

SHINE



Summer 2016

SUNSHINECOVE.COM.AU



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Seems like the UDIA agrees with our residents. Sunshine Cove is an excellent place to live.



It's one thing to say that you are going to develop one of the most comprehensive master-planned communities in Australia, it's quite another to have that statement ratified by the Urban Development Institute of Australia.

Yet that is exactly what happened in late 2015 when the Chardan Development Group was presented with its Queensland Award for Excellence in Residential Development for Sunshine Cove.

Of course, as proud as we are to have received such recognition from the institute, we've always looked to those who choose to build their new home at Sunshine Cove as being an important measure of our development success. For their acceptance we are always grateful.

Soon we will begin to see new homes emerge along the streetscapes of Mackenzie, around the parklands and along the lakefront. That's when Mackenzie will truly come to life and we'll see just how well the

precinct design comes together. We can't wait and no doubt neither can our new Mackenzie residents.

Our latest recognition and sales success has seen our Chardan team renew its push to promote new and exciting opportunities to fulfil its long-term vision of creating an urban lifestyle community in the heart of Maroochydore. Making the most of Queensland's Sunshine Coast.

In the coming months we will be making announcements about our next new land releases. And once again, we will be looking to raise the bar here at Sunshine Cove.



Mackenzie opens up an entirely new view of our Sunshine Cove community and lake.

With our development focus moving across the lake, our latest major civil works exercise became the construction of the first vehicular access bridge to link the southern residential precincts to the eastern precincts surrounding Sunshine Cove Way and Sunrise Drive. Whilst we already have two, timber pedestrian and bicycle bridges within our northern boardwalk and pathway system, this bridge would need to carry vehicles as well as pedestrian traffic.

It was vital that any bridge built within the Sunshine Cove environment be architecturally sympathetic to its surroundings as this structure would become part of the lake vistas that our residents have come to enjoy so much. So it had to be beautiful. Its low, long elliptical lines was an elegant design solution.

We are happy to announce that by the time you read this article our first vehicular bridge will be open to the public, allowing people to venture across the lake to view the latest of our residential precincts, Mackenzie.

Standing on the shoreline of Mackenzie allows you to view the Savannah Precinct from across the lake. The distance allows you to appreciate the vision our urban planners were looking to create when they conceived Savannah's Esplanade.

The Mackenzie Precinct itself features 145 freehold allotments set around a series of parks and pathways. Mackenzie will also become home to our second, waterfront community park offering picnic tables under a covered gazebo with a smaller gazebo sitting on the waters edge to offer a beautiful place to sit and contemplate the lake views and life.

Soon we will see construction of the first Mackenzie homes begin, and another facet of our Sunshine Cove community will emerge.

Next time you visit our community take a walk across the bridge, have a wonder along the pathways and through the parks... we know you will be impressed.



Maroochy Boulevard builds on successes



Our Boulevard gains momentum as construction kicks up a gear

Anyone driving along Maroochy Boulevard couldn't help but notice the hive of construction activity opposite the Harvey Norman Homemaker Centre. Garry Crick's latest VW showroom and dealership is well on its way to fit out and AUSMAR Homes new, state of the art Home Experience Centre is beginning to emerge out of its concrete foundations. In the coming months there will be some very exciting announcements made as this precinct gain greater momentum.

Civil works within the adjoining Flinders Precinct too has seen completion of Flinders Lane connecting Sunshine Cove Way and Sunrise Drive. This precinct will be unique in its offer of a very innovative product. A terrace styled home allotment that includes a commercial component. A concept that would be perfect for an investor or small business owner wanting a shop front or office semi attached to their freehold dwelling.



Living and working around Sunshine Cove.

It was always part of our vision that Sunshine Cove would attract those looking to blend their working and lifestyle ambitions. Being so central to Maroochy's CBD it's very workable.

Which is why, we weren't that surprised when one of our residents was working in Sunshine Cove. The business, Sheets and Covers is owned by Jim and Dianne Kendrick. Jim has a textile background in retailing and wholesaling that stretches 30 years. "After cold winters and the hustle of Melbourne, our waterfront home at Sunshine Cove is not only perfect for our lifestyle it has also enabled us to focus on working how we want to, on our terms". Jim Kendrick said

In starting their Sheets and Covers business, Jim and Dianne used their years of experience to produce bed sheeting in thread counts that they believe is the most suitable for the Australian climate. They also cover all price points so that they offer a quality product at an affordable price.

