lounge
- Poolside BBQ's set in award winning landscaped gardens
- Underground security parking
- On-site managed to protect your investment
- Only a short stroll to the restaurants and main beach

Inspect: Call For An Inspection AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort
Contact: Noel Mooney 0417 756 076 or Charlie Callaghan 0414 681 602



Inspect: SAT 2.00-2.45PM



CAN YOU FIND A BETTER DEAL

4 🚗 2 🚗 2 🚗

MUDJIMBA 14 North Beach Place

- Architect designed with loads of charm and character, this near new beach house is a private haven from a busy world
- Air conditioned bedrooms, stunning bathrooms, spacious timber featured living areas, versatile garaging with epoxy floor plus extra storage, top range fittings and extensive mood lighting
- Living area walls stack open to access decks, screen room and stunning wrap around pool
- So close to the beach in this tranquil setting, the lifestyle is second to none

Inspect: Saturday 2.00-2.45pm

AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort

Contact: Mark McDonald 0418 871 059



Inspect: SAT & SUN 10.00-10.30AM

DESPERATE! 4 🚗 1 🚗 2 🚗

COOLUM 49 Cassia Avenue

- Surprisingly spacious package inside!
- Situated within tranquil central Coolum 5 mins stroll to surf shops & local school
- Tandem (2) garage fully fenced landscaped rear yard 658m² – perfect for kids play
- Private north facing sunny courtyard for outdoor enjoyment
- NO TIME TO WASTE...BE QUICK TO VIEW NOW MUST BE SOLD!

Inspect: Saturday & Sunday 10.00-10.30am

AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort

Contact: Kerry Glover 0408 714 270 or Jay Pashley 0407 119 355

EASTER AUCTION EVENT

15 SERIOUS SELLERS 1 NIGHT

Don't miss out!

12 April @ 6.00pm

Ramada Surfair Resort, Marcoola

Be in the draw to win a 42 inch Flat Screen TV and a Mercedes-Benz for the weekend



OWNER QUILTS

Land

PRIME BEACHSIDE BLOCK!

MARCOOLA 14 Amity Court

- The best remaining undeveloped block of land in the highly sought after Amity Court in Mount Coolum Shores beachside estate
- Prime residential land with direct north aspect to the street with very easy and close access to uncrowded Marcoola Beach, Marcoola Surf Club and local parks and shops. Land size 628m²

AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort

Contact: Jay Pashley 0407 119 355 or Rob McBroom 0458 820 727



Inspect: SAT 3.00-3.45PM

BEACH HOUSE MUST GO!

4 🚗 2 🚗 2 🚗

MARCOOLA 3 Breakers Place

- Living is easy in this beachside home
- Whether entertaining friends or just relaxing with the kids
- Open and airy easterly indoor and outdoor living space, ideal for a party
- Plus a media room for the kids
- Quiet main bedroom position at the opposite end of the home to kids
- Three minutes walk to bush, bike track and beach
- Short walk to local restaurants, shops and public transport

Inspect: Saturday 3.00-3.45pm

AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort

Contact: Brad Reed 0419 788 625 or Keith Blanchard 0419 676 037



Inspect: BY APPOINTMENT

TO BE LIQUIDATED

2 🚗 2 🚗 1 🚗

MARCOOLA BEACH Unit 113 Marcoola Beach Resort, 885 David Low Way

- Fifth floor sub-penthouse apartment with direct east facing living area that flows onto a covered balcony and the most amazing ocean and island views
- The apartment is being sold fully furnished and has a permanent tenant in place

AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort

Contact: Rob McBroom 0458 820 727 or Jay Pashley 0407 119 355



Inspect: SAT 10.00-10.45AM

DUPLEX BARGAIN

2 🚗 1 🚗 1 🚗

PACIFIC PARADISE Unit 2, 38 Nungo St

- Budget conscious, astute buyers look here!
- Very tidy two bedroom one bathroom and lock-up garage single level duplex
- North Eastern aspect is ideal winter and summer
- Easy walk to shops, restaurants and public transport
- Very low Body corporate fees \$223/year
- Happy tenant willing to stay

AUCTION Thursday 12 April 6pm @ Ramada Surfair Resort

Contact: Keith Blanchard 0419 676 037



Grow Your Wealth
While Others Pay To Play



Sunrise Beach: 20 Corsair Crescent
Chosen As One Of Australia's Top Seaside Cottages

