


inside

NOOSA PROPERTY

SPRING 09
ISSUE 9

- 
- PAGE 4 | BALINESE INSPIRED PAUL CLOUT DESIGN
- PAGE 6 | DYNAMIC ARCHITECTURAL BEACH HOUSE
- PAGE 8 | LUXURIOUS WATERFRONT RESIDENCE
- PAGE 9 | ONE OF NOOSA WATERS FINEST LOCATIONS
- PAGE 11 | SOMETHING SPECIAL ON THE WATER
- PAGE 13 | SWEEPING VIEWS OF THE BAY & WATERWAYS
- PAGE 14 | PRIVATE RESORT STYLE HAVEN



Welcome to our Spring edition of **inside Noosa Property**

We are delighted to offer this fine selection of beautiful Noosa properties for your consideration, it seems now is a time of great opportunity with some of Noosa's most exquisite properties becoming available.

The Noosa real estate market improved markedly several months ago with a lift in sales activity in the bottom and mid market sectors.

This has now moved into the top end of the marketplace. Noosa has always stood the test of time, our enviable lifestyle, beautiful natural environment and the perfect climate all year round, ensure the magical allure of this wonderful place keeps people coming back.

This demand has, like in the past, underpinned our property market ensuring its sustainability as a prestige luxury lifestyle area. With business confidence improving there's little doubt the top end of town will continue to see increased activity resulting in less availability.

This is the year to secure your piece of paradise before market forces take hold.

Dan Neylan

To receive regular copies of Inside Noosa Property please email info@dowlingneylan.com.au to subscribe

Issue 9

Spring 09

| Dowling & Neylan Real Estate
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| dowlingneylan.com.au

Contents

- 04
BALINESE INSPIRED PAUL CLOUT DESIGN
- 06
DYNAMIC ARCHITECTURAL BEACH HOUSE
- 08
LUXURIOUS WATERFRONT RESIDENCE
- 09
ONE OF NOOSA WATERS FINEST
LOCATIONS
- 11
SOMETHING SPECIAL ON THE WATER
- 13
SWEEPING VIEWS OF THE BAY &
WATERWAYS



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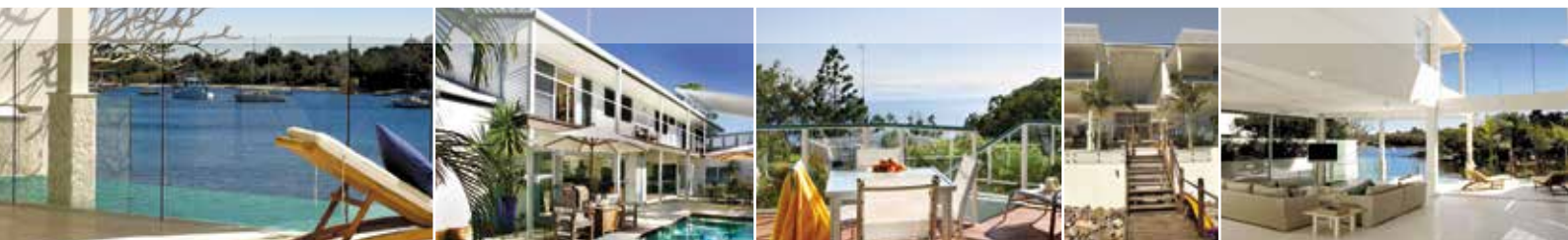


Noosa's leading prestige holiday accommodation & permanent rental specialists

Call us today or visit us online to make a booking or to view our extensive selection of self contained holiday homes and apartments, regular holiday specials and latest portfolio of permanent rental listings

www.dowlingneylan.com.au

20 Hastings Street | Noosa Heads | 07 5447 3855





Noosa Waters | 4 Seahorse Place

BALINESE INSPIRED PAUL CLOUT DESIGN

This enchanting waterfront home offers a unique resort lifestyle and combines the latest design concepts with earthy Balinese influences