If you'd like to know more, why not take a look at their website at sheetsandcovers.com.au we're sure you find the perfect thing for your bedroom.



Fancy a pizza on that walk around the block?

A walk around the boardwalks of Sunshine Cove is a great way to walk off any mealtime overindulgence. However, if you walk right around the boardwalk and venture into Emporio Place you'll discover a new and most delightful indulgence. A family business called Alfresco Pizzeria & Wine Bar.

Of course being on the lakefront offers a great setting especially when you want to take guests out for a quick bite without the hassle of parking. It really is a great place to while away an hour

or so over lunch and the view. The food is terrific and service wonderful.

Whilst the menu may look quite traditional Italian with its Antipasti, Pizza, Pasta and Risotto offerings, they offer a very fresh approach to the presentation of their food that will surprise you and in a very good way. Their pizzas are more traditional Italian, as in they are not heavy or loaded with indiscernible toppings. And their desserts are something you will want to leave room for.



Casual and very relaxed, Alfresco is open Tuesday to Friday 11.30 till late and 9am till late on Saturday and Sunday which makes it a great place for breakfast on weekends. They also deliver for those of us looking to avoid cooking at home from 6pm.

There is also a Kids menu so don't be afraid to take the whole family but you may need to book if you have a large group as they are getting quite popular with the locals. Their number is 5443 3663, and they have a web site at www.alfrescopizzeriaandwinebar.com.au.

Tell them that you read heard about their lovely restaurant from all their regulars at Sunshine Cove in the Shine newsletter.

SUNSHINE COVE HOMES AND LAND FOR SALE



Perfect for first home buyer
34 Cheyenne Way
Trinity Precinct

\$555,000

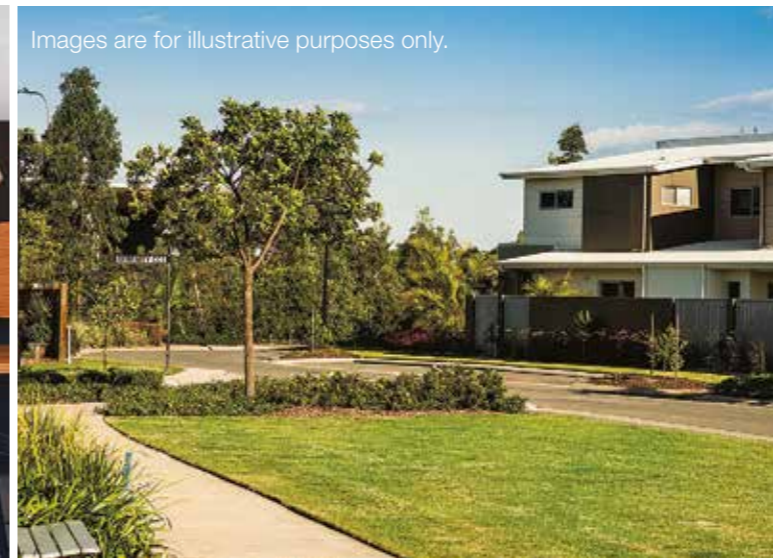
3 2.5 2



Indoor outdoor living combine
6 Undara Street
Savannah Precinct

\$645,000

4 3 2 2



Images are for illustrative purposes only.

Corner duplex opportunity
Lot 95 Eli Lane
Mackenzie Precinct

\$365,000

Land 411m²



Style and stunning lake views!
8 Serenity Circuit
Sarina Precinct

\$845,000

4 3 2 2



Ready to move into and enjoy the inner city lifestyle, or to place on the lucrative Maroochydore rental market.

- Well thought out, open plan living design flows from kitchen through dining and lounge to front outdoor area.
- Decked area for outdoor entertaining with plenty of space for tables, chairs and a BBQ.
- Spacious main bedroom with walk in robe, large ensuite featuring tiles to full ceiling height, a good sized shower and separate WC.
- Two more good sized bedrooms, spacious second bathroom and study or office nook upstairs.
- Ducted AC throughout, with fans, blinds and curtains to all windows to maximise summer cooling.
- Low maintenance fully tiled bathrooms.
- Corner allotment provides loads of natural light and breeze



Clever thinking, design and quality industrial finishes combine to create this stunning inner city lifestyle home.

