

Join us in welcoming our latest display homes, from some of Queensland's best builders.

Working with these builders has been an important stage in our growth and allows families to further see our lifestyle potential.

We are delighted to announce that Wright Signature Homes and Indigo Homes will be opening displays within Moreton Precinct.

Wright Signature Homes have commenced construction on their display and expect a September launch. Utilising some 25 years of experience, Wright Signature Homes are one of the most reputable and awarded boutique builders on the Sunshine Coast.

The Wright Signature Homes team work hand-in-hand with clients to deliver quality, individually designed homes on time and budget! Whatever your desires, Wright Signature Homes will work with you from design right through to construction and hand over.

Their beautiful display home, the 'Bahamma 255' will feature four large bedrooms; master with large ensuite, walk in robe and balcony. Plus a large downstairs living areas and retreat upstairs.



INDIGO HOMES
RELAX WITH US
www.indigohomes.com.au

Indigo Homes has likewise been busy planning their latest Display Home at Sunshine Cove with an expectation of being open before Christmas! For almost a decade Indigo Homes have been recognised and revered throughout the construction industry as a premium builder and have won numerous awards throughout Queensland and indeed Australia.

Offering a wide selection of new home designs for all types of lots – villas and premium villas, courtyards and traditional, Indigo Homes are supported by an experienced team of construction supervisors, purchasing and estimating experts, in-house and external designers, colour consultants, salespeople and customer service staff to ensure their clients total peace of mind during the sometimes stressful period of home construction!

Director Chris La Franci said. "We have been designing and building small lot homes in Brisbane for the past five years and see this as a great opportunity to showcase the many designs we have developed. Location wise, a development like Sunshine Cove is not going to come along again, so as well as living in the CBD of Maroochydore you can still have the home you've always dreamt of."

The Esprit 240 is again a large 4 bedroom home with living areas both upstairs and downstairs along with a study. Offering beautiful open plan living this house is all about natural light and space.



WRIGHT SIGNATURE HOMES
www.wrightdevelopments.com.au

"We are thrilled to be opening our new Display Home at Sunshine Cove.", Business Manager Shane Wright said. "Indeed, we see numerous opportunities at Sunshine Cove and believe its central location, affordable land options and the quality of homes already there are well suited to our desire to be market leaders

in boutique, custom designed homes. We've already started designing a range of homes specifically suited to Sunshine Cove that are priced finished from \$275,000".

Our team settles into their new home.



Have you visited our new sales office?? Situated almost directly opposite our old sales office, we are now in a newly finished terrace home on the park. Designed and built by local builders NBS, this home is just one example of the lifestyle benefits on offer at Sunshine Cove. Consisting of nearly 260m2 of home and featuring three bedrooms, main with walk in robe, ensuite and parents retreat, two separate living/lounge rooms and a lovely alfresco area for entertaining this is a great example of a terrace design. For the next 12 months however, it will be our sales office! Our office is open six days a week Come and see us today and let us show you how you too can enjoy living at Sunshine Cove.

With many homes reaching completion you can really get a sense of the wonderful streetscapes of Sunshine Cove laneway precincts.



Landscaping and Path to Plaza

Landscape work including footpaths and landscaping along the waters edge near Plaza Parade is well underway and is expected to be open for public use by mid July. Consisting of footpath works, landscaping, and lighting this extension of the footpath network within Sunshine Cove will be a great benefit for our residents.



Mazda digs in to move in by mid December 2011

A good break in the rain has seen a flurry of activity in the construction of the massive Harvey Norman Superstore, Mazda's new state of the art showroom and also the ultra urban Emporio multi- use residential and commercial development.

A VERY SPECIAL OPPORTUNITY

One of our prized home sites is to be auctioned in support of our local community with proceeds going to Immanuel Lutheran College's Development Fund

Fruehlingsfest
Spring Festival
Celebrating 30 years



Immanuel's Spring Festival is fun for all the family and community!