3 2 2
\$1,585,000

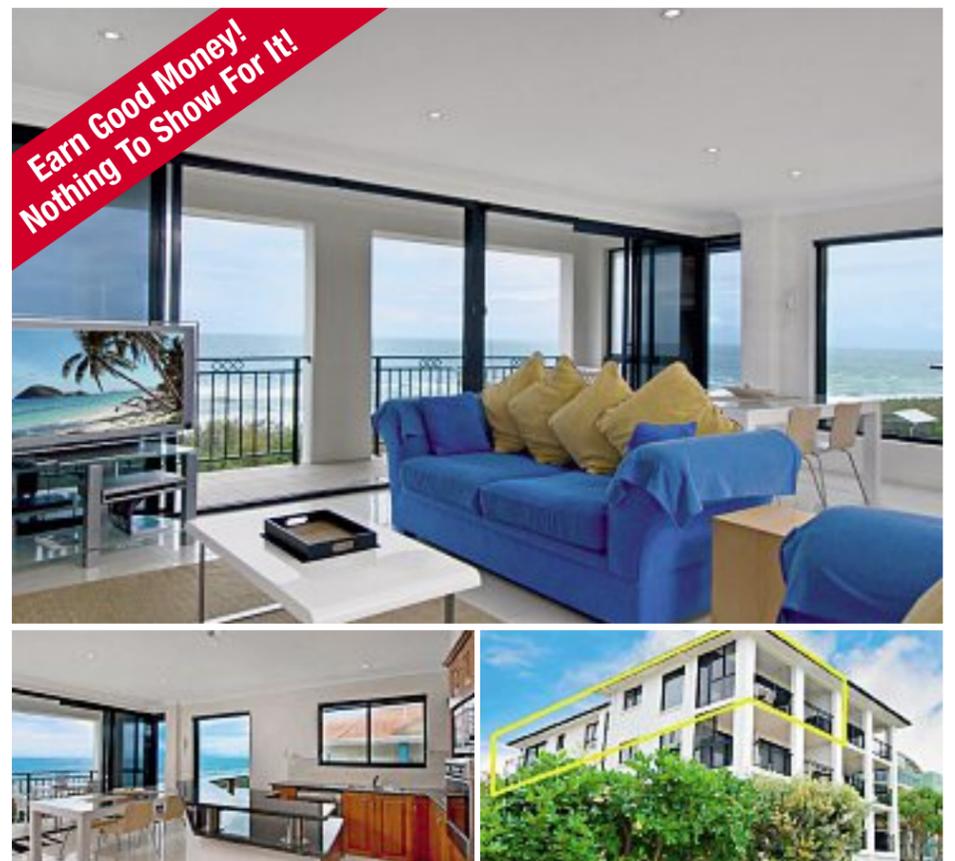
Looking for a property with position, potential & income producing. This is it. "Jolly Roger". Selected in January 2012 by The Week magazine in its list of 8 top Australian seaside cottages, this delightful beachside home boasts spectacular views from almost every room, even the kitchen sink. Savvy purchasers will note charming as the home is, it offers additional potential & value with its zoning for duplex units or townhouse, capacity to double in size & gain even greater views by building to a second level.

Could also provide a nice rent return & long term capital growth. Other features:

- Income earning as a popular pet-friendly, holiday home
- Unique open-air dining with uninterrupted coastal views from Noosa National Park to Mooloolaba
- Shimmering pool & covered poolside entertaining area
- Gated entry & enhanced security systems for peace of mind
- 1 minute walk to the surf & pet-friendly, off-leash beach
- 4-5 minutes drive to Hastings Street for boutique browsing

• 20 mins walk to local shops, schools, aquatic & tennis centres
It has grabbed the attention of a national magazine I am sure it will capture your interest also.

Inspect : Inspections Subject to Holiday Occupancy
Agent : Deni Castle 0419 627 767
Email : info@denicastle.com
Web : www.denicastle.com | www.noosare.com.au



Sunrise Beach: 31 Orealla Crescent
Only 3 Sites Left In Sunrise
This Is The Closest To The Beach

Offers Around \$400,000 ONO

Build your perfect beach house with ocean glimpses & hinterland views. Be on the beach, fishing, surfing or enjoying coffee on the beachfront in minutes.

- 607m² site, backd onto acres of parkland
- 10 minutes walk schools, medical & dental surgeries, chemist, local shops
- Pet-friendly beach; 35 minutes drive to airport

You could be eligible for the \$10,000 Qld Building

Boost. New homes mean lower maintenance, higher returns & depreciation. Don't wait to compete with investors, make your move today.

Inspect : Anytime
Agent : Deni Castle 0419 627 767
Email : info@denicastle.com
Web : denicastle.com/noosare.com.au



Sunrise Beach: 5/9 Tingira Crescent
Want To Guess What This Will Be Worth In 10 Years?

2 2 1
Mid \$700,000

Small, tightly held boutique apartment block on the beachfront. This is the first one to come onto the market in years. Features include:

- Irreplaceable location opposite beach entry
- Top floor position, only 5 in building
- Panoramic ocean & coastal vistas
- Fully furnished, immaculate presentation
- Stainless steel, granite & timber finishes
- Lock up garaging, pool, café 150m away

• 4-5 mins drive to cinemas & Hastings Street
• Easy airport access for FIFO. Be here in 35-40 minutes

A standout investment in Noosa.
Inspect : By Appointment
Agent : Deni Castle 0419 627 767
Email : info@denicastle.com
Web : denicastle.com/noosare.com.au





Sunrise Beach: 91 Orient Drive
 Only A Few Hundred Metres From The Surf

5-6 🏠 2.5 🚗 2 🚗
Offers Over \$960,000

Imagine coming home to this substantial beach house on an elevated site with acres of bushland at the back fence & a sandy beach less than 3 minute's walk from the back door. Direct flights to the Sunshine Coast mean you can be chilling out on the ocean-view deck enjoying a beer & a BBQ within 45 minutes of arrival. Stormy weather? No problem the all-weather decks on each level ensure you can enjoy sea views even from the comfort of the lounge & dining room.