- Top level offers luxurious master with ensuite and balcony overlooking parklands. A separate rumpus room with Blackbutt timber flooring plus two more carpeted bedrooms with built ins.
- A fourth bedroom or office, is situated on the ground floor with own its own guest bathroom.
- Stone and timber features throughout the kitchen and bathrooms. LED lighting point to the high quality finishes used throughout.
- High end appliances by Hafele include 900mm oven, induction cooktop, dishwasher and integrated fridge. Perfect for the entertainer.
- Fully ducted, Samsung zoned air conditioning with dual control and ceiling fans provides year round comfort in this cleverly thought out industrial styled, inner city home.



This is a rare and great opportunity for a residential developer within our popular Mackenzie Precinct!

- Mackenzie Precinct has been so popular with new home builders that it's all but sold out! This allotment is however is one of the few remaining chances to gain a foot hold within Mackenzie.
- Lot 95, offers a rare duplex, development opportunity within our stunning Mackenzie Precinct for the astute buyer.
- This freehold lot offers generous setbacks providing you with diverse building opportunities.
- Land is now titled so you can get things moving straightaway as it is ready to build on now.
- A Material Change of Use Code Assessable Application will be required to secure duplex rights.



Designed and built with a focus on enjoying a lifestyle with amazing views over the boardwalk and lake.

- Generous master bedroom overlooking the water with walk in robe, ensuite and balcony. Three more bedrooms upstairs, two with balconies overlooking Sarina's central park.
- Entertainers kitchen with walk in pantry featuring stainless steel cooker, dishwasher and easy care stone benches.
- Spacious, open plan living downstairs with second lounge upstairs also with lake views. Ducted air conditioning and fans throughout for year round comfort.
- Undercover timber entertaining deck with external blinds makes the most of its stunning lakeside and Buderim views. Heated, saltwater swimming pool completes the package.
- A second, private open air courtyard provides light and natural air flow throughout.

For further information contact:

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Simon Cassidy awarded Chardan Youth Sponsorship

Simon Cassidy didn't start out with a love of the ocean. In fact, as a youngster he wasn't that keen on going to the beach at all. However a little sibling rivalry with his brother spurred a change in his thinking which saw Simon hit the beach break on a bodyboard. The thrill of mastering the waves soon had Simon hooked.

Today at the tender age of 17, Simon is a well respected competitor and member of the Sunshine Coast Bodyboard Club as his list of competition achievements attests to.

2013 saw Simon crowned Australian Bodyboarder Champion in his age group, not bad for someone who had only been into surfing for some seven years.

His championship win also captured attention within the local

surfing industry which saw brands like Inverted Bodyboard Shop of Mooloolaba, Attica Wetsuits, Custom X Bodyboards, Limited Edition Fins and Summerset Clothing offer him sponsorship by providing Simon with the competition gear he needed.

With help from his supportive parents, last year Simon competed in the Australian Bodyboard Association Pro Junior Comp. Placing second in the Adelaide Knights Beach Pro Juniors event Simon consistent performance through out the tour saw him finish in the top three.

Developers of Sunshine Cove, the Chardan Development Group are now extending some financial support for Simon's future competition by awarding him a Youth Sports Sponsorship for 2016.

SUNSHINE COVE DEVELOPMENT UPDATE

With stage one of Mackenzie now complete and its titles issued, we are turning our development attention to delivering stage two of the Mackenzie Precinct. During this time we will continue to finalise plans for two more, new precincts. We will have news updates on the two precincts in the coming months so keep an eye open for the next issue of Shine. We will have lots to talk about.

With completion of the new home construction in Trinity and recent rains we are seeing the landscaping come to life. The central parks within Trinity have created a lovely quiet space for residents to enjoy

whilst adding a very open feel to the streetscapes.

The continuation of Flinders Lane and its pedestrian pathways through to Sunrise Drive have been completed which will see further construction commence within the Flinders Precinct in the coming months. The building of AUSMAR Homes headquarters and Gary Crick's new VW Dealership are well underway along Maroochy Boulevard and will be reaching completion in the very near future. It's looking like a very busy year ahead within the development.

WE'D LOVE TO SHOW YOU AROUND.
CALL US ON 1800 619 194

Our Sales and Display Centre is at 4 Serenity Circuit,
Sunshine Cove and we're open 6 days a week.

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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.