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# inside

NOOSA PROPERTY

DOWLING & NEYLAN  
SINCE 1976  
REAL ESTATE





## Welcome to our Spring edition of inside Noosa Property

Again we are pleased to be showcasing some of Noosa's most unique & exciting properties. The year to date has produced many challenges for the market place in general but Noosa's popularity & overall limited supply hasn't changed.

One of the major stories to unfold this Spring is that the First Light development on the beachfront will commence construction after the Summer holidays. The demolition of the Seahaven Resort will drastically transform Hastings Street & undoubtedly create a level of excitement that will boost the local market & put a greater focus on the Noosa area as a whole. First Light will be Noosa's first 6 star resort bringing with it a level of service and clientele not seen before in Noosa. The new building plan brings with it several new commercial premises & will significantly improve the western end of the street. The retail shops will be level with the street & additional beach access will also be provided.

You may have noticed more auction activity in & around the Noosa area for the Spring holiday period. At Dowling & Neylan we believe in actively promoting selected properties using the auction process. Given the right property & the right circumstance, auctions can be a truly effective way of marketing & selling real estate in any market conditions. We are pleased to announce the appointment of our new Chief Auctioneer Peter Burgin who has recently been awarded Queensland Auctioneer of the year by the Real Estate Institute of Queensland. With this appointment, along with our existing team of talented sales people & auctioneers we will continue to provide the same high level service as we have over the past 30 years. Whether your property is marketed by private sale or under the auction banner you can be confident you're in the very best hands.

Looking forward to the later part of 2010 our Noosa market is likely to remain fairly steady. The opportunity to secure a property in a prime location will certainly become more difficult & as the variety of choice tightens up so too will the ability to buy at today's pricing levels. There have been a number of recent sales creating new record prices in some areas, another sure sign the market is already gaining pace & building momentum.

We look forward to seeing you out & about as the ideal Spring weather returns to Noosa.

Kind regards,  
Dan Neylan

To receive regular copies of Inside Noosa Property please email [info@dowlingneylan.com.au](mailto:info@dowlingneylan.com.au) to subscribe

## Issue 11

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**Jessica Putt**  
Sales Administrator





## Noosa Waters | 9 The Promontory

STATE OF THE ART LIVING IN THE ULTIMATE LOCATION

Modern architecture is by renowned Noosa designer Paul Clout creating one of Noosa's most unique & appealing homes

- | Opulent master suite has private retreat & extensive decks
- | Lavish 20m wet edge lap pool runs boundary to boundary
- | Expansive living areas leads seamlessly onto entertaining
- | Wine cellar, scullery, hydrotherapy spa & steam room
- | Ideal Northern aspect in premium sought after location
- | Generous 3 car garage with work bench & extra storage

This luxurious home was designed to optimise the waterfront lifestyle blending the latest technologies & highest quality finishes available. If you're after the best this amazing property should be further investigated

3 2.5 3

### Price

| \$3.95 Million

### Contact

| Scott Cowley 0414 544 420  
Dan Neylan 0412 764 370





## Noosa Waters | 4 Seahorse Place

### SUPREME WATERFRONT LUXURY

5 4 3

This captivating home offers an exclusive & tranquil lifestyle merging contemporary design concepts with natural earthy influences

- | The main residence houses 4 large bedrooms & a home office
- | Formal living & family rooms spill out to pool & canal front
- | A guest house has ensuite, walk-in robe, kitchenette, bed & living
- | High quality kitchen has granite bench tops & Miele appliances
- | Spectacular resort pool with stunning waterfall & infinity edge
- | Generous established jetty includes jet dock boat lift

Situated on 1119 m<sup>2</sup> allotment with an ideal North aspect & bordering parkland reserve, this is undoubtedly one of Noosa Waters most desirable homes

**Price**  
| \$3.295 Million

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





## Noosa Waters | 207 Shorehaven Drive

### CONTEMPORARY LIVING ON THE WATER

Step onto your boat from your own private jetty & take a cruise around Noosa Waters & the picturesque Noosa River

- | Sprawling living areas span the waterfront with amazing views
- | Spacious master suite leads out to a private deck & water vista
- | Attractive 11 metre pool adjacent to entertaining areas
- | Four generous bedrooms including large home office
- | Full length sun washed terrace is ideal for entertaining
- | Refined living in this highly sought after lifestyle location

An idyllic waterside haven further enhanced by mesmerising sunsets & colourful skies boasting one of Noosa's most exquisite long water views

