



PRESTIGE APARTMENT – TUCKED BEHIND HASTINGS ST ■ PAGE 03

CENTRE BEACHFRONT POSITION ■ PAGE 05

RAINFOREST BEACH HOUSE – STUNNING VIEWS ■ PAGE 11

SOPHISTICATED DESIGN – SECLUDED YET CENTRAL ■ PAGE 12

MODERN BEACH INSPIRED RESIDENCE ■ PAGE 14

GRAND IN DESIGN ■ PAGE 17

**DOWLING
NEYLAN**
REAL ESTATE SINCE 1976

inside
NOOSA PROPERTY



THE NOOSA RESIDENTIAL MARKET HAS NEVER BEEN MORE ACTIVE. AS A WINTER MONTH WE EXPECT THINGS TO SLOW BEFORE A FURIOUS SPRING, THIS YEAR IS NOT THE CASE.

It seems if property is priced well its gone with multiple offers common place.

Foreign investors and Australian expatriates, have come into the market buying both quality apartments and luxury homes with equal Vigour. The attractive exchange rates and Noosa's great climate, so much natural beauty and affordable property are all good reasons to buy here.

With the weather so kind to us, holiday bookings are very solid, we know Noosa is well and truly Australia's favourite Coastal destination.

We celebrate the opening of our two new offices this month, be sure to come by and visit us at 25 Hastings Street in the Tingirana Building on the beach front. 168 Noosa parade, right on the roundabout on Noosa Sound and our Sunshine beach office, The Sempre Building in the heart of Duke Street.

This will bring a bigger team, more contacts and unrivalled exposure and service to our clients.

Enjoy the Spring weather and our spring property magazine, I invite you to visit us at our offices or on the net at dowlingneylan.com.au

Kind regards,

Dan Neylan
Principal
0412 764 370

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

Issue 23 Spring 2015

- Dowling Neylan Real Estate
- 25 Hastings Street, Noosa Heads
- Sempre 28 Duke Street, Sunshine Beach
- 168 Noosa Parade, Noosa Sound
- 07 5447 3855
- dowlingneylan.com.au

CONTENTS

- 03 PRESTIGE APARTMENT
– TUCKED BEHIND HASTINGS ST
- 05 CENTRE BEACHFRONT POSITION
- 11 RAINFOREST BEACH HOUSE
– STUNNING VIEWS
- 12 SOPHISTICATED DESIGN
– SECLUDED YET CENTRAL
- 14 MODERN BEACH INSPIRED RESIDENCE
- 17 GRAND IN DESIGN



Dan Neylan
Director
0412 764 370



Luke Chen
LREA
0417 600 840



Damien Styring
Sales Consultant
0409 685 211



Sam Plummer
LREA
0412 585 494



Karen Bester
Sales Consultant
0411 166 680



Don Reed
Sales Consultant
0422 600 109



Adrian Reed
Sales Consultant
0409 446 955



Imika Neylan
Sales Consultant
0405 976 484



Will Hanton
Sales Consultant
0421 653 007



Sam Walker
Sales Consultant
0400 730 457



Lauren Chen
Sales Assistant



Sophie Brownlie
PA to Sam & Karen



Jonte Coleman
Assistant to
Sam & Karen



Rory Neylan
PA to Director



**Sheridan
Dowsett-Hodgetts**
Sales Administration



NOOSA HEADS 'Picture Point Terraces' 2/47 Picture Point Crescent PRESTIGE APARTMENT – TUCKED BEHIND HASTINGS ST

Large, sunny north facing deck with views framed by leafy backdrop.

- 4 minute walk to Hastings St down leafy path
- View to Hastings St & surrounding waterways
- Large outdoor entertaining deck with remote control awning
- 1 of only 13 units in this luxury complex
- King-size bedrooms
- Central inclinator allows easy access to units and access gate to Hastings St

Wake each morning within a few minutes walk of the beach, sunny coffee shops and some of Australia's finest dining.

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

Price

■ \$1,400,000

Contact

■ Luke Chen

0417 600 840



NOOSA SOUND 'Noosa Haven' 12/16 Barbados Crescent

SUNNY DUE NORTH ASPECT

Private stairway straight from your deck & onto the beach.

