

SHINE

Winter 2017

SUNSHINECOVE.COM.AU



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A thoroughly modern approach to our inner city coastal lifestyle leads the way.

Newly introduced urban allotments offer so much more than just a great entry price into the Sunshine Cove lifestyle!

The response from local builders to the design challenge of building on a block sized between 123 and 160m2 has been exceptional. Their innovative designs and floor plans have been impressive to say the least. Builders including Roonsleigh Developments, Pacific Blue Developments, On The Mark Constructions, Edge Designer Homes, Beach Homes and Wright Signature Homes have taken a real shine to our urban allotments.

Likewise Monooka Homes is another who's inspired with the design and build quality of their latest home at 56 Mackenzie Drive. Insightful architecture and modern thinking around small space design and innovation packs so much home onto this urban allotment, you'll really have to see inside to appreciate it!

It began as a blank canvas, a mere 156m2 corner allotment and east facing with southern garage placement. The result is a gorgeous 206m2 of family living over 2 levels.

Its unique corner location also offers additional garden space and with loads of natural light flowing into both levels of the home.

Offering freehold ownership, the majority of urban allotments still provide a double lock up garage and essentially everything you have in a larger building allotment – without the maintenance of a large land holding.

The introduction of urban allotments at Sunshine Cove has enabled a greater diversity within our community, enabling more people to enjoy our ideal proximity to SunCentral, Sunshine Plaza and the greater Sunshine Coast. The true potential of our mixed used development is really starting to be showcased.

If you'd like to see how brilliantly Urban Allotment homes fit our lifestyle desires, we'd be happy to show you the latest examples of these breakthrough designs. Please contact either Scott on 0402 079 271 or Penny on 0434 006 144 or drop into our new Sales Office at 17 Hidden Place, in the Mackenzie Precinct.



Just another quiet place to sit and watch the world go by.

With some seven residential precincts fully completed you'd be amazed at just how many places there are in and around the Sunshine Cove parklands, reserves and pathways to take some time out with a good book or magazine.

The picnic shelter below is located along the lakefront in Mackenzie Drive within our Mackenzie Precinct and offers one of the most stunning views across the lake with plenty of grass for the kids to play around on.



Sunshine Cove Residents' Association...Update.

As the Sunshine Cove community grows and residents settle in, it is good to look to the future and how living in this community will shape up. As part of this, the Sunshine Cove Residents' Association, Inc. has been established. It will be an organisation to move the ideas of residents forward, build our community identity and promote improvements and events to enhance our living in this great part of Maroochydhore.

The Association is just getting underway, having been recently granted Incorporation, and the Management Committee formed (with one vacancy that we invite you to consider filling). This

vacancy is that of Secretary. The position is an important one; the duties are not onerous and are flexible depending on the individual's skill set. This is a great opportunity to be part of the management of a developing community organisation. Should you be interested in assuming this position, please contact the Association by email to sunshinecove.ra@gmail.com.

Look out for a Sunshine Cove Residents' Association newsletter and Membership Application form which will be passed to each Sunshine Cove resident before the end of May.



Claremont Precinct moves closer to release by the day.

Following closely on the heels of our most successful residential precinct Mackenzie, Claremont surpassed all expectations within weeks of its launch selling 75% of the available allotments off the plan. And who would want to live there as Claremont looks directly across the lake to Savannah and Trinity Precincts to provide 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. Almost every homesite within Claremont has either a water, or parkland view to enjoy. And the good news is all those lucky enough to secure their Claremont homesite will be settling within weeks of this publication. We can't wait to see the plans for the new homes begin to emerge.



Convenience with a capital IGA!

There's always that moment when you open the fridge door to grab the ingredients for the nights meal and you're struck with the ... 'Oh I thought I bought broccoli...' Usually it's 30 minutes past 6 and immediately you know you're done for.

Not here at Sunshine Cove, oh no we're in the zone!

Whilst it's not the biggest shopping centre in the world, The Zone Maroochydore, just along Wisers Road, is a must find for anyone moving into the Sunshine Cove community. It's just so convenient and soon becomes everyone's go to place for just about everything.

Obviously the IGA is a big favourite as along with all the usual supermarket products they have a great range of fresh, local produce, a butcher's shop and deli. Their staff are some of the happiest people you will ever have the pleasure of dealing with. Plus they are open until midnight.

