

SHINE

Summer 2016

SUNSHINECOVE.COM.AU

Claremont Precinct Released!



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Kon-Tiki Towers nears completion and gains tenant interest.

With the cranes recently coming down and scaffolding now being removed, the twin towers of Kon-Tiki are coming to life. It is staggering how quickly the Kon-Tiki has emerged and changed the Maroochy CBD skyline. It is going to be a smart looking centre when completed.

It seems that others have equally been taken by its skyline presence with Pratt Property recently announcing some great, new key tenants including: Just Skin Treatment Clinics, Locality Energy, the-hive coworking space, CFO One, Hunts Fitness and one that will please the foodies in our neck of the woods, the Purely Rustic Delicatessen.

A new facet emerges, the Flinders Precinct.

With allotments now available for sale, the Flinders Precinct establishes yet another milestone for the Sunshine Cove urban community masterplan.

This unique, residential and commercial precinct showcases our innovative approach in the development of dual purpose freehold allotments, with the potential to build a two or three storey residence with a second, separate commercial tenancy fronting Flinders Lane. It's a great solution for those wishing to work from home yet maintain a high degree of separation between the two.

The Flinders Precinct ethos was to create a 'Community Business and Shopping Strip' where you'll find small, bespoke professional

offices mixed with boutique eateries, beauty salons or maybe even a chic wine bar.

There are limited opportunities available within the Flinders Precinct with individual blocks offering between a 45m² and 60m² of commercial space that can even be separately titled, a great opportunity for both owner occupiers and investors alike.

With the Suncentral CBD development now underway and the recent commencement of the construction of an Aldi store within the precinct, Flinders is set for success with Maroochydores new CBD environment.



Guess who's moving into Sunshine Cove?

With the recent completion of the new AUSMAR Homes Experience Centre, another well loved brand has begun building its new store along Maroochy Boulevard. With ground works well under way a new Sunshine Cove ALDI is expected to open in 2017.

When contacted for comment, an ALDI Australia spokesperson had lots of good things to tell us. "ALDI Australia is eager to bring our unique shopping experience to more residents on the Sunshine Coast, offering high-quality products at permanently low prices and rewarding career opportunities in the local community."

"ALDI Sunshine Cove will follow our new store format with redesigned shelving and expanded wooden produce bays, as well as energy efficient LED lighting and chillers. It will also have sleek signage and point of sale displays. Shoppers can look forward to award-winning grocery essentials and ALDI's exciting Special Buys, together with fresh fruit, vegetables and bread delivered daily."

When prompted as to why they chose Sunshine Cove they said, "When establishing a new store, ALDI considers the long-term potential of the area and population numbers. We work closely with local councils, other businesses and community groups to ensure we positively impact the local area."

"We will update the community as our plans progress, in the meantime, our plans for the new store can also be viewed on the Sunshine Coast Council's website."

Having an ALDI within our Sunshine Cove community will mean even greater convenience when it comes to supermarket shopping.

Sunshine Cove Residents' Association...Interested?

Initial steps are being undertaken to form a "Sunshine Cove Residents' Association" with the aim of fostering a sense of community amongst Sunshine Cove residents. To form the Sunshine Cove Residents Association, a minimum of seven residents are needed to ensure legalities are complied with, but more residents are welcome once it has been properly established. If you are interested in being part of the formation team, please indicate your interest via email to sunshinecove.ra@gmail.com.

With the recent release of Claremont, we're seeing a lot more waterfront.

Everyday there is something new to see at Sunshine Cove. Another new homeowner opening the doors to their first waterfront home, a new parkland linking more of our community to the lakefront, parks and boardwalks... then there are the sunsets over the lake.

This month there's something even more exciting to see. We've just released a whole new precinct called Claremont. Looking directly across the lake toward our Savannah and Trinity Precincts, Claremont will feature stunning, direct, north facing water home sites, a wonderful selection of park front terrace and laneway blocks and more of our innovative, and popular urban allotments.

One look at Claremont's Precinct Plan will reveal just how special this

enclave within Sunshine Cove will become. Almost every homesite within Claremont will have either a water, or parkland view to enjoy. Along with its diverse range of homesites, Claremont will ultimately see over 150 new homes and their residents join our community.

This weekend why not come take in the sights for yourself, wander through our precinct parks, along the lakeside boardwalks and parkland pathways. Only then will you appreciate the lifestyle opportunity and community we are building here at Sunshine Cove.