- Large covered deck right beside the river
- Soaring ceilings over relaxed open-plan layout
- Private jetty, beach, lawn area + pool on site
- Floods of natural light throughout
- Unmanaged complex of 12 units – renovations 2014
- Short flat walk to restaurants

There are just 6 single level three-bedroom apartments facing this stretch of beach. Only two of these have changed hands this century.

3 BED 2 BATH 1 CAR

Price

■ \$1,750,000

Contact

■ Luke Chen 0417 600 840



NOOSA HEADS 'Tingirana' 203-204/ 25 Hastings Street

CENTRE BEACHFRONT POSITION

Due North aspect over the beach & bay.

- Hastings St's best dining & shopping at your doorstep
- Lift access, security car parking & professional resort management
- Versatile 118m² dual-key layout

- Unmatched beachside wet-edge pool
- Surrounded by Noosa's finest dining & shopping
- Contemporary interiors, fully furnished

Noosa most prestigious boutique beachfront resort – attractive rent yield.

2 BED 2 BATH 2 CAR

Price

■ \$2,995,000

Contact

■ Luke Chen 0417 600 840



NOOSA SOUND 'Culgoa Point' 51/5 Quamby Place BRIGHT & PRIVATE APARTMENT IN RIVERFRONT COMPLEX

Very affordable entry level into the Noosa Sound market.

- Sunny north-easterly aspect + views of garden & park
- 15 minute walk to Hastings Street
- Sandy beach & marina, heated pool
- 1 minute walk to restaurants
- Private & secure, plus sold fully furnished
- Half court tennis court on site

Perfect holiday home or semi-permanent residence surrounded by Noosa waterways.

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

Price

■ \$398,000

Contact

■ Luke Chen

0417 600 840



NOOSA SOUND 'Peza Place' 2/5 Peza Court

PEACEFUL CUL DE SAC LOCATION

Smart renovation & low outgoings in a tightly held complex along Noosa Sound.

- Easterly aspect welcomes warming morning sun
- 1 of only 3 townhouses
- Quality finishes with polished timber floors and stone bench tops
- Waterfront apartment with sandy beach
- Good sized outdoor entertaining terrace at water's edge
- Private swimming pool servicing the 3 units

2 minute walk to "Ricky's" - 15 minute walk to Hastings St.

3 BED 3 BATH 1 CAR

Price

■ \$930,000

Contact

■ Luke Chen 0417 600 840

GOODWIN PARK LAND RELEASE



LIVINGSTONE STREET, TEWANTIN - **OPEN SATURDAY 1-2PM**



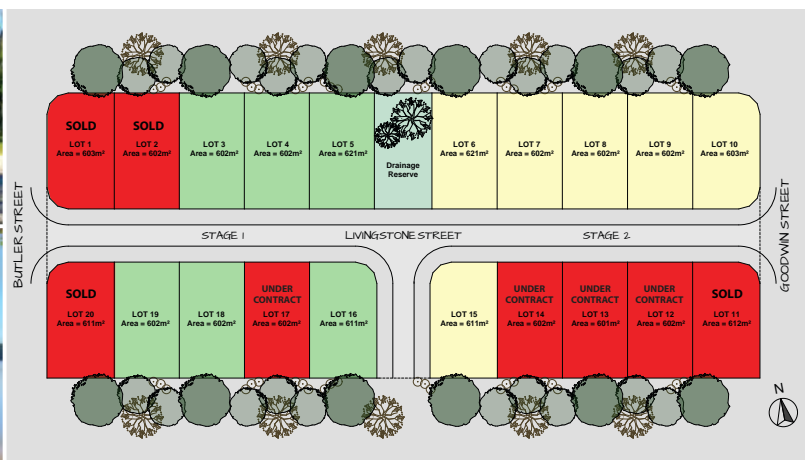
markbain
CONSTRUCTIONS

**HOUSE AND LAND
PACKAGES FROM
\$600,000**

**LAND FROM
\$299,000**

WHEN TEWANTIN WAS SUBDIVIDED THEY LEFT THE BEST TILL LAST!

Simply turn left off Moorindil Street into George Street and right onto Goodwin Street.



IMAGINE LIVING JUST...