There's rides, sideshow alley, lots of great international food and fabulous fashion! Plus a whole lot more... like the charity auction of a stunning Sunshine Cove homesite where you could get an absolute bargain whilst helping Immanuel's development fund. Don't miss all the fun!

Saturday 6 August 10am until 5pm
Immanuel Lutheran College
Wises Road, Buderim
www.immanuel.qld.edu.au



LIKE TO SEE MORE OF SUNSHINE COVE?

Our Sales and Display Centre on Sunshine Cove Way, is open 6 days a week from 9 am and by appointment on Sunday.

'SHINE' is a quarterly, community publication and we welcome your feedback.

Call 1800 619 194

Email: Info@sunshinecove.com.au

Web: sunshinecove.com.au

PO Box 1408 Maroochydore Qld 4558

Felix Hill Pty Ltd as Trustee for The Sunshine Unit Trust Trading as Chardan Development Group All images and illustrations are subject to change pending final approval.

SHINE

SUNSHINE COVE

JUNE 2011

Enrico, Roxanne and Jordayne are thrilled to finally call Sunshine Cove home.



Since moving over from Italy nearly three years ago, Enrico and Roxan have been busy looking for a home to suit their busy lifestyle in a location that is both nurturing and amenities focused. The reason? Jordain, their 18 month old and very energetic boy!

"At Sunshine Cove, Jordain and I can enjoy the boardwalk before I start work day at Second Avenue. plus being close to everything was very important to Enrico and myself as we are still new to the Coast. As soon as we saw Sunshine Cove, we stopped looking elsewhere and concentrated on finding the perfect home. It's also good to have options – there are some great education facilities that we are looking for for Jordain. Family fun days can be at home or just a walk over to Cotton Tree. Or a drive up to Buderim or catch a movie at the Plaza. We're really pleased we decided to call Sunshine Cove home, it definitely works for all of us.

Rob and Anna Oliver were also one of the first residents at Sunshine Cove and freely admit the revitalization of Maroochydore's CBD was a big part of their decision to choose Sunshine Cove.

"Maroochydore is so central to everything and people will probably only realise it after it has happened!" said Rob lounging back in their newly completed laneway home.

With Rob and Anna both working in Maroochydore, it seemed a logical decision to base their home in Maroochydore too.

"We spent a fair amount of time looking for land on the coast but were most excited about Sunshine Cove's lifestyle opportunities. The amenities will be fantastic".

As Director of Beach Homes, Rob certainly enjoyed designing and building their own home. Working with the numerous opportunities the laneway allotments offer, Rob and Anna are now enjoying a very relaxed and stylish home with 'Sassy' the wonder dog! The kitchen has been strategically centred within the home to take advantage of the beautiful outdoor alfresco and pool area. With three bedrooms upstairs and two lounge areas, they have built a lifestyle home full of style and sophistication.

SUNSHINECOVE.COM.AU



SUNSHINE COVE
MAROOCHYDORE

Our second release the Sarina Precinct

With waterfront land starting from just \$248,250.00 you can understand our excitement at being able to offer this land for sale!

Featuring 23 terrace allotments situated beside a beautifully landscaped park, Sarina also offers our eagerly awaited waterfront allotments (28 in total). With sweeping lake views perfectly framed by the timber boardwalk and the conservation area, home never looked better!

Limited to a total of 51 freehold residential sites, Sarina will quickly evolve into an exclusive residential enclave of architecturally designed homes. Sarina will deliver a truly urban lifestyle in the heart of Maroochydore.

Our Sarina Precinct represents a timely opportunity to become a part of the Sunshine Coast's most innovative community developments, Sunshine Cove.

Selling off the plan now, these home sites should be ready for settlement and construction towards the end of this year. Call in today.



DID YOU KNOW?

- Are you aware that Sunshine Cove is freehold – there is no body corporate for our residential land.
- Many project builders like Ausmar, Indigo Homes, Wright Signature Homes and Hotondo Homes have worked hard to design and build homes specifically for the many Sunshine Cove lifestyle opportunities.
- Over the next 5 to 7 years nearly 700 lots will be developed and become homes.
- Sunshine Cove is walking distance to Sunshine Plaza. And it's a really pleasant trip.
- When completed over 8km of walking tracks, bike paths and timber boardwalks will meander through and around our beautiful Sunshine Cove lake.
- Close to Sunshine Motorway for easy access into anywhere along our coastline and Brisbane.