- | The main house offers four bedrooms & a home office
- | Formal & casual living areas lead onto pool & canal front
- | Stunning resort pool has water fall and infinity edge
- | Separate guest house with bath, W.I.R, kitchenette, bed & living
- | Gourmet kitchen with granite bench tops & European appliances
- | Large established jetty includes jet dock boat lift

Sprawling across an 1100 sq/m allotment, bordering parkland reserve and with an ideal Northern aspect this is undoubtedly one of Noosa Waters most desirable homes

5 4 3

Price

| \$3.5 Million

Contact

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



Sunshine Beach | 17 Whale Drive

PRIVATE, STYLISH RETREAT

This stunning contemporary retreat offers privacy & tranquillity nestled amongst the treetops

- | Designed by Stephen Kidd
 - | Spacious open plan living – two living areas
 - | Gourmet kitchen – smeg appliances
 - | Timber floors / Aircon / Smart Cabling / Storage
 - | Quality finishes throughout
 - | Expansive entertaining decks
 - | Sparkling 13.5m saltwater swimming pool
 - | Neighbouring the Noosa National Park
- Private & direct access to the boardwalk leading to the sand & surf of North Sunshine Beach



Price

| \$1.75 Million

Contact

| Heather Marshall 0439 969 800



Sunshine Beach | 1 Seamist Court

DYNAMIC ARCHITECTURAL BEACH HOUSE

1 Seamist Court reaches new heights of intelligent design and luxurious simplicity

| Enjoy aspect, views and comfort and an invigorating coastal lifestyle

| Nestled in the natural bushland environment of The Noosa National Park

| 5 minute stroll down the boardwalk to the sand & surf North Sunshine Beach

Paramount comfort and eye catching individuality...

| State of the art materials & finishes

| Designed by Gabriel Poole Design – Dan Sparks

| Spectacular curved wet edge pool

4+ 4 2

Price

| \$3.5 Million

Contact

| Heather Marshall 0439 969 800

Dan Neylan 0412 764 370



Noosa Waters | 9 The Promontory

HEAD & SHOULDERS ABOVE THE REST

This outstanding property is an absolute sensation and ultimately unique in design from award winning designer Paul Clout. Its exceptional waterfront position combines to make this residence simply one of the best Noosa has to offer

- | Prime North facing property in a highly sought after location
- | Private 20m lap pool stretches right across the block
- | Exceptional finishes throughout the generous open plan
- | Wine cellar, scullery, hydrotherapy spa & steam room
- | Owners retreat with private living area, deck & spa
- | Seamless indoor/outdoor living with easy care grounds

If you are in search of a property that is offering absolute luxury and the latest, most sophisticated architectural design you must not go past this magnificent home. Inspections are by appointment



Price

| \$4.2 Million

Contact

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



Noosa Waters | 205 Shorehaven Drive

LUXURIOUS WATERFRONT RESIDENCE

Architectural sophistication combined with a classic elegance, this stunning waterfront home is sure to appease anyone who is seeking absolute luxury

- | Consisting of four spacious bedrooms plus a home office
 - | Walls of glass allowing natural light to flood the home
 - | First class gourmet kitchen with top range Miele appliances
 - | Lavish master suite leading onto private deck & water vista
 - | Water features & resort pool surround the living
 - | The very best finishes and features from top to bottom
- Overlooking one of the finest views in Noosa Waters with spectacular sunsets this architectural work of art will satisfy the senses and leave you spellbound



Price
| \$3.69 Million

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



Noosa Waters | 18 The Anchorage

ONE OF NOOSA WATERS FINEST LOCATIONS

Situated on a superb north facing position in one of Noosa's most highly regarded streets this alluring Mediterranean style home will provide you with a very unique opportunity to enter this esteemed precinct

- | Exceptionally high quality finishes are evident throughout
- | Splendid views from spacious living & opulent master bedroom
- | Three generous bedrooms plus a home office & reading room
- | Gourmet kitchen has stone bench tops & European appliances
- | Private central pool area and meticulously manicured grounds
- | Impeccably decorated and beautifully presented