- 6km from the North Shore beach
- 1.5km from boat ramps on the Noosa River
- 1.8km from the Tewantin sports complex
- 1.1km to Tewantin Primary School
- 1.1km to heated swimming pool
- 2km to friendly shopping precinct

For more information contact:

- Don Reed 0422 600 109
- Adrian Reed 0409 446 955
- Sam Walker 0400 730 457
- Dan Neylan 0412 764 370



**DOWLING
NEYLAN**

- 20 Hastings St, Noosa Heads
- 28 Duke St, Sunshine Beach
- 07 5447 3855
- dowlingneylan.com.au

■ REAL ESTATE AGENTS

■ AUCTIONEERS

■ PERMANENT PROPERTY MANAGERS

■ HOLIDAY ACCOMMODATION



COOROIBAH 258 Illoura Place

BEAUTIFUL, SPACIOUS, PRIVATE TOWN ACREAGE

Open plan design and soaring ceilings give an immediate sense of scale and opulence.

- Only 10 minutes from Noosa
- 550sq metre, open plan, North facing home
- 4 Bedrooms plus study & 3.6m high ceilings
- 9 private acres, adjoining a fresh water lagoon
- Huge alfresco outdoor entertaining
- Northern aspect pool and lagoon views

Boasting endless drawcards, this exceptional property will appeal to growing families, professionals and astute investors.

4 BED **2 BATH** **5 CAR**

Price

■ \$1,450,000

Contact

■ Adrian Reed 0409 446 955
■ Don Reed 0422 600 109



NOOSA WATERS 9 Seahorse Place

PRESENTING AN EXCEPTIONAL NOOSA LIFESTYLE RESIDENCE

This beautifully renovated home boasts a sophisticated open plan, showcasing long water views from every aspect. Upstairs or ground level master suites guarantee a lifetime of enjoyment.

- Master bedrooms on each level
- Reverse cycle air-con + 5KW of solar power
- Outdoor living areas to suit all seasons
- Large open plan living area with water views
- Heated deep lap pool
- Immaculately presented & low maintenance garden

Creating an immediate impression of space and natural light, this superb waterfront home simultaneously achieves striking beauty, optimal use of its fabulous position and long water views that enhances daily living.

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

Price

■ \$2,250,000

Contact

■ Adrian Reed 0409 446 955
■ Don Reed 0422 600 109



LAKE COOROIBAH 29 Morning Glory Drive

VACANT LAND

Waterside living without the big price tag. This could well be the last opportunity to purchase vacant land fronting the foreshore reserve with direct lake access.

- Direct lake access
- Level land 598m2
- Filtered lake views
- Adjacent to nature reserves
- 10 minutes to Tewantin
- Country style living by the lake

This is the perfect opportunity to build your dream home overlooking the lake.

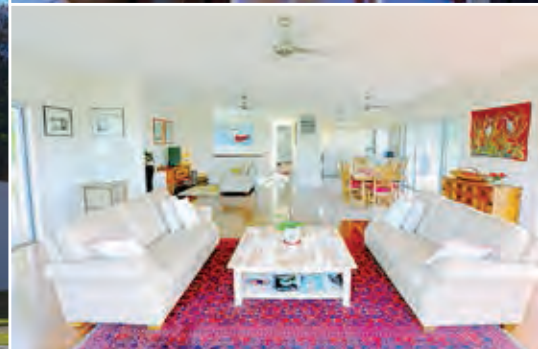
- BED - BATH - CAR

Price

■ \$360,000

Contact

■ Adrian Reed 0409 446 955
■ Don Reed 0422 600 109



CASTAWAYS BEACH 2 Seafarer Court

THE PERFECT BEACH HOUSE

Living has never been so easy. This superbly constructed home combines location, privacy and design.

- Elevated position enjoying hinterland & ocean glimpses
- Easy walk to beach via pedestrian underpass
- High quality, private location
- Immaculate condition – functional split level design
- Picture perfect green leafy surrounds
- Light, bright, air-conditioned and spacious

In this home you choose how you live. Entertain your endless guests or simply sit back and enjoy sights and sounds of this perfect beachside location.

4 BED 3 BATH 3 CAR

Price

■ \$1,195,000

Contact

■ Dan Neylan 0412 764 370
■ Will Hanton 0421 653 007



NOOSA HEADS Unit 17 'Viridian Villas' 3 Morwong Drive RAINFOREST BEACH HOUSE – STUNNING VIEWS

The Viridian villas are hidden quietly and privately amongst the Noosa National Park Rainforest.