HOUSE & LAND FOR SALE



25 Amity Avenue
Sunshine Cove
\$669,000

Designed & meticulously built by award winning Beach Homes, this latest showpiece now offered for sale is the builders' own family home.

- Centrally positioned kitchen opens onto fabulous entertaining area flowing through to luxury living room
- A north facing gourmet kitchen is ideally positioned to enjoy the low maintenance Bali inspired gardens surrounding a tranquil plunge pool
- Large stacker doors opens kitchen and living area out onto a relaxing timber covered alfresco entertainment area
- Boasts separate upstairs living and media/games room Inspection is by appointment only, any purchaser looking for quality lifestyle in a strikingly designed home should enquire today.

3 2 2.5

For further information contact:
Scott: 0402 079 271
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Images are for illustrative purposes only. Sustainability Declaration available by contacting agent.



HOUSE & LAND FOR SALE



Lot 45 St Clair Street,
Sunshine Cove
\$625,000

Built by award winning Wright Signature Homes, this beautiful home comes full of many high quality extras.

- Three bedrooms upstairs. Main with ensuite, WIR
- Separate Office / Guest downstairs complete with own bathroom
- Air-conditioning to master bedroom and living area
- Galley Style kitchen with quality stone bench tops, SMEG 900mm Upright gas stove and oven, matching SMEG range-hood, SMEG Dishwasher and Oliveri Sink
- Stone bench-tops to bathroom and en-suite along with feature tiling floor to ceiling
- Great outdoor covered entertaining area with stacker doors from living room

3+ 2 2.5

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HOUSE & LAND FOR SALE



Lot 54 Saint Clair St,
Sunshine Cove
\$620,000

Beautifully finished throughout, this modern and versatile, larger terrace home offers app 267m² with many lifestyle extras.

- Three bedrooms upstairs - Main with balcony, ensuite and WIR
- 2700 ceilings throughout
- Separate Living and Dining downstairs plus a lounge room upstairs
- Galley Style kitchen with stone bench tops, cook top with matching range-hood and under-bench oven
- Great outdoor entertaining area
- Landscaped with underground water tank and fencing

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Lot 64 Amity Avenue
Sunshine Cove
\$559,000

A spacious laneway home (242m²) offering generous living on a carefree block. The perfect coastal lifestyle.

- Four bedrooms upstairs
- 2550mm ceiling height to ground floor with elegant square set cornice throughout
- Main bedroom complete with balcony, ensuite and WIR
- Separate lounge, family / dining and study
- Private outdoor alfresco area
- Gourmet kitchen featuring granite bench-top, two pack cabinets, ceramic cook-top and dishwasher
- Fully landscaped with rain water tank and fencing
- Estimated completion, Aug 2011

4+ 2 2.5

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Lot 26 Lytton Lane,
Sunshine Cove
\$547,000

A larger home, and a great entertainer.

- Three bedrooms,
- Main with Balcony, ensuite and WIR;
- Airconditioning to main bed and living area;
- 2700 ceiling height downstairs;
- Separate living area and dining;
- Galley kitchen - dishwasher, underbench oven and ceramic cooktop
- Great outdoor alfresco area
- Fully landscaped with underground watertank and fencing
- Estimated completion date, Aug 2011

3 2 2.5



Lot 30 St Helena,
Sunshine Cove
\$529,000

Catching the breeze in true coastal style.

- Three bedrooms,
- Main with Balcony, ensuite and WIR;
- Airconditioning to main bed and living area;
- 2700 ceiling height downstairs;
- Kitchen - dishwasher, underbench oven and ceramic cooktop
- Great outdoor entertaining area
- Fully landscaped with underground watertank and fencing
- Estimated completion date, Aug 2011

3 2 2.5

