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NOOSA PROPERTY

SUMMER 08/09
ISSUE 7



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Welcome to our Summer edition of 'Inside Noosa Property,' Noosa's finest collection of premium real estate.

We hope you enjoy reading it and look forward to seeing many of you over the Summer months.

We have assembled an impressive selection of Noosa homes and apartments for your consideration. It's a great time to secure a prime Noosa property at very realistic levels. Noosa has always shown a higher degree of resilience to market trends, making it attractive to investors and home buyers alike. Some of Noosa's best property can become available during these times, creating unique opportunities for buyers to make the most of. We have seen an increase of both foreign buyers and expatriates returning home or investing here due to changes in the value of the dollar, many commenting on the "value" our property currently offers. Please visit our website www.dowlingneylan.com.au for further details and images of our exclusive properties.

If we can assist you with your real estate needs or if you would like your property featured in our next property magazine to a targeted readership of over 70,000 don't hesitate to contact the office.

For more detail on these and many other fantastic properties, please visit our website at www.dowlingneylan.com.au.

Dan Neylan

Issue 7

Summer 08/09

| Dowling & Neylan Real Estate
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Jodi Mullett
Sales Administrator



Clare Bailey
Professional Assistant
to Sam and Karen



Abella Murray
Sales Administrator



Noosa Waters | 9 The Promontory

THE BEST WATERFRONT LIVING HAS TO OFFER

Something different from award winning designer Paul Clout, this spectacular residence has to be the best waterfront home in Noosa

- | Prime North facing position
- | Exceptional finishes throughout
- | Owners retreat with private living area, deck & study
- | Private central 20m lap pool
- | Wine cellar, scullery, hydrotherapy spa, steam room
- | Seamless indoor/outdoor living with easy care grounds

If you're looking for the absolute best, true indulgence, you won't be disappointed with this exceptional residence



Price

| \$4.2 Million

Contact

| Dan Neylan 0412 764 370



Noosa Waters | 18 The Anchorage

NOOSA WATERS BEST NORTH FACING LOCATION

Classically remodelled this stunning Frank Macchia home offers something special for discerning buyers

- | Beautifully finished in classic Queensland contemporary style
- | Huge master suite / parents retreat upstairs with private deck
- | Enjoys long water views in prime Northerly location
- | 793 sqm North facing block, 22 metre water frontage
- | Flowing around a private central pool & numerous outdoor areas
- | Complimented by other million dollar homes

This home is architecturally unique and is exceptional value for its prime location. An opportunity to purchase well below replacement cost



Price

| \$3.9 Million

Contact

| Dan Neylan 0412 764 370
Scott Cowley 0414 544 420



Noosa Waters | 18 The Promontory

BRAND NEW WATERFRONT HOME, WITH PRIVATE LIFT!

This spacious waterfront residence is due for completion in the next 2 months

- | Located in one of Noosa's best waterfront streets
- | Well designed around a central pool
- | Spacious living areas with soaring 6 metre ceilings
- | Spacious bedrooms master suites on both levels
- | Private internal lift, stairs will never be a concern
- | Suitable for purchase by foreign investors

Modern luxury finishes throughout and a spacious floor plan this new home offers exceptional value contact us for further details



Price

| \$3.25 Million

Contact

| Dan Neylan 0412 764 370



Sunrise Beach | 42 Orient Drive

LUXURIOUS BEACH HOME

This stunning beachside residence is situated in one of Sunrise Beach's premier locations and captures uninterrupted views of the beach and ocean

| Exquisite design & unsurpassed quality throughout beyond

| Open plan living flows out to covered entertaining area & views | Triple garage has a large storage bay and will house extra toys
 | Deluxe kitchen boasts European appliances & equipped scullery | Features incl. stacking doors, alarm, ducted air, vacuum aid & media room

An easy three minute walk to the beach via a cleared pathway through designated reserve across the road. This is arguably the best home in the best positioning to attract a lot of attention

| Suspended wet edge pool carries the eye to the ocean and beyond



Price

| \$2.4 Million

Contact

| Luke Chen 0417 600 840
 Scott Cowley 0414 544 420



Noosa Heads | 21 Riverlight

LUXURY LIVABLE PENTHOUSE WITH STUNNING VIEWS

The SETTLER'S COVE luxury apartments have been hugely popular as that ideal easy care residence

- | Spacious 292 square metre internal living area
- | Extensive resort style facilities, no holiday letting
- | 68sqm balconies and 32sqm roof terrace
- | Pet friendly development, with the services of a caretaker available
- | Beautiful views over Noosa Sound and Laguna Bay
- | Scheduled for completion March 2009

