

SHINE

Spring 2017

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SUNSHINE COVE
MARQUEE HIDEAWAY

Bigger and better than ever. And we can't wait!



Sunshine Plaza recently reached a major milestone on the centre's \$400 million redevelopment, with the official opening of the six-storey multi-level Kmart car park.

The new car park features over 800 parking spaces, contributing to the total number of nearly 5,000 spaces upon completion of the redevelopment. It also features an express ramp off Amaroo Street to both the new Kmart and Myer parking areas which combined house over 1,500 parking spaces, most of which are undercover.

Sunshine Plaza Centre Manager, Michael Manwaring, said the opening of the car park was a major win for the centre and its customers.

"We know how important convenient parking is for our customers and we are very happy to open the full six levels of the new Kmart car park and express ramp to enhance customer parking," he said.

"These statistics demonstrate the magnitude of this project," said Manwaring.

"We would like to thank our customers for their patience during construction works and we hope they agree the end product was worth the wait."

The centre has also confirmed the new car park management system, Smart Park, will 'go live' on Wednesday 1 November, with the first three hours of parking free for all customers. Currently in testing phase, the ticketless parking system will use license plate recognition to track parking and provide seamless entry and exit to the Centre's car parks.

"Smart Park aims to provide the best experience for customers from the moment they first enter the Centre, with the customer guidance system enhancing the parking experience by improving the ease and time required to find a car space," said Manwaring.

"Research tells us that over 90 per cent of customers will park for free," he said.



Sunshine Cove Realty to open second office.

With increasing demand for assistance in selling existing homes within Sunshine Cove, the team at Sunshine Cove Realty, Penny and Scott Service, have taken the step to create a second real estate office within the quickly developing Flinder's Lane Precinct. With the focus of the Flinder's Lane strip being the accommodation of dual occupancy residential and commercial properties, small or boutique retail, office or service operations it's makes for a perfect fit for their real estate agency.

Agency director Penny Service said: "Having a second office will allow us to create a more traditional real estate environment for clients wishing to sell existing homes within Sunshine Cove. We are thrilled that we will be able to extend our relationships with the many land purchasers we have met. Providing them with an intimate knowledge of the Sunshine Cove community and Sunshine Coast market."

Of course, the Sunshine Cove Sales Centre at 17 Hidden Place, will continue to be the contact and service point for the needs of land buyers and new home builders.



The Bedarra Precinct. One of our finest.

The release of our residential Bedarra Precinct, brings to a crescendo our development across the lake within the southern environs of Sunshine Cove.

Bedarra's Precinct Plan benefits greatly from all the experience we have gained in creating one of the coast's most sought after addresses. And fittingly, raises the bar in terms quality, aspect selection and range of homesites, though sadly it also brings to market the last of our north facing waterfront homesites. But they

will be some of our best north facing waterfront homesites ever.

The image below clearly shows the beauty of Bedarra's panoramic views across water to the Sarina Precinct and bush land reserves.

With two large landscaped parks Bedarra will link, via pedestrian and bike pathways, to Mackenzie and Claremont as well as the rest of our Sunshine Cove community, Maroochy Boulevard, Sunshine Plaza and the heart of Maroochy's exciting CBD redevelopment, SunCentral. We can't wait to show you Bedarra's precinct plan.



Kon Tiki Towers spring into life



Community rallies behind Sunshine Cove Residents' Association to create a common voice.

Even though it's only been incorporated for 5 months, the Sunshine Cove Residents' Association has made considerable progress. Many positive comments have been received from residents, all delighted to have a group established to build a strong sense of community within Sunshine Cove. The Association has recently updated residents with its second newsletter.

Membership has reached nearly 100 and, although this is pleasing, the Management Committee continues to focus on increasing this number with a target of 200 members before 30 June 2018. The more members that can attract, the better the Association is able to move towards fulfilling its objectives which in turn will make Sunshine Cove the desirable place to live.

The Association has been successful in getting good local business support to fund its establishment costs and, through advertisers in the periodic newsletter, this publication is now also funded. Ucango Travel and Cruise Centre is the first of what is hoped will be many businesses willing to offer to be a partner with the Association and sponsor of future events. Discounts and member benefits from local businesses will be made known in the coming months. Let the Association know if you want your business details included in its newsletter or if your firm is willing to be a sponsor of Sunshine Cove community events.