If you have a look around you find there's a treasure trove of useful places like a chemist, a GP surgery, a good wine cellar in the form of Celebrations and what weekend away is worth going on without a trip to BCF. Just recently an Emjay's coffee shop opened within the centre and if you're ever in need of a quick bite, there's a Subway. There's even a Drummond Golf store just a few stores down from a great place for a healthy lunch, Cafe Nurcha.

So if supporting local businesses appeals to you next time you're in need for a quick trip to the shops - give the Zone a go. You will not be disappointed.



SunCentral Shines

The more we hear about SunCentral, the more excited we become about its development and the amenities it will bring.

Living in Sunshine Cove we have front row seats to the transformation taking place on the old Horton Park Golf Course site as it becomes our new Maroochy CBD, a place designed to accommodate our thriving city's future needs.

In order to do that SunCentral is embracing the extensive use of technology to create a cleaner, greener, more liveable and dynamic city for the Sunshine Coast.

SunCentral will incorporate Australia's first underground automated waste collection system that will see an end to overflowing waste bins and noisy truck collection.

In order to ensure its place as a world first city, a high-speed fibre optic network will be integrated within the city underground infrastructure. This network will allow free Smart City Wi-Fi throughout 'public realm', its streets, parks and plazas. This will also drive other innovations like Smart signage that will provide live travel information to pedestrians throughout the new CBD.

Need a parking space? There will be an app for that, which will allow you quickly find the nearest available space.

In other areas SunCentral will strive to create a more sustainable

environment by installing energy efficient LED lights throughout its city centre footprint.

Public transport, pedestrians and cyclists will have priority over vehicles in the new CBD. Utilising walkways designed to be universally accessible and comfortable for people of all ages and abilities, while cycling is encouraged via shared paths and roads with slow- speed traffic environments.

A transport hub will deliver residents, workers and visitors to and from the city centre, whilst also embedding plans for the provision of passenger and light rail right into the city heart.

And whilst the CBD will be shining bright, the electricity consumption of all council owned infrastructure, including street lights and community facilities will be completely offset by green energy produced at Australia's fifth-largest solar farm at Valdora on the Sunshine Coast. Which when fully operational later this year, will generate 15,000 kilowatts of electricity from the sun for the Energex network.

Just imagine having such a city within walking distance of Sunshine Cove. It will be great.

SUNSHINE COVE HOMES AND LAND FOR SALE



There's even room for the toys!
2 Tinnanbar Tce
Hervey Precinct

\$615,000

🏠 3 🌳 2.5 🚗 2 🛏 2



There's even room for the toys!
1 Awinya Lane
Mackenzie Precinct

\$670,000

🏠 3 🌳 2.5 🚗 2 🛏 2



Space, light and lots of lifestyle
11 Meridien Lane
Trinity Precinct

\$829,000

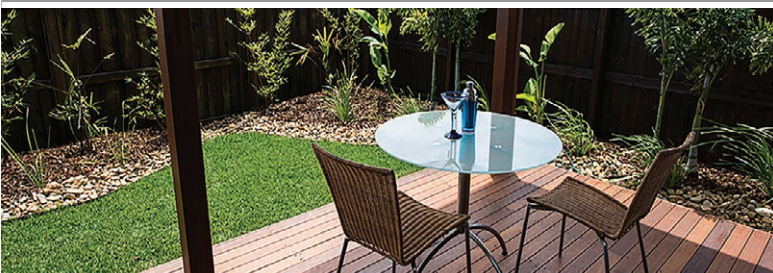
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A grand design over three floors
12 Serenity Circuit.
Sarina Precinct

\$1.4MIL

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An impressive and well designed urban home encompassing style and space suited to our enviable lifestyle.

- Beautifully finished and designed to offer 228m2 of living. Open plan living downstairs with kitchen and separate walk in pantry.
- Fully fenced, landscaped corner allotment adds to the home's feeling of space. Also enjoy views out across the soon to be completed parkland. More room to stretch the legs.
- Well appointed main bedroom with ensuite, walk in robe and north facing, private balcony.
- Two more bedrooms upstairs plus an additional living area extends its family livability.
- Plenty of windows capture loads of natural light creating a sense of space on both floors.
- Smaller, low maintenance urban allotment, yet still has double, secure lock-up garage.