This John Mainwaring designed 274 m2 beach house is perfectly created to enjoy stunning views and easy living lifestyle.

- Close proximity to pool, 100m to Hastings St and Main Beach
- Private Rainforest walkway direct to the Noosa National Park
- Approximately 274m2 located in a quiet position in the complex
- Private decks throughout, stunning views from Main Beach to the Hinterland
- Split system Air-conditioning, cross flow ventilation interior louvers
- West aspect split level contemporary beach house

A special property amongst the Rainforest with unimaginable views, secure your dream Noosa escape.

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

Price

■ \$1,975,000

Contact

■ Dan Neylan 0412 764 370
■ Sam Walker 0400 730 457



NOOSA HEADS 7 "Elandra" 6 Serenity Close

SOPHISTICATED DESIGN, SECLUDED YET CENTRAL

Positioned on a private escarpment shaded by serene rain-forest, "Elandra", is situated appropriately on 'Serenity' Close. This North facing apartment is the ultimate luxury home alternative.

- Heated pool, Onsite concierge
- Stephen Kidd design completed in 2006
- Mastersuite with louvre enclosed jacuzzi
- Elevator to 2nd floor, Secure gated entry
- 254sqm total area, North-facing aspect
- Two tandem car spaces plus storage

Eloquently designed and surpassing the standard for superior residential living, Elandra is ideal as a permanent residence or Noosa retreat in a secluded yet central location.

3 BED 2 BATH 2 CAR

Price

■ \$1,650,000

Contact

■ Dan Neylan 0412 764 370
■ Imika Neylan 0405 976 181



NOOSAVILLE 4/3 William Street

SPACIOUS APARTMENT BY THE RIVER

Ideal for permanent living or a great weekend for the family, with large open living areas flowing onto a generous deck and views of the Noosa River.

- Large 2 bedroom apartment with river view
- Spacious living and separate dining area
- Quality kitchen with Caesar stone benchtops
- Master bedroom with ensuite extends onto balcony
- Covered entertaining deck with river outlook
- Just metres from the water's edge

This bright & breezy riverside apartment is in mint condition and ready for you to enjoy. Walk to all the restaurants and cafes along the Gympie Terrace boardwalk.

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

Price

■ \$649,000

Contact

■ Damien Styring 0409 685 211



MARCUS BEACH 31 Callitris Crescent

BEACH SIDE POSITION IN MARCUS BEACH

When position counts 31 Callitris Crescent, Marcus Beach has what you have been looking for, only 150 metres from beach access and miles of uninterrupted beach all at your door step.

- Sought after beach side position
- Ground floor guest bedroom and bathroom
- Covered entertaining patio
- Separate living areas with private home office
- Lagoon style salt water pool
- 4 car accommodation and extra storage

This home is located in a tightly held beach side enclave within minutes walk to the beach, 5 minutes drive to the village of Peregian Beach and north to Noosa, making this one of the coasts most liveable locations.

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

Price

■ \$1,150,000

Contact

■ Damien Styring 0409 685 211



SUNRISE BEACH 2/71 Southern Cross Parade

MODERN BEACH INSPIRED RESIDENCE

Stylish duplex offering a spacious house alternative without comprising on quality or size.

- Elevated position capturing ocean views
- Spacious open plan design
- Stacker sliding door opens to balcony
- North east aspect - polished timber floor boards
- Stone kitchen bench tops & European appliances
- Downstairs bathroom & room for home office

Positioned within easy access to Sunrise Beach and Noosa Junction shopping strip, enjoy life without being a slave to the garden

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

Price

■ \$829,000

Contact

■ Damien Styring 0409 685 211



NOOSAVILLE Unit 8 'Regatta' 225 Gympie Terrace

PRIME RIVERFRONT POSITION

Positioned on the front row of Gympie Terrace, Unit 8 Regatta takes full advantage of the outstanding location & will feel like you are on holidays all year round.

- Spacious North facing balcony
- Views of Noosa River
- Large resort pool & BBQ facilities
- Perfect family holiday complex
- Professional onsite managers
- Secure car parking

The choice of shops, cafes & restaurants are endless & all within minutes from your front door. Inspect today!

