



ABOVE: GGGGGGGGGG

Sunshine Cove site has turned the corner

Residents can't wait to move into this new CBD-styled precinct

FOR years, talk of Maroochydore's development at Sunshine Cove has been all about the land and the infrastructure, yet suddenly the plans have become a reality for those people looking to call the precinct home.

The plans for the 106 hectare development have been on the table for almost six years, attracting big business such as Harvey Norman, Lexus and Gary Cricks Auto Group as well as investors, retirees, and first home buyers keen to secure their place in the heart of the action.

Positive progress is now being made on all fronts.

Sunshine Cove residential sales manager Penny Service said the first round of freehold sales released in February this year for the Moreton precinct had been popular.

"We've sold 50% of the 71 blocks already," Ms Service said. "Civil works on the first blocks are almost completed despite the rainy weather we've had recently."

"Settlement is expected by August and we'll start seeing homes being built immediately after."

Progress at Emporio is following a similar vein with construction expected to start in September.

Reed Property Group managing director Ken Reed said stage one of the mixed use development was almost sold out.

at a glance

MAROOCHY BOULEVARD

- ▶ Sunshine Cove 106ha development continues to expand with 50% of the first 71 residential blocks already sold
- ▶ Construction on Lexus Maroochydore follows Gary Cricks Auto Group towards completion
- ▶ Emporio residential, offices, retail and commercial development expected to start construction in September
- ▶ Retirement village developer Living Choice has pre-approval to house more than 600 residents on a 6ha site

"The development's popularity is snowballing," Mr Reed said. "If people enjoy the atmosphere of Emporium and the James Street markets in the Valley in Brisbane, they will love Emporio."

"It is the first development of its kind on the Sunshine Coast and people are starting to take advantage of the unique lifestyle and investment opportunities it presents."

Positioned at the northern gateway of Sunshine Cove, Emporio is surrounded by new services and facilities as well as substantial existing infrastructure. The eight buildings will blend residential units and offices with restaurants, cafes, shopping and commercial facilities to create a live-work-play environment right in the heart of Maroochydore.

Mr Reed said he was very excited his company could be part of such an important project.

Lexus Maroochydore general manager Julian Mason said the company were looking to take

advantage of this growth and would be open later this year.

"The area is one of the fastest growing in Australia and we are proud to be part of the future growth," Mr Mason said.

Gary Cricks Auto Group Prestige Maroochydore principal Cameron O'Hara said opening up shop in the precinct was a strategic move.

"Our expectations from when we opened almost two years ago have been met and in some cases exceeded," Mr O'Hara said.

"We are looking forward to having some neighbours...a bit of healthy competition is always a good thing and having more businesses in the area will bring more customers in."

Australian retirement village developer Living Choice has also found the location to be a big draw card and has experienced high interest despite limited marketing.

Living Choice marketing manager Linda Hooper said the location had really spoken for itself.

"Most people, especially retirees, like having easy access to facilities such as doctors and shops and the Sunshine Cove precinct will leave residents wanting for nothing," said Ms Hooper.

"With so many other housing developments and businesses going in the area, our clients will be part of a wider community which is perfect as we don't like to divorce lodgers from their surrounds. With other housing available so close by, families can live close to their loved ones at Living Choice."

Sunshine Cove is Living Choice's third village on the Sunshine Coast and will comprise of a mix of independent and supported living apartments on a six hectare site, which they expect to take possession of by mid next year.

development



ON THE MOVE: Lexus Maroochydore new car sales manager, Michael Stewart on site at Maroochy Boulevard



INVESTORS ARE BUYING: Ray White Maroochydore's Dan Sowden, left, and Emporio sales manager Nicholas Criss