With prices starting from just \$180,000 for a dry block and \$365,000 for north facing private waterfront blocks, it is easy to see why Claremont is set to be our most successful precinct yet.



A brighter Sunshine Plaza is well underway

Lendlease begins \$400 million redevelopment to expand and improve our Sunshine Coast shopping experience.

With all our parklands and lake views its easy to forget that we are within walking distance of Sunshine Plaza here at Sunshine Cove. So with the commencement last month of the redevelopment of the Sunshine Plaza we have even more reason to feel excited.

To demonstrate just how much bigger the Plaza will become, it will go from 73,000 to over 107,000 square metres, making it the largest retail and tourist destinations north of Brisbane. The expansion is expected to bring about 2,300 additional retail positions once the project is complete.

A Lendlease spokesperson said customers would enjoy an enhanced retail mix with the region's first David Jones department store, a new BIG W, a refurbished Myer, a stunning new Amaroo Street mall entrance, provision for large format fashion operators and over 100 new speciality stores, bringing highly sought-after fashion brands to the Sunshine Coast.

The transformed centre will also feature new outdoor waterfront dining along Cornmeal Creek, further enhancing the 'indoor/outdoor' experience at Sunshine Plaza.

Things are steaming ahead with the new Sunshine Plaza customer car park, located behind Toys R Us already being open to shoppers. The car park provides an additional 195 parking bays for Sunshine Plaza customers, with convenient access to the centre via a scenic pedestrian walkway along Cornmeal Creek.

Lendlease's Head of Retail, Gary Horwitz, said extensive community consultation provided deep insights into the needs and aspirations of the local market. "We are thrilled to be creating this amazing retail space for the Sunshine Coast. The design will capture the community's desire for a sophisticated experience whilst reflecting the Sunshine Coast's rich, natural beauty and relaxed coastal lifestyle."

GPT Group's Head of Investment, Scott Meehan said "The development would strengthen Sunshine Plaza's reputation as the Sunshine Coast's leading retail and leisure destination".

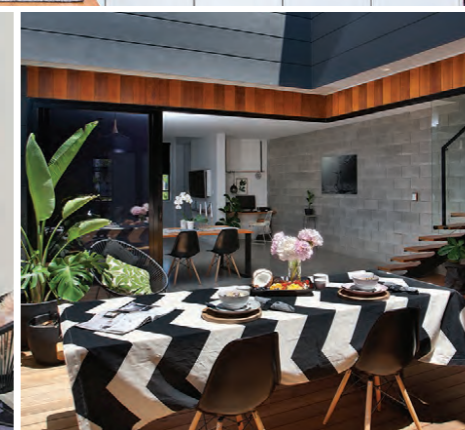
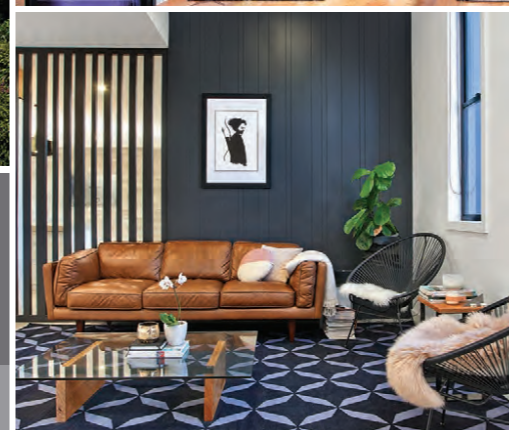
Don't know about you, but we can't wait until it opens!

SUNSHINE COVE HOMES AND LAND FOR SALE



Direct access waterfront land!
20 Mackenzie Drive
Mackenzie Precinct **\$455,000**
400m² Allotment

Stunning parkside outlook
Prop Lot 46
Claremont Precinct **\$265,000**
242m² Allotment



Designer's own home, showcases a beautiful sense of contemporary urban style.
10 Undara Street, Savannah Precinct **HIGH \$600,s**
3 2.5 2 2

Affordable waterfront lifestyle! One of the prime homesites along Mackenzie's stunning lakefront foreshore.