It is pleasing to see the Association has also received a small grant from the Sunshine Coast City Council Grants Discretionary Funding Programme.

Various social activities are currently being planned for members. Details will be advised as soon as arrangements are complete. The intent is to start slowly with activities and events, and to progressively increase the number and frequency as the Association has more members to assist with the arrangements.

One aim of the Association is to involve as many community members as possible. If you would like to volunteer to assist, the September newsletter lists areas where this assistance would be valued. Contact the Association with your ideas and offer of help.

It is encouraging to see the Sunshine Cove community taking shape, with new residents building friendships in this popular development, and foundations taking form for future activities and social events through the work of the Sunshine Cove Residents' Association. If you would like to join the residents association, email for more details. sunshinecove.ra@gmail.com.

Date claimer for next general meeting of the residents association - Tuesday 6 February 2018.

Mackenzie Precinct now has beautiful streetscapes as Claremont sells out.

It doesn't seem that long ago that we were showcasing the launch of Mackenzie, our first precinct residential release across the Sunshine Cove lake. Today, Mackenzie is fast becoming a complete community in itself with more, and more blocks of land becoming much loved family homes.

With recent rains, everywhere you look, green spaces and parks are bursting into life with the coming of spring and establishing their place within the streetscapes.

And now with the recent release of titles, it's our Claremont Precinct's turn to hold the focus of new home building activity. With some 12 new homes currently under construction and many more to come.

Once again we are seeing a stunning array of architectural thinking and styling being implemented, making the most of the park and lake views as well as making the most of our relaxed coastal lifestyle.



SUNSHINE COVE HOMES AND LAND FOR SALE



Brand new inner city home
5 Hervey Chase
Mackenzie Precinct **\$555,000**

🏠 3 🌳 2.5 🚿 2

There's even room for the toys!
102 Sunshine Cove Way
Mackenzie Precinct **\$635,000**

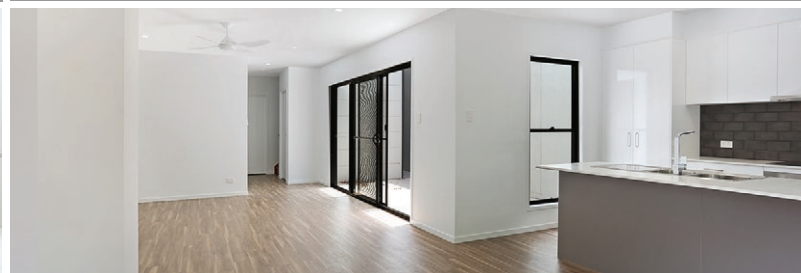
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Space, light and lots of lifestyle
116 Sunshine Cove Way
Mackenzie Precinct **\$725,000**

🏠 4 🌳 2.5 🖨 2 🚿 2+

A fabulous waterfront lifestyle
Lot 7 Langsford Cres
Claremont Precinct **\$475,000**

Larger 392 sqm allotment



This urban terrace home is fully fenced and landscaped, just move in and enjoy your Sunshine Cove lifestyle.

- Master with walk in robe, ensuite and private balcony.
- 2 more bedrooms upstairs plus study/work zone offers flexible living space for the whole family.
- Kitchen with stone bench tops, pullout pantry, loads of cupboard space along with induction cook top, under bench oven and dishwasher.
- Bathrooms completed with floor to ceiling tiling.
- Downstairs living area extends out to private entertainment courtyard.
- Clever design capture breezes and enables light throughout both levels of home. Plus ducted A/C and ceiling fans throughout.
- Double lock up garage and plenty of storage.
- Soon to be completed parklands is just around the corner.

This would make an ideal new home for a busy professional couple or a great rental investment property.