This exceptional waterfront home encapsulates style & elegance and is just a level walk or short boat trip to the picturesque foreshore of the stunning Noosa River



Price

| \$3.3 Million

Contact

| Scott Cowley 0414 544 420
Dan Neylan 0412 764 370



Noosa Sound | 33 Dolphin Crescent

UNIQUE VIEWS ACROSS THE WATERWAYS

Superbly private contemporary residence in the very centre of Noosa

- | Brand new architect designed residence in prestige address
 - | Large home office plus media room
 - | Stacking doors on both levels extend living spaces to deck & patio
 - | Separated guest level with 2nd kitchen
 - | Short flat walk to Gympie Terrace & easy flat stroll to Hastings St
 - | Internal lift, C-Bus lighting system, ducted air conditioning
- Great opportunity to secure a premium residence finished to the highest possible standards

4 3.5 2

Price

| \$2.295 Million

Contact

| Luke Chen

0417 600 840



Noosa Waters | 5 Seahorse Place

SOMETHING SPECIAL ON THE WATER

Designed by highly regarded Noosa architect Ken Robinson & built by master builder Bruce Windrim this truly captivating home is sure to stimulate your senses

- | Majestic master suite opens seamlessly to spectacular views
 - | Central & private pool surrounded by lush established gardens
 - | Air-conditioned plus C-bus controlled lighting, blinds & windows
 - | Spacious plan sprawling across enormous 891 sq/m block
 - | Travertine tiled living spills onto generous covered deck
 - | Huge three bay garage for storing extra toys
- The exceptional quality is evident throughout with a granite paved driveway, beautiful travertine tiles, temperature controlled wine cellar, suspended concrete floors and so much more



Price

| \$2.495 Million

Contact

| Scott Cowley 0414 544 420
Dan Neylan 0412 764 370



Hastings Street | Unit 302 Maison Noosa, 5 Hastings Street

RENOVATED BEACHFRONT APARTMENT

There are only 41 two bedroom apartments looking across Laguna Bay that can be purchased

| Gazing north and east over Main Beach

| Surrounded by the very best restaurants and shopping

| Beautiful beachside swimming pool

Great opportunity to position yourself for the next growth phase

| Fully renovated complex - newest finishes on Main Beach

| Fully renovated unit

| Exceptional capital growth pocket



Price

| \$1.69 Million

Contact

| Luke Chen

0417 600 840



Noosa Heads | Unit 1 Vue, 28 Edgar Bennett Avenue

SWEEPING VIEWS OF THE BAY & WATERWAYS

Contemporary, stylishly appointed duplex residence

- | Views across Noosa - stunning sunsets and evening lights
- | 6 minute walk to Hastings St & Beach
- | Huge 278 square metre title area
- | Gated building with full security system in the centre of Noosa
- | Private spa tub on your deck plus the sparkling pool
- | Lift access

Genuine house alternative just minutes to the beach

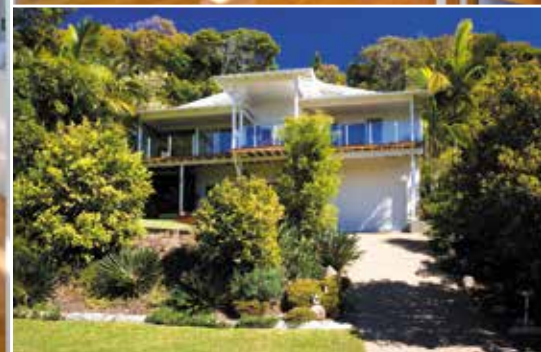


Price

| \$1.9 Million

Contact

| Luke Chen 0417 600 840



Sunshine Beach | 13 Dolphin Bay Drive

INSPIRING BEACHSIDE LIVING

This idyllic beach house captures the essence of the northern pocket of Sunshine Beach