If you FIFO it is comforting to know, especially when you work thousands of miles away, that your family is safe & secure, there are good schools within walking distance, choice of shopping centres & restaurants just a few minutes' drive. Other features:

- Simple floorplan can be modified for dual family living
- Office or 6th bedroom, guest powder room, air conditioning
- Fully fenced, easy-care gardens, room for pool
- 4-5 minutes drive to cinemas & Hastings Street
- 15-20 min stroll to local shops, schools, aquatic & tennis centres

• But why walk? The local bus stops at the front gate. There has never been a better time to build your wealth & property portfolio. If you are ready to buy, the owner is ready to listen.

Inspect : Anytime By Appointment
 Agent : Deni Castle 0419 627 767
 Email : info@denicastle.com
 Web : www.denicastle.com | www.noosare.com.au



Noosa Heads: 26 Arkana Drive
 Walk To Main Beach For A Surf

3-4 🏠 3 🚗 2 🚗
\$995,000

Quality home in the heart of town with panoramic views over the hinterland & waterways to the surf breaking on North Shore. Spend less time travelling & more time with family & friends at the beach, in the pool or just relaxing because it's only 40 minutes drive from the airport & 2 minutes drive to the shops. Other features:

- Living rooms, bedrooms & bathrooms on each level; potential for SC unit at entry level

- 7-10 minutes walk to post office, boutiques, restaurants
- Choice of good schools & colleges nearby

Inspect : By Appointment
 Agent : Deni Castle 0419 627 767
 Email : info@denicastle.com
 Web : denicastle.com/noosare.com.au



NOOSA HAS NEVER LOOKED SO GOOD!

Do you earn good money but have nothing to show for it?

Do you want to change this?

Don't have time to find the right investment properties?



Deni Castle can assist & guide you to select & secure the right assets, grow your property investment portfolio & build your wealth through property, securing you & your family's future & perhaps saving you tax dollars as well.

One of Noosa's most respected, professional & successful licenced real estate agents recognised as an industry leader & top producer, Deni's expertise & analytical ability to anticipate future trends in Noosa property have resulted in over 2000 transactions & seen her awarded a host of national & international honours.

Noosa is now the most affordable it has been for over 20 years! But it is important to find a trusted agent to work *with* you, to help you make informed decisions & capitalise on this remarkable era in property.

Deni & Noosa Real Estate, the oldest established real estate & management company in Noosa, have the expertise & track record of trust. Talk to Deni today.

Contact Deni Direct:

M: 0419 627 767 info@denicastle.com www.denicastle.com



Stylish Executive Apartment

2 2 2

Amazing Ocean Views



- Unquestionably one of the best ocean view apartments available on the Sunshine Coast
- Absolute awe inspiring white water views to the south, east and north to Noosa
- Spacious light and airy self contained living with marble floor & well-appointed finishing's
- Gourmet kitchen with stainless steel appliances and granite bench tops
- 2 generous sized bedrooms with built-ins & 2 elegant bathrooms
- Situated along Coolum's famous Esplanade & boardwalk. Metres to cafes and restaurants
- The resort offers a heated pool & spa, full size tennis court, air-conditioned gym, games room, putting green, secure car parking, BBQ area, bar and a 1st class restaurant

Price: \$1,100,000

Open: By appointment

Address: 67 'Clubb Coolum', 1740 David Low Way, Coolum Beach

Agent: Wendy Campbell 0407 463 837



Geoff Grover
Licensed Real Estate Agent
0414 337 402

info@coolumbeachrealty.com.au
www.coolumbeachrealty.com.au
07 5471 6155
Suite 4a, 3 Birtwill St, Coolum Beach



Peter Ware
Licensed Real Estate Agent
0408 210 355



Acreage Escape Only 5 minutes to Coolum Beach!

2 1 8



- Lifestyle acreage on 2.5 hectares facing east and only 5 minutes to Coolum Beach
- Original 2 bedroom cottage with covered outdoor entertaining
- Large machinery shed with mezzanine floor and office/studio
- This gently sloping property sits high on the hill, adjacent to the Coolum Christian College
- Views along the coast from Mooloolaba to Peregian Springs & beyond
- Two large water tanks and bore so you will never run out of water
- Build your dream home on this excellent allotment of Real Estate
- This property will be SOLD! Open to genuine offers prior to Auction date

Auction: Onsite Saturday 14th April @ 12.30pm
Open: By appointment
Address: 24 Arcoona Road, Yandina Creek
Agent: Wendy Campbell 0407 463 837

Ideal Investment! Central Location!

3 2 1



- Great position, close to shops & beach
- Spacious open plan living with A/C
- 3 large bedrooms with built in robes
- Master with ensuite and walk in robe
- Private entertaining area overlooking pool
- Low maintenance landscaped gardens
- Bonus Art Studio/teenager's retreat
- Hurry! Call for an inspection, this won't last!

Price: Low to Mid \$400,000's
Open: By appointment
Address: 32 Cinnamon Ave, Coolum Beach
Agent: Wendy Campbell 0407 463 837

Ideal Investment, Great Location!

