

SHINE

SUNSHINE COVE

DECEMBER 2010

Looks like Christmas
is well on its way!



The team at Sunshine Cove take this opportunity to wish you and your family the merriest Christmas and a happy and safe New Year.



This is a very special time of the year for everyone, it's a time for giving, sharing and a time to enjoy family. We would like to take this opportunity to thank the Sunshine Coast Community, Councillors Chris Thompson and Councillor Debbie Blumel along with all

the staff at Sunshine Coast Council. A big thank you to our community partners; Living Choice, Harvey Norman, Garry Crick Mercedes, Sunshine Coast Mazda, Lexus of Maroochydore, Reed Property Group, our builders and consultants for their ongoing commitment and support.

BIG WET BRINGS ON HUMUNGUS GROWTH SPURT

We needed it. We wanted it. Now we are all a bit over it. But what beauty it has produced.

There's nothing quite like rain to bring on a garden. And with so much of it of late our landscaping is starting to look like it has been in place for years. A stroll around the boardwalk the other day reveal the true extent, the grass is lush and thick, the garden beds absolutely blooming over the edges. It really is something to see.

Our maintenance crew, lead by Norm have been busy mowing, slashing and brush cutting the entire site!



MAZDA FINDS NEW HOME

The team at Sunshine Cove, Maroochydore are pleased to announce Sunshine Coast Mazda is the latest company to secure their position on Maroochy Boulevard, with their recent acquisition of a 5000m² site from Chardan Development Group for a reported sale price in excess of \$4million.



Sunshine Coast Mazda's Managing Partner, Michael Harris said the company had been looking for a larger site for some time. "We were absolutely thrilled to secure this great site along Maroochy Boulevard. This acquisition, of what we believe to be prime commercial land, will enable Sunshine Coast Mazda and our dedicated team, a future that we have been looking for within the Maroochy CBD for some time".

The company plan to build a state of the art showroom and service centre which will lift the profile of Mazda on the coast. Mr Harris said "We are anticipating that Sunshine Coast Mazda will be open and operational within 12 months. This site will enable us to showcase the entire range of Mazda passenger vehicles as well as providing an onsite service facility. We are also pleased to announce that our planning process is nearly completed and we are expecting to commence on site very soon".

Colliers International negotiated the sale on behalf of the Chardan Development Group. Colliers International Managing Director, Nick Dowling said "We have been working closely with Mazda for some time and have been aware of their desire for a prime location within Maroochydore. The site Mazda have purchased was part of a larger lot, but the negotiation process enabled, Chardan Development Group and Mazda to work together to deliver a great outcome for all involved. This partnership was also extended through the approval process and with the local authority."

MAROOCHYDORE CBD

Already a great place.



You don't need a crystal ball to see the benefit of Sunshine Cove's location.

'Maroochy is home to approximately 13,500 people and geographically almost smack bang in the middle of Caloundra and Noosa ...'

Over the next few years there is certainly a lot planned and indeed, proposed for the Maroochy CBD. However, before we delve into the future, sometimes it is good to take stock of what we already have.

Families are spoilt for choice with the many and existing education opportunities in Maroochy for both Public Primary and Secondary Schools. All located within a short distance from each other, Immanuel Luthern College on Wisers Road, Sea English Academy along Aerodrome Road and the Maroochy TAFE on the corner of Horton Parade and Aerodrome Road offer fabulous facilities for their students.

Then there's the convenient shopping precincts of Wisers Road, the Sunshine Homemaker Centre (where budding renovators regularly converge over the weekend) The Big Top and of course, Sunshine Plaza.

We are also lucky enough to enjoy an array of established Community facilities including the Maroochy Library, the sporting grounds at Fishermans Road, Cotton Tree Pool along with the likes of Millwell Road Community Centre.

Plus with construction of Sunshine Cove well underway (consisting of approximately 700 allotments) we will see even more facilities come to life over the next five to seven years. Along with major community infrastructure including the much utilised Maroochy Boulevard (in conjunction with Department of Main Roads and Sunshine Coast Regional Council) along with the beautiful northern boardwalk and parkways – already favoured by many locals.