Great home on a corner allotment with options to park a boat or caravan within property in the heart of Maroochydore!

- A well thought out three bedroom, inner city home within the Mackenzie Precinct at Sunshine Cove.
- Central kitchen featuring ceramic cook top, under bench oven, dishwasher and good sized pantry. Over bench windows with views out to the garden makes for a lovely feature.
- Master suite with large walk in robe and stylish and private ensuite featuring floor to ceiling tiling.
- 2 more bedrooms upstairs with robes and fans along with another lounge area. Perfect for teenagers or guests.
- Blinds and fans installed throughout with split system AC to ensure year round comfort.
- Secure, double garage plus storage space.



Overlooking our lake, this home is a must see for those looking to enjoy an inner city waterfront lifestyle.

- Stylish features give this home strong street appeal. Inside the large open living area extends out onto a northerly facing alfresco space with panoramic views across the lake.
- Direct access to lakeside pathway puts you within a couple of hundred metres of Wise's Park facilities.
- A private and spacious master bedroom includes a large ensuite, separate walk in robe and balcony overlooking the water.
- A well appointed kitchen offers plenty of work space, stone bench tops and quality appliances.
- A second media room upstairs separates the master suite from the other three carpeted bedrooms, all of which feature built-ins.
- Split system air-conditioning provides you and the family with year round living comfort.



By locating the living area on the second level, the architect has allowed the lake to become a spectacular backdrop.

- Perfect for a family with older children, the ground floor has 2 bedrooms plus a massive breakout area, with direct access to the outdoor kitchen, entertaining deck and pool.
- On level two, not only does the kitchen provide professional quality appliances it too offers its chef of the day and your guests spectacular views out across the lake. A delightful space.
- The third level, the parents retreat is a design master stroke. This is not just a large master suite, it's palatial. The ensuite boasts an indoor garden within dual shower room and two person bath. And as you would expect there is also a separate and cavernous walk in dressing room.
- 485m2 of luxury living over 3 levels, with breathtaking panoramic water views from each spacious floor.

For further information contact:

Scott: 0402 079 271
scott@sunshinecoverealty.com

Penny: 0434 006 144
penny@sunshinecoverealty.com





No better way to experience our Sunshine Cove lifestyle.

What better place to set up our Sales & Information Centre than in a brand new, luxurious waterfront home just across the bridge at the entry to our Mackenzie Precinct. Though our views can be quite distracting, it makes for a beautiful place to work.

Quite apart from giving you a great insight into waterfront lifestyle potential of Sunshine Cove, it's also a great showcase for the contemporary designs and homes we are seeing being built, in and around, the 25 hectares of parkland and lake within our community. All within walking distance of Maroochydore's CBD.

And if you can drag yourself away from the views across the lake

to the Savannah Precinct, you will also find a wealth of detailed information on the Sunshine Cove Masterplan, our residential precincts and of course the land, and homes we currently have available for sale.

It's not all about waterfront though, you'll find that within our precincts we have a very large selection of park view Urban and Terrace allotments that make living in the heart of Maroochydore in Sunshine Cove so very affordable.

It's preferable to call us before dropping by so that we can allocate some time to show you around. Call us now on 1800 619 194.

SUNSHINE COVE DEVELOPMENT UPDATE

If we thought 2016 was a busy year for Sunshine Cove development, 2017 is set to break records yet again. Late January saw the commencement of the civil construction of our latest precinct development in Claremont. And what a precinct it will be, occupying one of the most sort after lakeside locations within Sunshine Cove.

Consisting of 150 allotments, comprising an array of direct waterfront, parkfront and terrace homesites, civil works for Claremont is scheduled for completion within a few months; July this year.

For those familiar with our innovative Hervey Precinct, you can now clearly see how well it is evolving as many builders are nearing completion of their urban allotment homes. There are some truly inspired small lot designs taking shape here so it's well worth a look.

In our mixed, residential and commercial use, Flinders Precinct the construction of Aldi's latest store is reaching an advanced stage. Opposite the first of the dual occupancy property are also nearing completion. Very exciting indeed.

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

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

Email: Info@sunshinecove.com.au

Web: sunshinecove.com.au

Mail: PO Box 1408 Maroochydore Qld 4558

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.