- | Vaulted atrium ceiling creates inspiring space & light
- | Nestled in the bushland setting of the Noosa National Park
- | Boardwalk access direct to the sand and surf
- | Perfectly protected north east aspect
- | Enjoy sunrise from the expansive front deck
- | Close to "The Duke Street Village" cafes & bars

Enjoy relaxed alfresco entertaining and cooling ocean breezes



Price

| \$1.8 Million

Contact

| Heather Marshall 0439 969 800



Noosa Heads | 9 Safari Street

PRIVATE RESORT STYLE HAVEN

Shaped around a tropical lagoon style pool and offering exceptional peace and privacy

- Contemporary kitchen with timber benches
- Impeccably finished with stunning timber floors and raked ceilings
- Open plan living with built in stone fireplace
- Set over a generous north facing 800m² block
- Surrounded by well established tropical gardens
- Sun drenched outdoor entertaining

Conveniently located just seconds stroll to Noosa Junctions shops, restaurants and public transport and just 3 minutes to cosmopolitan Hastings Street



Price

\$778,000

Contact

Sam Plummer 0412 585 494
Karen Bester 0411 166 680



Hastings Street | Apt 614 'The Sebel'

STYLISH HASTINGS STREET RETREAT

Exclusively addressed and fabulously private this exquisite apartment is located in one of Noosa's most prestigious resort complex's in the heart of Hastings Street

- Luxurious master suite leads onto private and leafy decks
- Elegantly defined interiors and chic furnishings
- Generous spaces throughout open plan living & dining
- Stunning resort environment with heated pools & spa
- Fully serviced rooms & professional reception staff
- A stroll to across the road to pristine waters of Laguna Bay

Ideally located amongst the boutiques, cafes and restaurants of Hastings Street and situated opposite Noosa's main beach this is the perfect lifestyle investment



Price

\$485,000

Contact

Scott Cowley 0414 544 420
Dan Neylan 0412 764 370



Noosa Waters | Unit 3, 26 Sunseeker Close

RELAXED WATERFRONT LIVING

Seamless indoor/outdoor living flows to a private garden courtyard and waterfront entertaining

- | Moor your boat right out the front – 5 min to the open water of the Noosa River
- | Spacious master suite with private balcony overlooking the water
- | Low maintenance, easy care living
- | Stunning water vistas
- | Small secure complex of only 6
- | Shared pool in complex - air conditioned

Cul-de-sac location just minutes stroll to Noosaville shopping and Gympie Terrace



Price

| \$1.050 Million

Contact

| Sam Plummer 0412 585 494
Karen Bester 0411 166 680



Noosa Waters | 22 Seahorse Place

STUNNING LONG WATER VIEWS

Offering a prestigious Noosa lifestyle opportunity to aspire to

- | Sought after north facing position
- | 20m water frontage
- | Surrounded by premier quality homes
- | Generous 710m² allotment
- | Glorious long water aspect to the bridge
- | Fabulous opportunity to build your dream home

Short level stroll to boutique Noosaville shopping and Noosa River

Price

| \$1.79 Million

Contact

| Sam Plummer 0412 585 494
Karen Bester 0411 166 680

Timeless Architecture, Inspired Design, Chic Elegance

From the very moment of your arrival at these stunning residences you will be irresistibly drawn to the striking architecture, your eyes trying to drink it all in with a single glance, your very own smile telling you that you have never seen anything like this before. Ever!

As you walk in – you will know that this is the place – alluring, seductive, private, a personal retreat that offers absolute and unbridled enjoyment. ... impeccable styling with a décor of strong and stately lines, combine with the richness of red gum timber and the steadfastness of stone, welcoming and reconnecting every time you return.



Sunshine Beach
weybaonefour, 14 Weyba Street



Sunshine Beach
20onweyba, 20 Weyba Street



These four exceptional apartments present cutting edge architecture combined with a rich fusion of natural materials spiced with luxurious furniture. This is an outstanding opportunity to secure a unique, luxurious apartment that creates harmony beyond compare

www.luxuryresidencesonweyba.com.au

Price

| \$POA

FIRB Applicable

Contact

| Heather Marshall 0439 969 800