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

Price

■ \$540,000

Contact

■ Damien Styring 0409 685 211



NOOSA HEADS 42 Bryan Street

PANORAMIC VIEWS - PERFECT NORTH EAST ASPECT

Stunning views overlooking Sunshine Beach and North to Noosa National Park. This home is a perfect blend of style and elegance.

- Protected elevated position never to be built out views
- Superb kitchen - Smeg appliances & integrated fridge
- Guest accom with bathroom & separate living area
- Deluxe master bedroom with marble featured ensuite
- Retractable doors lead from the lounge to balcony
- Walk to Sunshine Beach village & patrolled beach

This luxury modern beach property combines wide ocean views, central position and relaxed beach lifestyle in one complete home.

4 BED 3 BATH 2 CAR

Price

■ \$2,950,000

Contact

■ Damien Styring 0409 685 211



NOOSA HEADS 27 Currawong Street

URBAN CHARACTER IN THE CENTRE OF NOOSA HEADS

Revealing an artful fusion of timber and brick, this stunning home is the essence of warmth and family living.

- Generous 972sqm block
- Free flowing open plan living - high ceilings
- Room for boat, caravan or trailer
- 4 bedrooms, 2 bathrooms, air conditioning
- Polished timber floors throughout, excellent storage
- Great family friendly neighbourhood close to everything

The floorplan is very adaptable and will appeal to creative buyers looking for unique styling and a home with individual character.

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

Price

■ \$845,000

Contact

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



NOOSA WATERS 46 Shipyard Circuit

ROOM FOR ALL THE FAMILY

Situated across from a park in a quiet family friendly street this beautiful 5 bedroom home offers everything you need. Beautifully presented and exceptionally well maintained, this family home has it all.

- 5 generous bedrooms, 2 bathrooms
- Zoned ducted air con, loads of storage
- Double lock up garage & water tank
- Light & bright open plan living - soaring ceilings
- Large covered outdoor patio overlooking pool
- Convenient location overlooking a park

This home makes entertaining easy and is ready for its new owners to enjoy everything it has to offer don't miss out on this exceptional opportunity.

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

Price

■ \$935,000

Contact

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



NOOSA WATERS 42 The Peninsula

GRAND IN DESIGN

Outstanding architecture and construction bring to life this grand two level home. Wonderfully quiet, one needs to only step inside to appreciate the quality and value of this stunning water front residence.

- 4 bedrooms, 3 bathrooms, air conditioning
- 882sqm block, 26m water frontage
- Generous floorplan - high ceilings
- Quality fixtures & fittings throughout
- Private courtyard, in ground swimming pool
- Double lock up garage + private jetty

Completed with fantastic lifestyle amenities all within 5 minutes of the home, this property would make the perfect Noosa Holiday Home or would cater to all your family's needs.

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

Price

■ Offers over \$2,050,000

Contact

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



NOOSA HEADS 23 Sunset Drive

WHERE LIVING IS EASY – WALK TO THE RIVER

This renovated single level home is perfect for couples seeking a peaceful lifestyle, easy care living and easy access to the river.

- Light, bright & immaculately presented
- 3 bedrooms, 2 bathrooms, air conditioning
- Tiled open plan living - high raked ceilings
- Modern kitchen with marble benchtops
- Freshwater swimming pool + manicured gardens
- Solar electricity and hot water

Fabulously located within walking distance to the local 'farmers markets' and Noosa Junction and only a 5 minute drive to local schools or a 3 minute drive to Hastings Street shopping and restaurants.

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

Price

■ \$699,000

Contact

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



NOOSA HEADS 20 Wyandra Street

GREAT VALUE FOR MONEY!

Need more room to move? This large 4 bedroom family home is set over two generous levels and has plenty of space for large and extended families.

- Elevated position - outlook to Sunrise Beach
- Multiple living spaces inside & out
- 10m lap pool
- 4 bedrooms, 3 bathrooms, office
- Ducted air conditioning, water tank
- Double lockup garage & large storage room

Move in, rent out or update to your needs, this large home offers so much. Only a 5 minute walk to Noosa Junction's shops, Cafes, Cinemas and public transport, there is no need for a car.