- Light and airy open plan living downstairs with kitchen, dining and living plus outdoor entertaining area and handy study nook.
- Brand new easy care kitchen with plenty of cupboard space, electric cook-top, pull-out range hood and under bench oven & dishwasher.
- Main bedroom with private ensuite and walk in robe. Another two bedrooms upstairs with either a smaller fourth bedroom, office or study area.
- Additional, media room upstairs ready for Sunday afternoon movies or as the kids breakout space. With split system A/C with fans throughout.
- Private outdoor alfresco area, just waiting for you to add your personal touches. Would make a great entertainment area.

Like outdoor entertaining? There an alfresco area with BBQ and fridge. Into boating? There's space for that too.

- Large kitchen, beautifully finished with ample cupboard storage, integrated dishwasher, induction cook top, double wall oven and microwave. Very chic style with black tap ware, sink as well as spacious stone benches.
- Four bedrooms upstairs, main with walk in robe and large ensuite complete with stylish wall tiles, his & hers sinks, separate shower and WC.
- Second bathroom matches the styling of the master ensuite and adds a fabulous free standing bath to the home.
- Additional media room upstairs ready for Sunday afternoon movies and separate study nook.
- Well appointed kitchen with separate laundry and loads of storage. Plus double lock up garage finishes this lifestyle home.

One of last remaining direct, waterfront homesite within the highly successful Claremont Precinct. Could be yours.

- Looking directly across the lake to the Savannah and Trinity Precincts, Claremont will feature impressive direct north facing water blocks, an array of parkfront terrace and laneway allotments and more of our innovative urban allotments. Offering a diverse product range this precinct will see more than 150 new homes being built, adding an even greater depth to our community at Sunshine Cove.
- Easy walk to the CBD and Sunshine Plaza
 - Excellent public and private schooling
 - Close to beaches and the Maroochy River
 - Easy access to the Sunshine Motorway

For further information contact:

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World class Skate Park opens in Alex

The Alex Skate Park has long been a popular spot for those wishing to hone their skills or just fool around for an hour or two. Yet there was always two things that always stood out about the place. First, that it should have such a magnificent beach side location. Right next to the Alex Surf club. When you think about it, it's an incredible thing for a council to maintain such a youth focused facility on such a valuable site.

The second is the diversity of the skaters you find there. Sure there are the hard core skaters and riders grinding the rails or leaping skyward, but there always seems to be room for the younger kids just starting out too. Maybe it's the family park atmosphere, but the vibe always feels particularly chilled.

Then suddenly it was closed for redevelopment

For the first couple of weeks, all that a peek through the safety fences revealed was the chaos of construction. But ever so slowly, shape and form began to emerge and what was taking shape was immense. And as it became more real, the more youngsters you would catch glued to the viewing portals in the safety fence, hoping and wishing it would magically be completed so they could get in and put the first rubber marks around its pristine concrete bowls.

It is a great opportunity for the family to have a surf at Alex, grab a snack from the Surf Club then watch the kids bank, bail or alley-oop. It's another great thing about living the life on the Sunshine Coast and it's just a push bike ride from to Sunshine Cove.

SUNSHINE COVE DEVELOPMENT UPDATE

With the civil works within the Claremont Precinct now complete and titles issued, we are turning our attention to delivering the first stage of two within the new Bedarra Precinct. The urban design of which has even exceeded our own expectations. The depth of quality of allotment aspects, lake and parklands views will be quite spectacular.

Bedarra is the large parcel of land directly across the lake from Sunshine Cove's first waterfront precinct, Sarina. We are pleased to announce that the construction of the Bedarra Precinct has been commissioned. We are aiming to complete the bulk earthworks and acoustic fence for the 1ha parkland located east of Hervey Precinct prior to Christmas 2017.

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

Our Sales and Display Centre is at 17 Hidden Place, Sunshine Cove and we're open 6 days a week.

In the coming months we will continue to finalise the urban planning for two further precincts, within the northern footprint of Sunshine Cove. We will have updates on these in the coming months so keep an eye open for the next issue of Shine.

We are also shortly to commence construction of the Cheyenne Way vehicular bridge in November 2017. Construction of the bridge is likely to extend through to June/July 2018 so we thank the residents for their patience in advance.

All of the parklands and landscaping within our Sunshine Cove community has benefited greatly from the recent soaking rain.

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