- Starting out with a generous 400m² of land to work with, you have a great opportunity to plan and design the home of your dreams within walking distance of Maroochydore's evolving CBD.
- With north facing panoramic views across the lake to the Savannah Precinct and beyond, this stunning home site offers one of the best opportunities to make the most of our Sunshine Cove waterfront living and coastal lifestyle.
- The Mackenzie Precinct also offers its own landscaped parklands with bike and pedestrian pathway links over the bridge to the others parks and facilities along the lakeside foreshore.
- With all the interest that we received on Mackenzie we do not expect this rare homesite to last long, so best act now!

Now is the time to secure your preferred homesite within our newly released Claremont residential precinct.

- One look at the precinct plan of Claremont and you too will be convinced that this residential enclave will be one not to miss.
- Claremont will become home to the second major parkland and leisure facility within the Sunshine Cove community. Providing a great space for all to enjoy and make the most of.
- From your new home on Prop Lot 46 you will enjoy some of the best of Claremont's parkland views.
- With a 7.5m frontage, Prop Lot 46 is an extremely versatile building block, with an aspect that will enable you to design your home to make the most of its park side location.
- Buying off the plan now gives you plenty of time to work with the builder of your choice in designing your new home.
- Freehold ownership with titles expected June / July 2017

Fabulous textures, space and chic industrial design touches makes this open plan home an absolute stunner from any angle.

Recently featured in Home Beautiful, this home focuses on making the most of the relaxed nature of an urban lifestyle design with great style, luxury and loads of living and entertaining space.

- Upstairs offers an indulgent, open plan master bedroom suite that encompasses a luxury ensuite and even its own private sitting space.
- A separate rumpus featuring Blackbutt flooring is also upstairs along with two more carpeted bedrooms both with built ins and a second bathroom with custom vanity.
- A beautifully finished kitchen is centrally located with plenty of work space, 80mm stone bench tops, black tap ware and quality appliances. Clever thinking sees the dining table built in of the kitchen bench to maximise the living area.
- Massive sliding doors throws open the ground floor living space to embrace an equally massive deck also featuring Blackbutt timber.
- Fully ducted, zoned air conditioning with dual control provides year round comfort.
- Polished concrete floors to ground level with Blackbutt timber, architectural features.
- Enjoy a total of 262m² of living space with the light and airy atmosphere of 2700mm high ceilings.

Images are for illustrative purposes only.

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Innovative thinking allows access to Cornmeal Creek and far beyond.

As those who regularly take a walk around the boardwalks of our Sunshine Cove lake may already know, we have a new beach! In reality it's part of a clever idea to assist those on kayaks, canoes and SUPs move between the lake, Cornmeal Creek and out onto the Maroochy River. The beach on the lakeside is a link to the floating pontoon on the creek side of the weir wall. Allowing paddlers to easily move their crafts between the two.

The kayak launching area was a joint initiative between the developer of Sunshine Cove and the Sunshine Coast Regional Council, the result is awesome for the entire community. Council included the Sunshine Cove lake as part of the Canoe Trail on the Maroochy River and has provided all the information you could ever need along with weather forecasts and tide times etc.

Be sure to download the PDF of the Maroochy River Trail infographic map. The map breaks down the whole trail into sections and tags them with a distance and a rough time for completion. All the access points are noted and there's also quite a few images showing what you can expect to discover along the way.

Division 8 Councillor, Jason O'Pray, said: "Sunshine Coast Council in conjunction with funding support from the Chardan Development Group recently completed two facilities to allow kayak users to move between Sunshine Cove Lake and Cornmeal Creek.

It is hoped this new facility will encourage greater use of the waterways by both local residents and keen kayakers from across the Coast."

SUNSHINE COVE DEVELOPMENT UPDATE

There has been action a plenty out on site! Most recently we commenced the bulk earthworks phase of the new Claremont Precinct, which should see titles issued mid next year. With the Hervey Precinct civil works now finished we should see new home construction begin very soon.

The opening of Flinders Lane through to Sunrise Drive, signalled the completion of stage 2 of the Flinders Precinct and the beginning of the construction of our innovative Flinders Lane homes. Each of which offers the potential for a commercial component fronting

Flinders Lane with a residential dwelling above and to the rear of the property. Once completed this should become quite the meeting place for our community. Construction has also commenced within Flinders stage 2 on the new ALDI store.

And last but not least, our landscape architects are busily planning and designing our second, one hectare leisure parkland for the southern precincts. A visit to our Wisers Park will give you a good idea of the level of facilities to be included in our second parkland.

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.