2 2 1



- North facing fully furnished townhouse
- Air-conditioned tiled open plan living
- Fully equipped kitchen with dishwasher
- 2 spacious bedroom both with ensuites
- Complex offers 1/2 tennis court, heated pool, spa & excellent onsite management
- Short to walk to patrolled beach, Coles shopping complex & alfresco dining

Price: \$329,000
Open: By appointment
Address: 17 'Getaway Resort', 3 First Ave, Coolum Beach
Agent: Wendy Campbell 0407 463 837



Geoff Grover
Licensed Real Estate Agent
0414 337 402

info@coolumbeachrealty.com.au
www.coolumbeachrealty.com.au
07 5471 6155
Suite 4a, 3 Birtwill St, Coolum Beach



Peter Ware
Licensed Real Estate Agent
0408 210 355



Great Location, Great Land Size

29 Cullinane Street, Tewantin



- Over looking sporting ground, contemporary design
- Three bedrooms & main bathroom
- Stylish renovated kitchen, stove benchtop
- Open plan living & dining with outdoor area

29 Cullinane Street, Tewantin | \$465,000 | View By Appointment
 Fiona Winter 0438 138 667 | fiona@fionawinterrealty.com.au



Great Value in Top Location!

97 Wust Road, Doonan



- Open plan living and covered outdoor entertainment areas
- Master bedroom with ensuite, resort style inground pool
- Light airy living areas with vaulted ceilings
- Central location to both Noosa and the Hinterland

97 Wust Road | Vendors want it SOLD! | View By Appointment
 Wendy Fitzgerald 0438 007 918 | wendy@fionawinterrealty.com.au



Owners Moving Overseas

52 Hooper Crescent, Tewantin



- Prime elevated position in sought after street
- 2 living rooms, air conditioned, 3 bedrooms
- Ensuite & WIR to main, ceiling fans throughout
- Insulated, security screen doors & windows

52 Hooper Crescent, Tewantin | \$439,000 | View By Appointment
 Shane Wickson 0403 037 004 | shane@fionawinterrealty.com.au



Motivated Vendors Need This Sold!

32 Justin Road, Doonan



- Beautiful Queenslander style home with character
- Large front deck to take in the peace and quiet
- 10740sqm of usable land, suitable for ponies, room for the children to enjoy freedom to run and play

32 Justin Road | SUBMIT ALL OFFERS | View By Appointment
 Fiona Winter 0438 138 667 | fiona@fionawinterrealty.com.au





Professionals

coolum beach real estate



COOLUM BEACH TOWNHOUSE

This spacious residential apartment of 280m2 offers relaxed living in a modern setting. This is the perfect position to stroll to the beach, shops and cafes. Open plan living areas with a chef's kitchen flowing out to the alfresco dining area. Upstairs there are three bedrooms and two bathrooms, a family room plus office nook. The inground pool is set in landscaped gardens. This is a quality apartment suitable for holiday or permanent living.

Price: \$789,000

Address: 1/42 "@Sunrise" Sunrise Ave Coolum Beach

Contact: Lois Adams 0408 298 416
e: sales2@coolumbeach-realestate.com.au



STUNNING OCEAN VIEW UNIT

This is a spacious two bedroom two bathroom family friendly unit able to accommodate up to five people. Situated in the highly desirable north east column of Clubb Coolum Beach this unit has been refurbished with new kitchen appliances, furniture, TV, fans, air con etc. The large front facing deck has uninterrupted ocean views and you just stroll across the road to the beach. A solid income of \$25,000 to \$30,000 per year is generated. Enjoy your weekends and holidays at Clubb Coolum.

Price: \$599,000

Address: Unit 5 'Clubb Coolum' Coolum Beach

Contact: Lois Adams 0408 298 416
sales2@coolumbeach-realestate.com.au



LOVE FISHING AND CRABBING?

Situated on the Great Sandy Strait opposite Fraser Island. Two bedroom cottage plus open plan living. Warm polished timber floors throughout. Glimpses of the water from the north east facing deck. Nicely landscaped corner block of 784 m2.

Price: \$310,000

Address: 250 Boronia Drive Poona

Contact: Lois Adams 0408 298 416
sales2@coolumbeach-realestate.com.au



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National Breast Cancer Foundation

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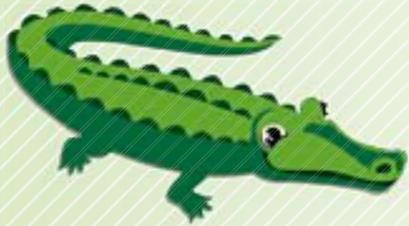
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* Source: Morgan March 2010; Net readership (APN hosts); APN total distribution area
** Source: Nielsen Online Market Intelligence, Barnd Domestic, May 2010

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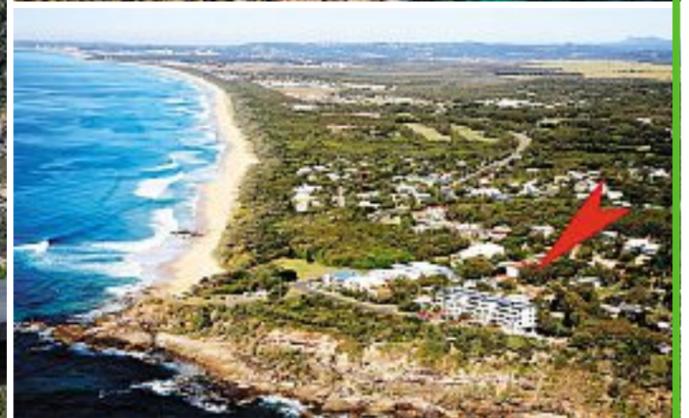


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Pt Arkwright



2-4 Arthur St, Point Arkwright

VACANT LAND

Vacant Beachside Land - ONLY METRES TO THE BEACH!