In time, a variety of land allotments will be offered within Sunshine Cove including terrace and laneway allotments, villas, courtyards, family and the keenly awaited premium waterfront allotments. This stunning community has already delivered its first residential precinct, with land priced from \$226,575.



LEXUS A stylish addition to Sunshine Cove



Where there was just land a few weeks ago



We can't wait to see the homes finished



Everything is just so lush



NOT EVEN THE HEAVY RAIN HAS BEEN ABLE TO STEM THE FLOOD OF WORK GOING ON.



Anybody driving along Maroochy Boulevard will notice the hive of builder activity out onsite in the Moreton Precinct as part of our first residential release. Since late October, many of the local builders have been busy with the commencement of numerous homes. It really is an exciting time out onsite!

Despite the rain and adverse weather conditions, the local builders are full steam ahead, with some expecting to have their homes finished in late February 2011. Highlighting the numerous benefits and opportunities that smaller lots bring, these homes are ranging in size from 190m² to 330m².

Living at Sunshine Cove, in the heart of Maroochydore is all about the lifestyle without sacrificing any of the creature comforts we all are looking for in a home.

Sunshine Cove Realty currently has a range of builder house and land packages available from \$515,000.00. Visit the onsite sales office on Sunshine Coast Way or contact Scott or Penny on 1800 619 194 to discuss the many benefits of living at Sunshine Cove.

HOUSE & LAND FOR SALE



Lot 26 Lytton Lane,
Sunshine Cove

\$535,000

A striking design with great street presence and appeal.

A home that makes the most of our desire to combine the outdoors with our interior living space, large sliding glass doors extends living areas out into a landscaped courtyard.

- 3 Bedrooms Upstairs
- Balcony overlooking park
- Main bedroom with balcony, ensuite and WIR
- Separate Living Area and Dining
- Galley style kitchen with dishwasher, underbench oven and cooktop
- Great outdoor entertaining area
- Fully fenced and landscaped corner lot
- Finished around Easter 2011

 3  2  2.5

Lot 60 St Clair Street,
Sunshine Cove

\$649,000

A fabulous design for a growing family, this home offers so much.

This home offers two lifestyle options either as a 4 bedroom home or a 3 bedroom with a fully self contained retreat with separate and lockable entrance. Perfect for the astute investor or an extended family.

- 8.5 star rated home
- 2.7 metre high ceilings throughout
- Fully ducted air-conditioning and solar hot water system
- Bamboo flooring to living and kitchen; Caesar Stone bench tops with Createc cabinets
- Quality European kitchen appliances including dishwasher with the fridge space also being plumbed
- Double doors to entry and courtyard
- Kitchen servery to outdoor area
- Clothes chute from upstairs to laundry
- Stone vanities
- Teenage retreat fully self contained with separate entrance

 4  2  3.5

For further information contact:

Scott: 0402 079 271
scott@sunshinecoverealty.com

Penny: 0434 006 144
penny@sunshinecoverealty.com

Images are for illustrative purposes only. Sustainability Declaration available by contacting agent.



SUNSHINE COVE
REALTY

HOUSE & LAND FOR SALE



Lot 29 St Helena Street,
Sunshine Cove

\$519,000

This home bring space and livability together in one stunning package.

The key to this homes livability is its thoroughly modern floorplan. Living areas flow and open into incredibly usable spaces. Light and airy, exterior window and door placement invite the landscape gardens inside.

- 3 Bedrooms Upstairs
- Main bedroom with balcony, ensuite and WIR;
- Large Living Area overlooking kitchen and outdoor entertaining area
- Kitchen overlooking landscaped gardens with dishwasher, underbench oven and cooktop
- Freehold ownership
- Double Lock Up Garage
- Fully fenced and landscaped
- Estimated completion Easter 2011

 3  2  2.5

Lot 22 Lytton Lane,
Sunshine Cove

\$529,000

A home made perfect for living our coastal lifestyle.