4 2.5 2

#### Price

| \$2.195 Million

#### Contact

| Scott Cowley 0414 544 420  
Dan Neylan 0412 764 370





## Noosa Heads | 7 Weyba Esplanade

### RIVERSIDE GRANDEUR

Located across from peaceful Weyba Creek on an impressive 728m<sup>2</sup> allotment

- | Large sunny living areas
- | Self contained guest quarters
- | Quiet, tranquil position
- | Polished timber floorboards
- | Large decking front and back
- | High ceilings – ducted air-con

Stylish and contemporary Queenslander style home just 3 minutes to Hastings Street & Main beach

5 3 4

#### Price

| \$998,000

#### Contact

| Sam Plummer 0412 585 494  
Karen Bester 0411 166 680





## Little Cove | Unit 4 Little Cove Lodge

STEP ACROSS THE ROAD TO THE BEACH

Front row position in exclusive residential pocket

- | Views across Laguna Bay
- | Quiet leafy position surrounded by birdlife
- | 5 minute walk to National Park
- | Views to breaking surf and shoreline
- | 2 minute walk to Hastings Street
- | Small complex of only 6 apartments

Very limited supply of front row apartments with views in Little Cove



### Price

| \$950,000

### Contact

| Luke Chen 0417 600 840



## Little Cove | Unit 2/8 Little Cove Road

LEAFY STREET – 2 MINUTE WALK TO THE BEACH

Affordable entry to exclusive, tightly held Little Cove

- | Peaceful corner – echoes of the National Park birdlife provide the sound-track
- | Warming timber floors & trendy stone finishes in the kitchen & bathrooms
- | Over-flow sleeping accommodation in common area
- | Small private block of 4 units
- | 10 minute walk to National Park
- | Swimming pool & owner storage on site

Overseas owner reluctantly comes to market



### Auction

| 09.10.2010, on site 12PM

### Contact

| Luke Chen 0417 600 840





## Noosa Sound | Unit 16 Las Rias

### SWEEPING VIEWS ACROSS THE NOOSA RIVER

3 2 1

Generous proportions - unrivalled views

- | Big riverside decks
- | 1 minute flat walk to fabulous restaurants
- | Private beach & jetty on site
- | Townhouse layout provides good separation between living & resting spaces
- | 15 minute flat walk to Hastings Street
- | Lift access to your door

Premium position & aspect will drive strong growth

#### Price

| \$2.1 Million

#### Contact

| Luke Chen 0417 600 840



## Little Cove | 103 Upper Hastings Street

### TRANQUIL LOCATION SURROUNDED BY THE RAINFOREST

4 3 2

Only nine leafy streets meander through this exclusive residential pocket

- | Huge open-plan living space opens out to deck
- | Very generous proportions under high ceilings
- | Quick access down to Main Beach & Little Cove boardwalk
- | Separate guest accommodation with office capability
- | 5 minute walk to Hastings Streets' restaurants & shopping
- | Abuts our National Park to the East

Very private & peaceful setting wrapped in the forest

#### Price

| \$1.95 Million

#### Contact

| Luke Chen 0417 600 840





## Noosaville | Unit 5/1 Howard Street

### THE WIDEST RIVER VIEWS IN NOOSA

2 2 1

Perfect Northerly aspect captures views, sun & breezes

| Unique aspect to the river mouth with sand & surf views

| A flat 5 minute walk to some of Noosa's finest dining & cafes

| Large sliding doors extend the living space to the deck

Relax on your deck & watch sail boats, birdlife & fishermen enjoying the river

| Small un-managed building of only 8 apartments

| Cavernous living space in which to spread out

| End unit with no adjoining neighbour & improved light

#### Price

| \$995,000

#### Contact

| Luke Chen

0417 600 840



## Noosa Sound | Unit 35/5 Quamby Place

### SURROUNDED BY WATER VIEWS

2 2 1

Perched on a beachy peninsula in the very centre of Noosa

| Beautifully presented waterfront apartment

| 15 minute flat walk to Hastings Street

| Long wide private beach on site

With no more waterfront development site remaining in Noosa, future growth is assured

| 1 minute flat walk to restaurants & shopping

| Heated pool & private boat moorings on site

| 'Buyers market' conditions create powerful opportunity

#### Price

| \$610,000

#### Contact

| Luke Chen

0417 600 840





## Noosa Sound | Unit 5 Noosa Apartments, 43 Noosa Parade

PERFECT POSITION CLOSE TO HASTINGS STREET

Relax in this charming unit. Beautifully presented & superbly positioned for easy access to Noosa's beach, cafes, restaurants & lifestyle