If you're looking to downsize and travel or for that special Noosa residence, secure the only resale apartment available today



Price

| \$2.4 Million

Contact

| Luke Chen 0417 600 840
| Scott Cowley 0414 544 420



Noosaville | 21 Hilton Terrace

'SEVEN STARS ON HILTON' LUXURY TOWNHOUSES - STROLL TO THE RIVER

Perfectly positioned in this prime Noosaville location, just 50 metres flat walk to the waters edge of the renowned Noosa River

- | Smart living, premium finishes, Miele kitchen
- | Private – exclusive pool. Secure gated complex
- | Spacious layout, seven freestanding residences
- | Designed by well known local architect
- | Ducted reverse cycle air conditioning
- | Low maintenance - House alternative

Inspect now to secure your slice of the Noosaville riverfront lifestyle and enjoy stylish, contemporary living

3 2.5 2

Price

| From \$895,000

Contact

| Dan Neylan 0412 764 370
Heather Marshall 0439 969 800



Noosa Heads | 16 Riverlight

SETTLERS COVE LUXURY LIVING

Enjoying a lovely, natural environment over Laguna Bay this is the only re-sale apartment available in the sought after Riverlight building currently under construction

- Offering a spacious 219m² of living space
- World class finishes, security and caretakers services
- Beautiful pool, gym and outdoor function facilities
- Priced in line with other recent pre-construction sales in future stages
- Catering for outdoor entertaining with 60m² of patio
- Purchase off the plan, settlement mid March

Whether you're downsizing or securing a quality part time residence this is the most liveable, luxury option on offer today



Price
| \$895,000

Contact
| Dan Neylan 0412 764 370



Noosa Riverside | 27 James Street

A NEW GENERATION OF NOOSA HOMES

The first of the new low carbon footprint, energy efficient homes in the heart of Noosaville

| Quality finishes, supported by latest technology

| Low maintenance with self care automation systems in place

| Private water supply, solar power feeding the grid

If you appreciate your impact on the environment but don't wish to forgo luxury & quality, this home achieves the ultimate compromise

| Low energy lighting throughout, C-Bus system

| Optimising the aspects and cross flow ventilation

| Located in the heart of Noosa, walking distance to everything

3 2.5 2

Price

| \$2.7 Million

Contact

| Dan Neylan 0412 764 370

Heather Marshall 0439 969 800



Noosa Heads | 16 Cottonwood Court, Elysium

STUNNING BY DAY, MAGICAL BY NIGHT

The best architects have collaborated with the best landscape designers to create the ultimate Noosa address

- | Backing onto lush environmental reserve
- | Sunny northern terrace flowing to private courtyard with spa
- | A compelling mix of leisure, space and sophistication
- | Offering a palette of modern finishes over 2 levels
- | Cutting edge design – uncompromised quality
- | High ceilings and bi fold doors for natural light and cooling

Boasts a village heart overflowing with world-class facilities, stroll to Noosa Springs golf course and just 4 minutes to Hastings Street



Price

| \$1.4 Million

Contact

| Sam Plummer 0412 585 494
Karen Bester 0411 166 680



Noosa Waters | 83 Shorehaven Drive

BEST VALUE NORTH FACING

This peaceful home is located in a prestigious pocket of homes with a north facing aspect overlooking a wide body of water and Noosa River

- | Generous 800m² block with 20m absolute water frontage
- | Side access for your boat or trailer
- | Modernise to suite your needs - renovate or extend
- | Large entertaining deck with private jetty
- | Spacious, open plan living with high ceilings
- | Fabulous investment opportunity

Just a leisurely stroll to the shops and elegant restaurants of Gympie Terrace



Price

| \$1.65 Million

Contact

| Sam Plummer 0412 585 494
Karen Bester 0411 166 680



Noosa Heads | 41 Arkana Drive

ECO-FRIENDLY RETREAT

Relaxed living shaped around a sun washed north facing pool and deck areas

- | Separate studio/guest accommodation with ensuite
- | Exceptional peace and privacy
- | Contemporary finishes, timber floors, Caesar stone benches
- | Organic vegetable garden and an assortment of fruit trees
- | Deluxe sunken master suite overlooking pool
- | Work from home opportunities

Convenient to Hastings street and ideal for couples who love to entertain



Price

| \$795,000

Contact

| Sam Plummer 0412 585 494
Karen Bester 0411 166 680



Hastings Street | Unit 302 Maison Noosa

INDEPENDENT NOVEMBER 2008 VALUATION AVAILABLE ON REQUEST

There are only 41 two bedroom apartments looking across Laguna Bay

- | Gazing North and East over Main Beach
- | Fully renovated unit
- | Fully renovated complex – newest finishes on Main Beach
- | Beautiful beachside swimming pool
- | Surrounded by the very best restaurants and shopping
- | Exceptional capital growth pocket