Here's your chance to get ready for the good life and own one of the 3 remaining blocks of vacant land in beachside Point Arkwright. The land is situated in one of the few exclusive beachside pockets on the Sunshine Coast. Nature's playground is at your back door in the heart of a nautical paradise. With a North-East aspect, this position is only metres to miles of white sandy beach, rolling surf and the tranquillity of the natural vegetation and rocky foreshore of Point Arkwright headland. The block is 607sqm in size, zoned mixed housing with no easements and has the unique development potential for duplex/units to a 3 story, 12m height and possible ocean views. Why buy someone else's dream when you can secure this now for the future, allowing you to design and build your own dream beach home or getaway weekender. Don't miss this great opportunity to purchase this magnificent rare piece of paradise now!

Price:
\$475,000

Contact:
Tony Holzberger 0438 554 336
realestate.com ID 2841313



6/21 Mudjimba Esplanade, Mudjimba

3 2.5 1

Selling for Almost 50% Less than the Original Sale Price!!!! NOW THE BEST BUY IN MUDJIMBA BEACH!

For investors this may be the best opportunity to secure a genuine bargain. This eye-catching 209m² architect designed 3 bedroom townhouse style apartment sits just metres to Mudjimba's fully patrolled beach and parklands. Located in the centre of everything... the beach, fine restaurants; cafés, bakery, shops and transport all within arm's reach. The airport is just 10 minutes away. These ingredients make it enormously popular with holidaymakers and would ensure excellent returns all year round. This amazing lifestyle location will make the perfect holiday retreat, offering somewhere for you to escape to on weekends.

Price: Offers Over \$450,000 Considered
realestate.com ID 108314821

Contact: Tony Holzberger 0438 554 336



18 Carrock Court, Mount Coolum

4 2 2

Why Live In An Estate When You Can Live This Lifestyle!!!

- Experience superb views and cooling sea breezes
- Custom fixtures & fittings including polished timber flooring
- Private master suite with walk in robe room and ensuite
- Spacious media room/teenagers retreat or extra bedroom
- Covered outdoor deck for dining, entertaining & relaxing
- Water tank, solar power, storage space, landscape gardens

Price: \$780,000
realestate.com ID 109588121

Contact: Tony Holzberger 0438 554 336



7/106 Keith Royal Drive, Marcoola

2 1 2

Owner Relocating - Value Here

- Just a stroll to the beach and shops
- Two large double bedrooms with built-ins
- Spacious lounge, dining and kitchen
- Balcony off lounge to capture sea breezes
- Large 2 car tandem lock up garage
- Small block of 8 units & low body corps
- Solid block construction, well maintained complex
- Easy living or great investment value

Price: \$259,000
realestate.com ID 109051256

Contact: Tony Holzberger 0438 554 336

5446 2222

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* Based upon an Opal design on lot 11, price subject to confirmation by Stylemaster Homes.

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1800 253 799 www.beckmansgreen.com

* Based upon an Emerald 144 Porto design on lot 11. Price subject to confirmation by Stylemaster Homes.

* Conditions apply, contact the Beckmans Green sales office for details.



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BULLET POINT 1806



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The sales staff at PRDnationwide Coolum Beach are 'Dedicated to Service' and are proud to say they have been working together as a successful team since 1997.

The principal of PRDnationwide Coolum Beach Col Lefebvre, who has resided in Coolum Beach since 1977, has the knowledge and stability of being in the Real Estate industry since 1987. Col, who has built a large client portfolio and gained local trust and respect now oversees the operations of Sales Marketing. Other key members of our dynamic sales team are Andy Lake, who has resided in Coolum Beach and worked in Real Estate since 1991, holds a full Queensland Real Estate License; Greg Glover, being raised on the Sunshine Coast has utilised his local knowledge, commencing work in Real Estate in 1991; Luke Cuthbert who, having lived on the Sunshine Coast since 1995, worked in Coolum since 2002 as an Accountant, before turning his hand to Real Estate in 2007 and last but not least, Robert Jeffery who has over 23 years' experience in Real Estate. Robert brings valuable experience with him covering residential, project marketing, rural and commercial disciplines which add another dimension to this solid team

Our Property Management team also has a wealth of experience amongst them which enables them to provide outstanding customer service to their clients.

Rest assured at PRDnationwide Coolum Beach, with our consistent award winning team's combined experience we understand the importance of knowledge and professionalism.



Col Lefebvre



Andy Lake



Greg Glover



Luke Cuthbert



Robert Jeffery

CR66840AA

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Coolum Beach

PRD nationwide



Gold mines to golden finds

marketview

with Erle Levey

THERE is an honest feel about Gympie that comes from its mining heritage. It is a heritage built on trust and teamwork, everyone pitching in to help each other when needed. Today that network of organisations continue to fight for what they believe in.

As such, Gympie has a significant base hospital as well as private hospital, medical centres and services.

It has a number of legal representatives complete with the Gympie Magistrates Court, a string of well-regarded state and private schools, strong sporting organisations as well as service clubs.

Originally settled for grazing purposes, the area became prominent when James Nash reported the discovery of payable alluvial gold on October 16, 1867.

Today, Gympie is a meeting point between country and urban south-east Queensland. It is a place where the railway is the key to the future, offering an easy and efficient train link to Brisbane and encouraging growth.