With no double garage doors to greet you, this home is all home from the moment you walk toward the front door. A large alfresco outdoor living area adds plenty of entertainment space. Three generous bedrooms with full ensuite to the master living is easy.

- North facing, parkfront block
- Three bedrooms & own balcony
- Separate lounge, family/dining and media room
- Gourmet kitchen featuring granite bench-top, two pack cabinets, ceramic cook-top and dishwasher
- Private outdoor alfresco area
- Fully landscaped with rain water tank and fencing
- Estimated completion date, April 2011

 3  2  2.5

For further information contact:

Scott: 0402 079 271
scott@sunshinecoverealty.com

Penny: 0434 006 1
penny@sunshineco

Images are for illustrative purposes only. Sustainability Declaration av

LAND SALE



Lot 28 St Helena Street,
Sunshine Cove

\$534,000

A fabulous and carefree lifestyle terrace home.

- 3 bedrooms – main downstairs with en-suite
- Separate lounge, dining and media on ground floor
- Activity room on 2nd level
- Air conditioning to dining and activity areas
- Alfresco area with corner stacker doors
- Gourmet galley kitchen featuring stone look bench-top, ceramic cook-top, range hood and dishwasher
- Fully landscaped including rain water tank and fencing
- Estimated completion date Feb 2011

3 2 2.5

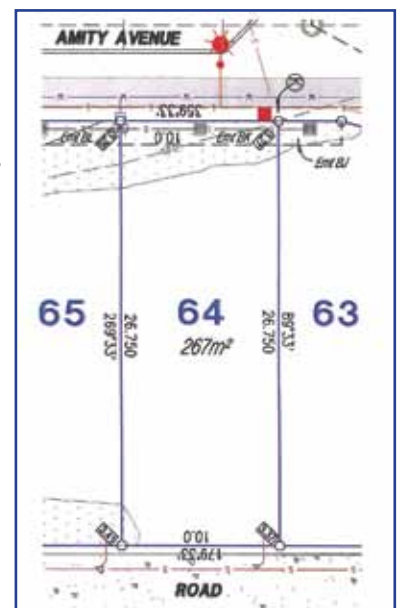


Lot 64, Amity Avenue
Sunshine Cove

\$226,575

267m² laneway allotment with
10m frontage - rear loaded

This versatile lane way allotment offers dual street access, garage at the back and ability to build to three storeys. This allotment is build ready now so all you need to do is find the perfect home, call your builder and you can start upon settlement.





Scott Service, Sunshine Cove with Tony Creighton, AV Jennings ... great finish.

WILSON HTM RIDE FROM BRISBANE TO GOLD COAST

Could you ride a pushie over 100 kilometres just for the fun of it? Thousands did just that recently seeing the event raise over \$160,000 for this years beneficiaries.

The good natured team at Sunshine Cove often get involved with charity events to, so it was no surprise that our most recent effort saw the boys take on a ride from Brisbane to Gold Coast. Over 10,000 riders took part in the 100km ride from Brisbane one very early Sunday morning in November, for the very worthy causes of Diabetes Australia and the Heart Foundation.

LEXUS

Opens for luxurious business

LEXUS opened its new Maroochydore showroom in considerable style early November by showcasing the fearsome Lexus LFA supercar at its stylish new premises along Maroochy Boulevard. The opening spectacular was indeed a celebration of Lexus opening their new state of the art showroom along with an opportunity for the many guests to view the company's impressive performance car line up.

One such special and impressive vehicle was the stunning white V10 LFA, probably out of reach for most of us at a price tag upwards of \$700,000!

The team at Lexus of Maroochydore have settled in to their new showroom now and are open six days a week. Visit www.lexusofmaroochydore.com.au.



LIKE TO SEE MORE OF SUNSHINE COVE?

Display Centre Christmas Opening Hours:

Dec 22 to 23 – 11 to 3pm | Dec 24 to 28 – Closed

Dec 29 to 31 – 11 to 3pm | Jan 1 to 3 – Closed

'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