Great opportunity to position yourself for the next growth phase



Price

| \$1.75 Million

Contact

| Luke Chen 0417 600 840



Hastings Street | Unit 312 + 313 Hotel Laguna

DUAL KEY RIVERFRONT APARTMENT

Two units for the price of one, perfectly located in cosmopolitan Hastings Street

- | Top floor position with 3 balconies
- | Sparkling pool with BBQ area
- | Fully furnished; air conditioned
- | 103sqm floorplan
- | Recently refurbished bathrooms
- | On-site management

Stroll out of your door onto Noosa's boutique shopping and restaurant scene or across to the world famous beach



Price

| \$650,000

Contact

| Luke Chen 0417 600 840



Sunshine Beach | 13 Dolphin Bay Drive

INSPIRING BEACHSIDE LIVING

Enjoy the tranquillity – this idyllic beach house is nestled in the bushland setting of the Noosa National Park

| Vaulted atrium ceiling creates inspiring space & light

| Relaxed alfresco entertaining – seamless indoor outdoor living

| 5 minute stroll down the boardwalk to the sand and surf

| Enjoy sunrise & peaceful breakfasts from the expansive deck

| Gourmet kitchen – protected North East aspect

| Walk to “The Duke Street Village” cafes & restaurants

This home captures the essence of the exclusive Northern pocket of Sunshine Beach

3+1 2 2

Price

| \$1.8 Million

Contact

| Heather Marshall 0439 969 800



Sunrise Beach | 3 Resolute Street

PRIVATE SEASIDE RETREAT

This home presents all the characteristics of a classic Beach House, offering a relaxed and comfortable lifestyle

| Located in the desirable Northern pocket of Sunrise Beach

| Perfect North East aspect

| Easy walking to the beach

| Huge development potential under the dwelling

| Room for a substantial family size pool

| Home office facility

Rent out as is or renovate to create your individual style. This easy living home represents an opportunity to secure your own coastal retreat

3 2 2

Price

| \$695,000

Contact

| Heather Marshall 0439 969 800



Noosaville Riverside | 13 Laburnum Crescent

RIVERSIDE SHACK AT LAND VALUE

This original cottage is ideal to leave permanently rented or spruce it up as your Noosa weekender

- | Consistent re-development around the area
- | Ideal to secure and enjoy, build your retirement property in the coming years
- | Walk to Noosa River and Noosaville shopping
- | 531sqm block, chance of some water views
- | Located in one of Noosa's hottest growth areas
- | Well priced in line with recent sales

Now is the time to secure these prime locations that usually don't become available



Price

| \$875,000

Contact

| Dan Neylan 0412 764 370



Noosa Heads | Unit 2 Noosa Hill Resort

5 MINUTE WALK TO HASTINGS ST & MAIN BEACH

Very affordable entry point to prestige address

- | Ground floor position
- | Private grassy courtyard & sunny rear patio
- | Beautifully presented air conditioned apartment
- | 2 minute walk to Noosa Junction shopping
- | Full size tennis court and sparkling resort pool on site
- | Owners lock-up storage room
- | Major resort renovations completed in 2008