- | Water views, opposite a park
- | Fully equipped & furnished for long, comfortable visits
- | High ceilings with spacious living areas
- | Full width balcony off living areas
- | Light, bright, open plan
- | Pool & spa

This lifestyle unit offers the winning combination of a great location, professional on-site management & it is situated in a small complex

3 2 1

### Price

| \$595,000

### Contact

| John Scanlan 0407 375 932  
Julie Bengtsson 0418 980 247  
Marcus Bengtsson 0408 230 011



## Noosa Sound | Unit 2/49 Noosa Parade

600M FLAT WALK FROM HASTINGS STREET

Yes – only \$190,000

- | Perfect little 'Noosa Escape' property
- | Sunny North facing patio
- | 5 minute flat walk to Hastings Street restaurants & shopping
- | Swimming pool on site
- | 2 minute walk to 'Ricky's' & 'Wasabi' riverfront restaurants
- | Small complex of 12 apartments

Perfect spot for your morning walk to the National Park with coffee & the papers on the way home

1 1 1

### Price

| \$190,000

### Contact

| Luke Chen 0417 600 840





## Noosa Heads | Apartment 616 'The Sebel', Hastings Street

### GROUND FLOOR WITH NORTHERN ASPECT

In one of Noosa's most revered resort complexes this fantastic apartment is situated on the ground floor with a private & sunny Northern courtyard

- | Offering a generously sized master bedroom
- | Open plan living leads onto private courtyard
- | Fully serviced rooms & professional reception staff
- | Quality finishes & classy furnishings
- | Resort environment with heated pools & spa
- | Stroll across the road to bathe on Noosa beach

Centrally located & surrounded by Hastings Streets' boutiques, cafes & restaurants this stylish apartment is perfect for both investment & lifestyle



#### Price

| \$469,000

#### Contact

| Scott Cowley 0414 544 420  
Dan Neylan 0412 764 370



## Noosa Waters | 65 Shorehaven Drive

### VACANT LAND WITH NORTH ASPECT

This outstanding vacant waterfront home site is undoubtedly one of the best value premium land options available

- | Fantastic waterfront home site is 745 sq/m's in size
- | Positioned to achieve attractive long water views
- | Level stroll to shops, restaurants & riverside boardwalk
- | Highly sought after Northern aspect to the water
- | Best value Northern block available
- | Easy access to the Noosa River via loch system

If you can't find the perfect home then it may be time to consider designing one that suits your own desires & needs

#### Price

| \$1.15 Million

#### Contact

| Scott Cowley 0414 544 420  
Dan Neylan 0412 764 370





## Noosaville | 46 & 48 Elizabeth Street

### CLEARED DEVELOPMENT SITES AVAILABLE TOGETHER OR SINGULARLY

A rare opportunity exists to buy 2 unit sites side by side or to purchase just one site & develop it into duplex apartments

| #46 is 630m<sup>2</sup> & is suitable for either duplexes or a home | Together the land content becomes 1,372m<sup>2</sup> in size

| #48 is 742m<sup>2</sup>, a great opportunity to create 2 large villas | Combined they offer the possibility to develop 4 generous duplex apt's

| Highly sought after location, quality properties surround | A level walk to Gympie Terrace, riverside shops, restaurants & cafes

With very few double sites left in the area this is a fabulous opportunity with huge potential

#### Price

| \$798,000 & \$898,000 Respectively

#### Contact

| Scott Cowley 0414 544 420

Dan Neylan 0412 764 370



## Noosa Waters | 181 Shorehaven Drive

### NOOSA WATERS BEST VIEWS

An opportunity exists to secure vacant land at Noosa Waters with arguably the best views available

| Beautiful long water views towards Mount Cooroy

| Very private waterfront allows comfortable living day or night

| Walking distance to Noosaville shopping & riverside restaurants

Secure your piece of paradise & enjoy Noosa's fabulous waterfront lifestyle

| Situated in a high growth area surrounded by quality homes

| Boating access to the Noosa River via secure loch system

| A generous 778m<sup>2</sup> with 18.5 metre prime water frontage

#### Price

| \$1.299 Million

#### Contact

| Scott Cowley 0414 544 420

Dan Neylan 0412 764 370





## Sunrise Beach | 5 Compass Place

### A PALETTE OF CONTEMPORARY FINISHES

Relaxed yet refined – stylish beachside living with blue ocean views

- | Architecturally designed with stylish finishes
- | Solar passive design – ducted air conditioning & wireless energy
- | Lift servicing all levels – stunning 12m lap pool
- | A mix of polished concrete & Blackbutt timber floors
- | Very generous master suite with parents retreat
- | Short walk to patrolled surf & beach