Many Sunshine Coast builders have been doing a lot of business in the area and investors are attracted by the price of property.

With rolling hills and the hinterland in the distance, jacaranda-lined streets and silky oaks that flower simultaneously in spring, Gympie is a picturesque country town that has much to offer.

Gympie is the centre of a wide and diverse economic base. It is home to a Nestles Foods and Beverages factory, once the most productive milk factory but now famous for its coffee making. Other major industries include the



family-owned Nolan Meatworks, which supplies choice cuts of local beef Australia wide as well as to the US, Japan and South Korea.

Large state forests of plantation pine at Toolara is a big employer as is the follow-on industries of the Particle Board Factory in Gympie and the Laminex Factory at Goomboorian. Beef raising, small crops, horticulture, stonefruit and flowers are only some of the diverse range of agricultural pursuits undertaken in the region.

It is also where Glen Boss, jockey of the

three-time Melbourne Cup winner Makybe Diva, started his career.

The most recent median house price for Gympie is \$225,000, down from \$265,000 in March 2011. The median unit price is \$207,500, up from \$185,000.

As such, the property market offers very good rental return for the investor or reasonable entry level for owner-occupiers. Land starts from about \$100,000 for a town block while house and land packages are available for less than

\$300,000. Rentals can be expected in the high \$200s to low \$300s per week.

Gympie is a rural town with great community spirit. The commercial sector is showing growth with Woolworths opening a second shopping complex on the South Side.

One of the big drawcards is its proximity to Rainbow Beach, Tin Can Bay and Fraser Island, while also being just 45 minutes to Noosa and about 100 minutes to Brisbane Airport. There are still plenty of golden finds in Gympie.

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GYMPIE'S ON THE CUSP...

GET IN BEFORE THE BOOM!

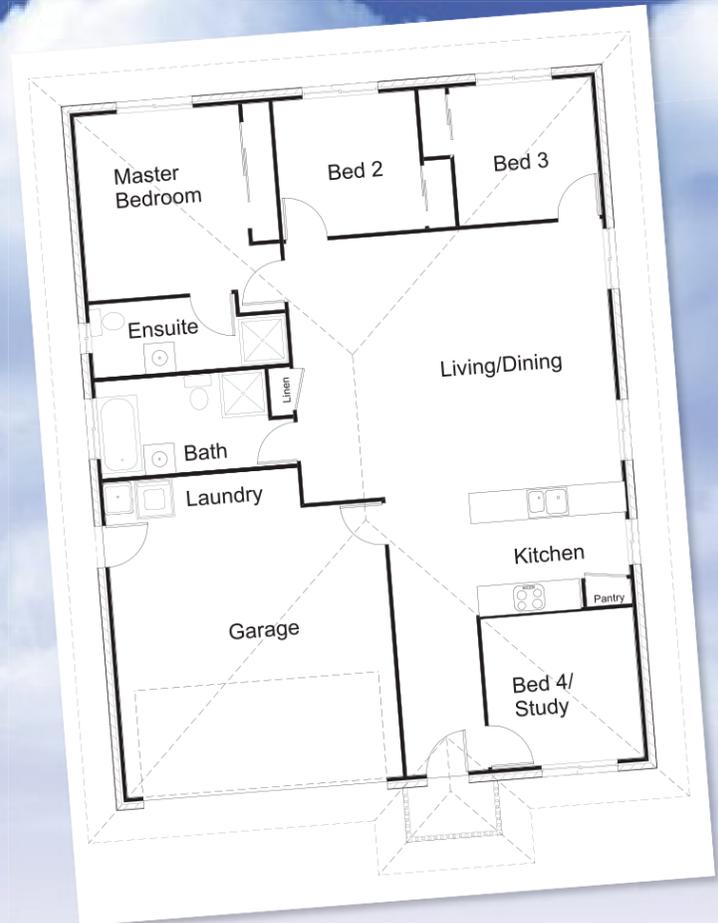
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- * ENSUITE
- * TV ANTENNA
- * CLOTHES LINE & LETTER BOX

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House 201m²

\$10,000 Gov't Building Boost

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\$10,000 Gov't Building Boost, \$10,000 Developer's Discount, 4 beds, 2 baths, 2 cars, rendered with Colorbond roof, carpets and tiles, fans, flyscreens, TV antenna/booster, remote garage, 'M' class soil, aggregate driveway.



Contact
Roger Joyce
0407 490 888

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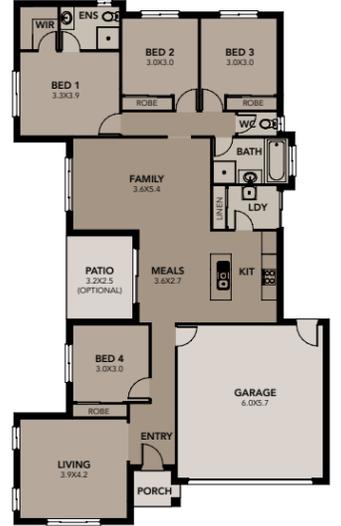
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Commercial gains confidence

By **ERLE LEVEY**

CONFIDENCE remains sound across all sectors of the commercial property market in South East Queensland, particularly the Sunshine Coast.

Major infrastructure projects and low interest rates are the two main factors which have resulted in a steady increase in the Sunshine Coast commercial sector.