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

Price

■ \$735,000

Contact

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



NOOSA WATERS 6 Mizzen Court

PEACEFUL, PRIVATE, POSITION – ALL ON ONE LEVEL

Located in a peaceful Cul de Sac shops are within walking distance and a 5 minute bike ride gives you access to shopping centres, supermarkets and Noosa River.

- Immaculate condition - nothing to do!
- Generous kitchen – Granite bench tops
- Air conditioning, Solar hot water
- 3 bedrooms, 2 bathrooms, office
- Light & bright open plan living
- Covered outdoor entertaining area overlooking pool

This home has been lovingly maintained and is ready and waiting for its new owners to call it home.

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

Price

■ \$765,000

Contact

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



SUNSHINE BEACH 2/13 Nebula Street

MOMENTS TO THE BEACH!

In the heart of Sunshine Beach, this duplex is a great opportunity to secure peaceful living or weekender with low B.C fees, your own slice of beach side lifestyle.

- Pet friendly duplex - immaculate condition
- Sun filled living space - front & rear balconies
- Single lockup garage plus off street parking
- 3 bedrooms, 2 bathrooms, air conditioning
- Private backyard - room for pool
- Walk to beach & cafe scene

This is a great beach side investment, lock up and leave weekender or the ideal first home buyers home.

3 BED 2 BATH 1 CAR

Price

■ \$625,000

Contact

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



**DOWLING
NEYLAN**
REAL ESTATE SINCE 1976

A JOB WELL DONE

We first heard of Sam Plummer and Karen Bester through some friends who were selling their home and moving, and they spoke of what a good experience they had. When we decided to sell, we spoke with Sam and Karen, amongst other real estate agents, and found them to be the most professional of the bunch. They turned out to be! The effort they put into selling our house was exceeded only by the level of communication we had with them. We knew exactly what was happening every step in the process. We were most impressed with their knowledge of the local real estate market and their ability to provide us with detailed and up-to-date details, helped in great part by their two professional admin assistants, which allowed Sam and Karen to concentrate their efforts on selling the house.

Imagine our surprise when the auctioneer slammed the hammer down to say "SOLD" Thank you, Sam Plummer and Karen Bester for a job "well done"

Sincerely,
Pat & Jordan Pearl



■ **Karen Bester**
■ 0411 166 680
■ karen@dowlingneylan.com.au



■ **Sam Plummer**
■ 0412 585 494
■ sam@dowlingneylan.com.au

■ 25 Hastings St, Noosa Heads
■ 28 Duke St, Sunshine Beach
■ 168 Noosa Parade, Noosa Sound

■ 07 5447 3855
■ dowlingneylan.com.au



noosaholidayrentals.com.au

NOOSA HOLIDAY RENTALS

THE MOST RESPECTED NAME IN HOLIDAY RENTALS

PROFESSIONAL APPROACH

A PERSONAL TOUCH

FOCUSED ON PREMIUM RESULTS

TRUSTED BY OUR CLIENTS, GUESTS AND CONTRACTORS – THIS IS WHAT THEY SAY ABOUT US:

PROPERTY OWNERS (CLIENTS)

"I have not had a better Property Manager either in Queensland or South Australia"

Owner
Little Cove

HOLIDAY GUESTS

"I just wanted to email to let you know how pleased I was that you called me straight away once you knew there was a problem and proceeded to resolve all of the issues."

CONTRACTORS

"D&N are one of our largest clients. They are both polite & professional in all areas and a pleasure for us to work with. I have no hesitation in recommending them to anyone seeking a high standard in both holiday or permanent rental management."

Cleaning & Maintenance Contractor

PROVIDING HOLIDAY PROPERTY MANAGEMENT SERVICES SINCE 1976

If you would like to know more of how Noosa's best property managers can assist in the management of your property please contact Bruce or Brian. We would be pleased to provide a detailed proposal for you.

NOOSA HOLIDAY RENTALS (07) 5447 3566

25 Hastings Street
Noosa Heads

28 Duke Street
Sunshine Beach

168 Noosa Parade
Noosa Sound



Brian Priebe
Holiday Property Manager

0402 294 338
brian@noosaholidayrentals.com.au



Bruce Gregory
Holiday Property Manager

0420 211 055
bruce@noosaholidayrentals.com.au