This stunning home has been built to the very highest standard with the utmost attention to detail. A winning combination of style with practicality & lasting appeal



#### Price

| \$2.495 Million

#### Contact

| Sam Plummer 0412 585 494  
Karen Bester 0411 166 680



## Noosaville | 10 Treasure Cove

### CONTEMPORARY LUXURY AND STYLE

Positioned in a quiet cul-de-sac this home is cool, crisp & contemporary

- | North facing indoor & outdoor living areas
- | 11 metre pool with relaxing water feature
- | Separate guest suite downstairs
- | Gorgeous views to Noosa Hill from master bedroom
- | Gourmet kitchen – all stainless steel appliances
- | Prestigious neighbourhood

Just a short level stroll to Noosa River, this stunning home ensures excellence in luxury living



#### Price

| \$1.075 Million

#### Contact

| Sam Plummer 0412 585 494  
Karen Bester 0411 166 680





## Noosa Heads | 8 Allambi Terrace

### SPACIOUS PARADISE WITH MAGNIFICENT VIEW

Refreshingly spacious, elevated & surrounded by a beautiful garden paradise

- | Stunning timber floorboards & stained glass window feature
- | Exceptionally large – flexible floor plan
- | Landscaped gardens with lighting & water features
- | Elevated & spread over three levels
- | Living areas open onto large, wrap around timber decks with views
- | Entire house is fully air-conditioned

Enjoy the unique characteristics, fixtures & finishes that complete this functional house

5 4 2

#### Price

| \$975,000

#### Contact

| Sam Plummer 0412 585 494  
Karen Bester 0411 166 680



## Noosa Heads | 41 Nairana Rest

### PRIME POSITION WITH VIEWS

A fantastic opportunity to build your dream home on elevated Noosa Hill

- | Elevated, 2 level home – incredible potential
- | Magnificent views of the Noosa River & Hinterland
- | 2 minute walk to Noosa Junction's shops, restaurants & cinema
- | Positioned at the top of the hill – beautiful breezes
- | 7 minute walk to Noosa's Main Beach & National Park
- | Income producing at \$300 per week

Hard to find land on Noosa Hill, enjoy the breathtaking sunsets over the Hinterland

4 2 2

#### Price

| \$695,000

#### Contact

| Sam Plummer 0412 585 494  
Karen Bester 0411 166 680





## Noosa Heads | 5 Milpera Retreat

### PRIVATE OASIS HIGH ON COOLOOLA HILL

This two storey home is exceptionally private & is located in a quiet, elevated cul-de-sac in central Noosa Heads

| 757m<sup>2</sup> block, North facing with views to Noosa North Shore

| In excellent condition & immaculately presented

| Side access for the boat & trailer

| Open plan with high ceilings & sun-drenched living rooms

| Do your laps – 14 x 5 metre, extremely private pool

| 2 minutes drive to Sunshine Beach

A short stroll to Noosa Junction, transport and schools, this beautifully bright home offers relaxed, easy care living



#### Price

| \$995,000

#### Contact

| Sam Plummer 0412 585 494

Karen Bester 0411 166 680



## Noosa Heads | 20 Stormbird Drive

### BEST VALUE – FAMILY LIVING

This home is ideal for those families who enjoy their privacy & space - whilst enjoying the natural surrounds

| Located in a quiet cul-de-sac - great neighbourhood

| Large outdoor entertainment area

| Air-conditioned throughout

| Generous open plan design – sunken lounge

| Backs onto natural bushland

| Only minutes to local shops & restaurants

This home offers a very practical lifestyle for the whole family & in a very convenient location



#### Price

| \$575,000

#### Contact

| Sam Plummer 0412 585 494

Karen Bester 0411 166 680





## Noosaville | 11 Robert Street

### RARE DEVELOPMENT SITE WITH INCOME AND APPROVALS

Positioned in a wide riverside street this rare site offers position, potential & income

- | 1,295m<sup>2</sup> site with Development Approval for 3 luxury residences
- | Opportunity to joint venture with builder in the future
- | 6 permanently let units provide income over \$70,000 pa.
- | High quality residences throughout the surrounding area
- | Build all 3 & hold 1 as your second home in Noosa
- | Sought after location, short walk to Noosa River

With very few large development sites left in such close proximity to the river, this is a great opportunity to purchase with all the planning work done

#### Auction

| 09.10.2010 on site 1PM

| Scott Cowley 0414 544 420  
Dan Neylan 0412 764 370

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