The Sunshine Coast is currently witnessing a wide range of infrastructure projects. The proposed \$2.5billion Sunshine Coast University Hospital at Kawana will be the region's resource boom.

The Maroochydore Principal Activity Centre (PAC) will change the landscape of the central business district. The Sunshine Coast Airport is to have a \$10million aerospace precinct while the proposed \$250million east-west runway

expansion has been declared a significant project by the Queensland Government. The Caloundra South Urban Development Area (UDA), which covers 2310ha, will become home to about 50,000 people.

These projects and similar projects are certain to increase the region's economic growth, future employment and residential opportunities as well as investor appeal.

They are also all key factors in ensuring the commercial property sector continues to flourish in the region.

Investors are seeking high profile locations that have solid tenancies on a long-term lease and they are looking to secure commercial property at an eight per cent or better yield.

Commercial sales continue to remain solid with investment demand for properties with established tenants most popular and good quality property continues to sell relatively quickly.

The proposed Sunshine Coast University Hospital will see about \$1million a day be spent in the Kawana area during the next five years. It will be the largest health infrastructure project in the southern hemisphere.

Queensland Health Minister Geoff Wilson has

made it clear the State Government is committed to ensuring the \$2.5billion hospital will be completed by 2016.

The public hospital will open with 450 beds, growing to 738 beds by 2021. It will employ 3500 people, many of who will be recruited over the next couple of years, as health services are ramped up at Nambour and Caloundra.

It follows the building phase of the new 200-bed Ramsay Health private hospital at Kawana which will generate about 250 construction jobs.

Other developments at Kawana will include 2200 dwellings for 5300 new residents, 173,950sq m of mixed use facilities and a \$2.74billion outlay creating 13,000 jobs in construction and 10,000 operational jobs.

The vision for the region, the private and government investment will create thousands of jobs and transform about 100 hectares of vacant land into a world-class mixed-use waterside precinct.

The health precinct will blend with the existing Birtinya residential community, Kawana Business Village and Stockland Park sports facility, and the proposed Kawana Town Centre, new transport and commercial hub, and Bokarina Beach tourism and residential development.

Coast resilient to global economy

THE Sunshine Coast commercial market is proving highly resilient to the global economic headwinds.

According to the Property Council Office Market Report it has decreased its vacancy rate over the past three consecutive years.

The largest driver over the past 12 months has been government activity which aided to boost the regions net absorption by over 12,200sqm .

There are expected to be limited additions to market beyond 2013 which, combined with organic demand, will see vacancy rates continue to compress within the foreseeable future.

Of significance on the Sunshine Coast in 2011 was the supply additions, which increased the total office market size by more than 10 per cent to 147,756 square metres.

Record high levels of net absorption (12,257 square metres), particularly in the prime market, aided in ensuring the vacancy rate was not adversely affected by the supply additions. Government activity was predominantly responsible for absorption.

Prime office space was in highest demand in 2012 with the vacancy rate in this category moving from 16.7 per cent in January 2011 to 8.9 per cent in January 2012 compared to the secondary market which remains above 10 per cent. This demonstrates a key shift in the market with tenants seeking out superior space. The total office vacancy on the Sunshine Coast tightened slightly with the va-

cancy rate as at January 2012 being 13.6 per cent, an improvement from January 2011, when the reported vacancy was at 14.2per cent and January 2010 when the rate was at 16.2 per cent.

There is 7530sq m of additional space expected during 2012 and only limited additions beyond 2013. This should see vacancy rates continue to compress over the next three to five years.

The high levels of absorption in such a tough economic climate prove the Sunshine Coast market is more resilient than first thought and bodes well for the future, especially with more major projects planned. These include the airport expansion, the Kawana hospital precinct and residential developments such as Palmview and Caloundra South.

The Sunshine Coast Industrial Park at Caloundra is becoming reactive in terms of price and a number of deals are taking place.

Dalton Drive in Maroochydore is starting to see things happening, including the sale of land to Bunnings as well as Queensland Health, adjoining the proposed Principal Activity Centre (PAC) at Horton Park.

The mixed-use development at Emporio in Maroochy Boulevard has seen office space leasing well.

This has been headlined by leading engineering firm VDM Consulting assuming the lease of the entire top floor for its new headquarters.





Retail on Beachfront - Rare Opportunity

Lot 11, 1 Tingira Crescent Sunrise Beach

- 60m²* internal plus 39m²* exclusive use outdoor area
- Very unique beachfront position; operated as convenience store for past nine years
- Strong CPI plus 2% annual rent increase
- Rental income of \$56,575* pa net; Lease expires June 2013 with 3 year option
- Currently showing annual 7%* net return on sale price \$650,000 + GST (if applicable)

Sale

David Brinkley 0448 594 361
david.brinkley@raywhite.com
07 5474 7600

*approx



Price Reduction for High Profile Property

Unit 3, 169-171 Eumundi Road Noosaville

- 132m²* air conditioned unit leased by national tenant
- High exposure on busy main road adjacent to other national tenancies
- First time offered for sale in over 16 years
- Rental income of \$28,900* pa net; Lease expires July 2014 with 2 x 3 year option
- Excellent 8.25%* yield on sale price \$350,000 + GST (if applicable)