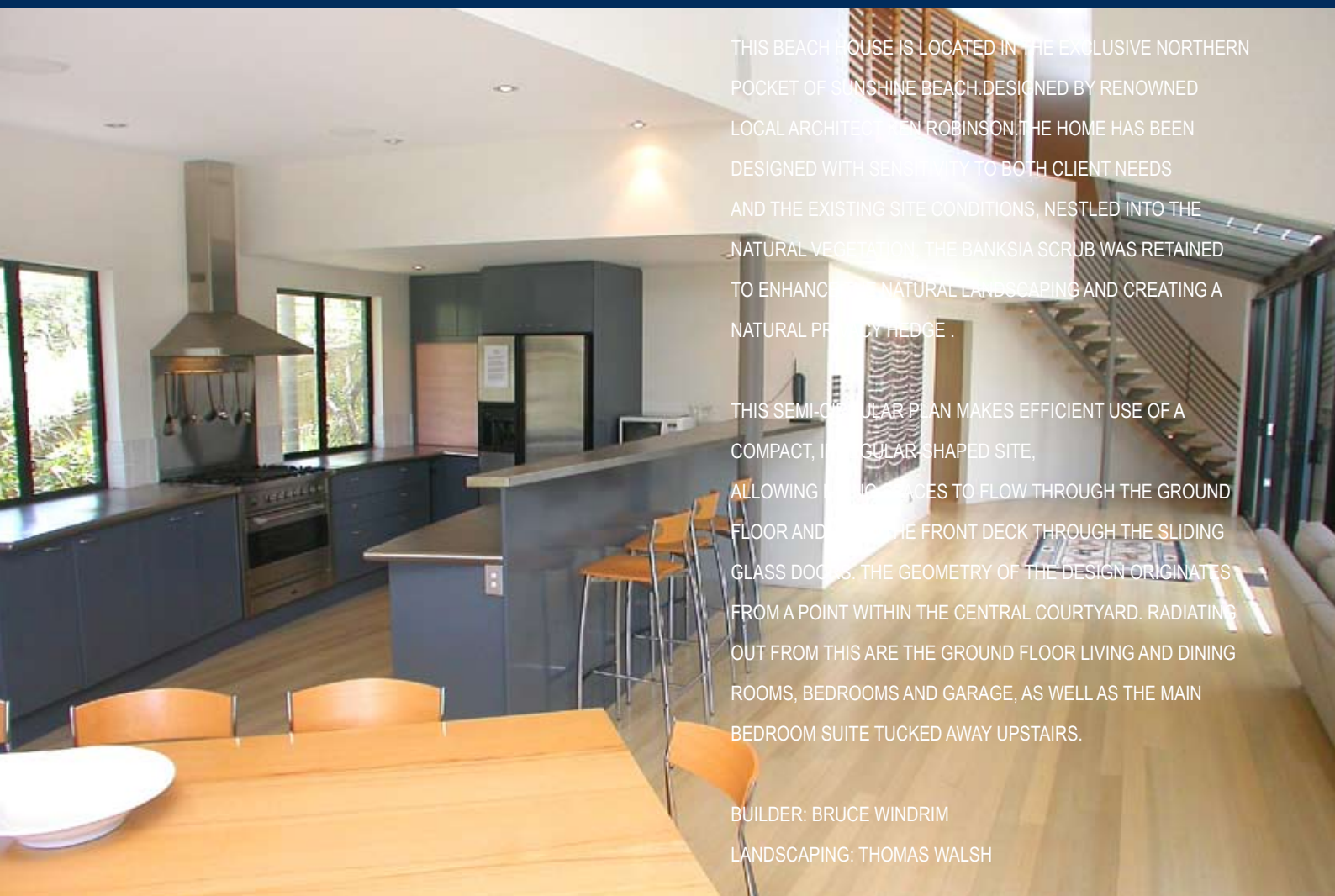


Price

| \$335,000

Contact

| Luke Chen 0417 600 840



THIS BEACH HOUSE IS LOCATED IN THE EXCLUSIVE NORTHERN POCKET OF SUNSHINE BEACH. DESIGNED BY RENOWNED LOCAL ARCHITECT KEN ROBINSON, THE HOME HAS BEEN DESIGNED WITH SENSITIVITY TO BOTH CLIENT NEEDS AND THE EXISTING SITE CONDITIONS, NESTLED INTO THE NATURAL VEGETATION. THE BANKSIA SCRUB WAS RETAINED TO ENHANCE THE NATURAL LANDSCAPING AND CREATING A NATURAL PROPERTY HEDGE.

THIS SEMI-CIRCULAR PLAN MAKES EFFICIENT USE OF A COMPACT, IRREGULAR-SHAPED SITE, ALLOWING THE SPACES TO FLOW THROUGH THE GROUND FLOOR AND THE FRONT DECK THROUGH THE SLIDING GLASS DOORS. THE GEOMETRY OF THE DESIGN ORIGINATES FROM A POINT WITHIN THE CENTRAL COURTYARD. RADIATING OUT FROM THIS ARE THE GROUND FLOOR LIVING AND DINING ROOMS, BEDROOMS AND GARAGE, AS WELL AS THE MAIN BEDROOM SUITE TUCKED AWAY UPSTAIRS.

BUILDER: BRUCE WINDRIM

LANDSCAPING: THOMAS WALSH



Sunshine Beach | 33 Whale Drive

EXTREMELY PRIVATE – IDYLIC RETREAT

Located in the exclusive northern pocket of Sunshine Beach

- | Expansive open plan living, dining – entertaining
- | Lap pool extends dramatically past the living area out beyond the front deck
- | Designed by renowned local Architect; Ken Robinson

Modern beach house designed for the sub-tropical climate, leisurely stroll to North Sunshine Beach

- | Separate Office or creative studio
- | Circular spa in the central courtyard
- | Lined Tasmanian oak floors throughout

3+1 2 2

Price

| \$1.7 Million

Contact

| Heather Marshall 0439 969 800