Sale

Gary Anders
gary.anders@raywhite.com
07 5474 7600

*approx

Commercial Noosa



Potential to Add Value

Shop 4, 5 Gibson Road Noosaville

- 340m²* first floor medical / professional suite with lift access in quality five unit complex
- Situated in busy Gibson Road, next door to Harvey Norman
- Tenanted by Noosa Life Health Centre, in occupancy since April 2003
- Current lease expires April 2013 with 5 year option
- Rental income of \$93,500* pa net giving 7.95%* yield on sale price \$1,175,000 + GST (if applicable) with potential for future rental revision

Sale

Penny McPherson 0414 793 393
penny.mcpherson@raywhite.com
07 5474 7600

*approx

Commercial Noosa

Commercial Noosa



New Signed 5 + 5 Year Lease

Shop 2, 37 Sunshine Beach Road Noosa Heads

- 70m²* strata titled tenanted retail shop with 6.7%* yield on sale price \$495,000 + GST (if applicable)
- Rental income of \$33,600* pa net; Lease expires 2016 with 5 + 5 year option
- Ducted air conditioning, security alarm, kitchenette, front and rear shop access
- Central location with excellent street frontage in Noosa Heads CBD
- New transit centre in close proximity will provide more passing trade

Sale

David Brinkley 0448 594 361
david.brinkley@raywhite.com
07 5474 7600

*approx

Commercial Noosa



Noosaville Strata Title

Shop 16, 18 Thomas Street Noosaville

- 150m²* ground floor shop in busy "Noosa Homemaker Centre"
- Front and rear entry access, large off street customer car park
- Central location in Noosaville's retail and business centre
- New 5 + 5 year lease signed in February 2012 by commercial laundrette
- Rental income of \$42,000* pa net giving a 7.5%* yield on sale price \$560,000 + GST (if applicable)

Sale

David Brinkley 0448 594 361
david.brinkley@raywhite.com
07 5474 7600

*approx



Opportunity In Hastings Street

Shop 4 "Maison Noosa" 5 Hastings Street Noosa Heads

- 45m* plus 15m* exclusive use right on Hastings Street
- Currently tenanted by "Monaco" ladies fashion boutique
- Annual lease increase of 4%
- New 5 year lease returning \$139,000* pa gross
- Currently showing annual 7%* net return on sale price \$1,985,000 + GST (if applicable)

Sale

Gary Anders 0409 563 152
gary.anders@raywhite.com
07 5474 7600

*approx

Commercial Noosa

Commercial Noosa



Retail Investment Opportunity

Shop 2, 224 David Low Way Peregian Beach

- 100m²* premium ground floor retail space
- Subdivided into two separate tenancies
- Located in vibrant new Peregian Beach development
- Long term tenant with current lease expiry of 2013 with 3 + 3 year option
- Rental income of \$54,709* pa net giving 6.4%* yield on sale price \$850,000 + GST (if applicable)

Sale

Tracey Ryan 0421 981 490
tracey.ryan@raywhite.com
07 5474 7600

*approx



"Noosa Professional Centre"

Suite 4, 1 Lanyana Way Noosa Heads

- 81m²* first floor professional suite with rental of \$27,500* pa net
- With same tenant since 1992
- Located in professional tenanted commercial centre
- Allocated undercover car park on site plus ample client car parking available
- A solid investment with excellent 8.25%* yield on sale price \$335,000 + GST (if applicable)

Sale

Gary Anders 0409 563 152
gary.anders@raywhite.com
07 5474 7600

*approx

Commercial Noosa

Commercial Noosa

Industrial Investment



FOR SALE

498 Maroochydore Road, Kunda Park

- Land area: 4,329m²
- Building area: 1,565m²
- Returning: \$210,631.34 per annum (approx)
- National tenants in place

For Sale by Offers to Purchase

Nick Dowling
0419 726 705
07 5478 3788

Ben Flower
0488 773 033
07 5478 3788



Prime Tourist Hub of Coolum Beach



FOR SALE

3/1796 David Low Way, Coolum Beach

- Building area: 72m²
- Returning: \$60,000 per annum net + GST
- Lease term: 10 years + 2 x 5 years
- National tenant Domino's Pizza

Sale price \$1,000,000

Brad Moore
0428 481 008
07 5478 3788

Nick Wilson
0406 630 172
07 5478 3788



Retail Investment in Peninsula Resort Mooloolaba



FOR SALE

22/13 Mooloolaba Esplanade, Mooloolaba

- Building area: 88m²
- Returning: \$128,368 per annum net
- 9+ year tenant – The Mooloolaba Grocer

Sale price \$1,695,000

Tony Justo
0401 550 161
07 5478 3788



Freestanding Industrial Investment



FOR SALE

9 Kelly Court, Maroochydore

- Land area: 2,719m², Building area: 1,200m²
- Returning: \$132,000 per annum net
- Lease term: 5 + 5 years
- Option to strata title into 6 tenancies

Sale price \$1,550,000

Ben Flower
0488 773 033
07 5478 3788

Nick Dowling
0419 726 705
07 5478 3788





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- Close to Maroochy airport with Brisbane airport just over an 1 hour away by freeway
- Close to private and public, primary and secondary schools.
- Walk to Sunshine Plaza Shopping Centre
- Popular for investors offering solid rental returns and low vacancy rates
- On the doorstep of the proposed new CBD as endorsed by Local and State Governments
- Safe and secure community for your family
- Great north coast beaches just minutes away make for perfect for lazy weekends
- House and land from \$525,000
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